



**To: An Cathaoirleach and each Elected Member of Kilkenny County Council**

8<sup>th</sup> February, 2016

**Re: Part VIII Planning Report for the Brewhouse Building.**

A Chara,

On 31<sup>st</sup> July, 2015 Elected Members approved the Abbey Creative Quarter Master Plan.

Previously, on the 15<sup>th</sup> July, 2013, Elected Members approved the retention, redevelopment and future re-use of the Brewhouse to stimulate local employment and to enable the provision of amenities which will enhance the social fabric of Kilkenny City.

In that view Kilkenny County Council published proposals for the redevelopment/renovation of the Brewhouse on Friday 23<sup>rd</sup> October, 2015 and sought submissions on the proposals up to and including Tuesday 22<sup>nd</sup> December, 2015. The attached report sets out the specific details of the proposals.

A total of 23 submissions were received on foot of the consultation process. The details of all submissions are set out in the attached report together with the Council's responses thereto. Member's attention is also drawn to the report of the Council's Planning Department in respect of the proposed development.

Taking account of the following;

- agreement of Elected Members to the retention of the Brewhouse in July 2013,
- adoption, by the Elected Members, of the Abbey Creative Quarter Masterplan in July 2015,
- the contents of the attached Part 8 Report,

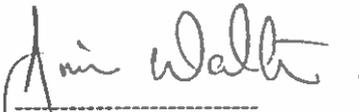
I recommend that the development proceeds as proposed to include any commitments given in response to the submissions made to the consultation process and the recommendations of the Planning Authority.

### Third Party Submission to An Bord Pleanala

Section 120 (3) of the Planning and Development Regulations provides that *'where any person considers that a development proposed to be carried out by a local authority would be likely to have significant effects on the environment, he or she may apply to the Board for a determination as to whether the development would be likely to have such significant effects and the Board shall make a determination on the matter as soon as possible.'*

On the afternoon of the 8<sup>th</sup> February, 2015 Kilkenny County Council was informed of a third party submission to An Bord Pleanala under Section 120(3). An Bord Pleanala have indicated that its determination in this matter will be made on or before 6<sup>th</sup> June, 2016.

In reaffirming the recommendation to Elected Members that the Part 8 proposal proceed in this instance, I recommend that no development works proceed in connection with the proposal pending a determination by An Bord Pleanala in respect of the Section 120(3) declaration sought.



-----  
Simon Walton,  
A/Director of Services.

Noted and Agreed. I confirm that no development works proceed in connection with the proposal pending a determination by An Bord Pleanala in respect of the Section 120(3) declaration sought.



-----  
Colette Byrne,  
Chief Executive Officer.

# Brewhouse Building Part VIII Public Consultation Report



Kilkenny County Council  
February 2016







Details of the proposed scheme were also advertised via Twitter and Facebook. Plans and particulars for the proposed Scheme were available for inspection from Friday 23<sup>rd</sup> October 2015 to Tuesday 8<sup>th</sup> December 2015 at the following locations :

- Planning Dept., County Hall, John St., Kilkenny.
- Carnegie Library, Johns Quay, Kilkenny.
- [www.kilkennycoco.ie](http://www.kilkennycoco.ie)
- <https://consult.kilkenny.ie/>

In addition, a non statutory public information evening was held on Tuesday 17<sup>th</sup> November 2015 in the Maltings Building on Tilbury Place from 4.30pm to 7.30pm. This information evening was attended by Kilkenny County Council staff from the Project Office and the Planning Dept. together with representatives from the project architects, Reddy Architecture & Urbanism. The purpose of the public information evening was to allow members of the public to review the project documents and to allow them the opportunity to discuss the proposed development with the project team.

Submissions and observations were invited with respect to the proposed development dealing with the proper planning and development of the area in which the proposed development will be carried out, with a final date for receipt of submissions on Tuesday 22<sup>nd</sup> Dec. 2015.

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

- An Comhairle Ealaíonn, 70 Merrion Square, Dublin 2
- Fáilte Ireland, 88-95 Amiens Street, Dublin 1.
- An Taisce, The National Trust of Ireland, Tailors Hall, Dublin 8.
- The Heritage Council,
- Inland Fisheries Ireland, Anglesea Street, Clonmel, Co. Tipperary.
- Department of Arts, Heritage & The Gaeltacht, Newtown Rd, Wexford.
- Irish Water, HQ Offices, Coleville House, 24-26 Talbot St., Dublin 1.
- Office of Public Works.
- Dept. of Environment, Community & Local Government.

The documents on public display were as follows :

- Design Statement
- Architectural Drawings
- Conservation Assessment
- Archaeological Assessment
- Appropriate Assessment Screening Report
- Engineering Design Details
- Landscape Design

## 2.0 Brief description of the proposed works

### 2.1 Site Location



The site of the proposed development is located in the townland of Gardens in Kilkenny City. The Brehouse building is located within the former Smithwicks Brewery site and is accessed from Horse Barrack Lane / Parliament St.. The footprint of the existing Brehouse building to be retained measures approx. 2,220 m<sup>2</sup> in plan. The proposed development also includes the hard landscaping of Horse Barrack Lane (an area measuring approx. 2,200 m<sup>2</sup>) up to and including its junction with Parliament Street and the development of a landscaped courtyard to the east of the Brehouse (area measuring approx. 1,200m<sup>2</sup>). The area of the

proposed development measures approx. 0.56 hectares. In the context of the Abbey Creative Quarter Masterplan area, the proposed development represents approx. 7.5% of the overall masterplan area. (Masterplan area measures approx. 7.51 ha)



*Aerial View of Site from South West*

It is noted that the site is located within the City Centre Architectural Conservation Area and the zone of Archaeological potential for Kilkenny City city. The building is located in close proximity to St Francis Abbey, a national monument.

The site of the Brewhouse is zoned for General Business use in the Kilkenny City & Environs Development Plan 2014-2020. Section 3.4.5.4 of the Development Plan describes this zoning as follows :

#### *3.4.5.4 General Business*

*Objective: To provide for general development.*

*Permissible Uses: Dwellings, retailing, retail warehousing, wholesale outlets, **offices**, public buildings or places of assembly, cultural or **educational buildings**, recreational buildings, halting sites, hotels, motels, guest houses, clubs, private garages, **open spaces**, public service installations, medical and related*

*consultants, restaurants, public houses, coffee shops/cafes, petrol stations, car parks, halls or discotheques, and other uses as permitted and open for consideration in residential zoning.*

*Open for Consideration: open space, workshop or light industry.*

The proposed use of the Brewhouse Building is to allow for a range of uses including education, research & Development and/or office uses. These uses are in accordance with the zoning objectives of the site as outlined in the City & Environs Development Plan 2014 – 2020.

## **2.2 Proposed Works**

The proposed development will see the re-development of the Brewhouse building to allow for a range of uses including education, research & Development and/or office uses.

These works will entail the following :

- the construction of a new 220 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> at Ground Floor and 110 m<sup>2</sup> 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 m<sup>2</sup> along Horse Barrack Lane.
- the construction of a new landscaped public square/courtyard of some 1,200 m<sup>2</sup> to the east of the Brewhouse

## **3.0 Background and reasons for scheme**

The Brewhouse Building is located within the former Smithwicks Brewery site. Following the decision of Diageo to close the Brewery and to centralise production facilities at the St James' Gate Brewery in Dublin, Kilkenny County Council agreed to purchase the site of the former brewery in 2012. The site was purchased with a view to the redevelopment of the site in such a way as to provide sustainable jobs to replace those lost in the closure of the Brewery and the provision of amenities for use by the local community and tourists. It was on this basis of job creation that a loan for the purchase of the site was sanctioned by Central Government.

From an initial review of the buildings on site, undertaken in May 2013, the Brewhouse Building was identified as a building that could be retained and renovated. Details of this review were presented to and agreed by the elected members of Kilkenny Borough Council and Kilkenny County Council at a joint meeting held on 15<sup>th</sup> July 2013.

The retention and re-use of the Brewhouse Building was included in the Masterplan for the redevelopment of the site, agreed by the elected members of Kilkenny County Council on 31<sup>st</sup> July 2015.

The re-use, where possible, of some of the existing buildings on the site and in particular the proposed renovation and re-use of the Brewhouse Building accords with the principle of sustainable re-use of building assets. The principle of sustainable development is a fundamental principle of the Kilkenny City & Environs Development Plan 2014 – 2020 .

## **4.0 Design Criteria**

The design for the renovation of the Brewhouse building has been undertaken in accordance with the requirements of the Building Regulations and has taken into consideration inter alia the following plans, policy and guidance documents :

- Kilkenny City & Environs Development Plan 2014-2020.
- Abbey Creative Quarter Masterplan.
- “Frameworks and Guidelines for the Protection of the Archaeological Heritage” ( 1999) DAHG
- Policy and Guidelines on Archaeological Excavation (1999) DAHG
- “Architectural Heritage Protection – Guidelines for Planning Authorities” published by the Dept. of the Environment, Heritage and Local Government
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (Dept. of the Environment, Heritage and Local Government.)

## 5.0 Submissions and Observations received in response to Public Consultation

A total of 23 no. submissions in response to the public consultation for the proposed development.

Submissions / Observations were received from the following parties :

1. Dept. of Arts Heritage & the Gaeltacht
2. An Taisce
3. Christopher O'Keefe
4. S.A.O'Brien
5. Polly Donnellan
6. Katharine Larkin
7. Pauline Cass
8. Gladys Bowles
9. Kersty Evans
10. Sandra McGarry
11. Paddy O'Ceallaigh
12. Pat Cass
13. Franc Micklem
14. Mark Stewart
15. Anna Kelly
16. Richard Murphy
17. Kevin Flaherty
18. Maurice O'Connor
19. Ross Stewart
20. Enya Kennedy
21. Lucy Glendinning
22. Margaret O'Brien
23. Marie Kelly

The following table summarises the submissions received and the responses to same. Full details of the Submissions received can be seen in Appendix 'C'

<p><b>Dept. of Arts, Heritage &amp; the Gaeltacht</b></p> <ol style="list-style-type: none"> <li>1. There is a possibility that piling or other construction methods may be necessary to ensure the structural stability of the proposed building .</li> <li>2. The archaeological impact assessment has not considered the proposed courtyard to the east of the Brewhouse building. The <u>detailed</u> design of the proposed landscaped public square/courtyard will need to be archaeologically assessed. (as clarified with the DAHG)  The <u>detailed</u> design of the hard landscaped area along Horse Barrack Lane will need to be archaeologically assessed. (as clarified with the DAHG)</li> <li>3. A more detailed archaeological impact assessment of the final project design plans and sections will be required in advance of any site preparation and/or construction works. Archaeological testing may be necessary as part of this assessment. A detailed programme of proposed archaeological mitigation shall be agreed with the DAHG.</li> <li>4. Section 14 Ministerial consent and/or archaeological licenses under the National Monuments Acts shall be obtained to facilitate any required archaeological investigative works.</li> <li>5. Visual Impact of the proposed development should be positive in the main, improving the existing environs of the national monument.</li> <li>6. A carefully considered indication of the sub surface remains of the friary should be incorporated into the future landscaping of the area to help interpret the medieval layout of the friary between the Brewhouse and the upstanding remains of the Abbey.</li> <li>7. Research should be undertaken of any archaeological information that was gained in the 1960's in excavating the existing basement of the brewhouse.</li> <li>8. In order to enhance the character of the architectural conservation area, the local character of Kilkenny paving should be identified and a sensitive modern interpretation utilised – refer to advice booklet "The Conservation of Historic Ground Surfaces"</li> <li>9. Landscaping proposal should be designed to seamlessly integrate with the previous Part VIII for the Mayfair.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted – to be considered on completion of the detailed design.</li> <li>2. Noted and agreed.</li> <li>3. Noted and agreed</li> <li>4. Noted and agreed.</li> <li>5. Noted</li> <li>6. Noted – the development of this area will be subject to a separate Part VIII proposal.</li> <li>7. Noted and agreed – the archaeological archives of the DAHG will be consulted in this regard.</li> <li>8. Noted – subject to procurement legislation requirements.</li> <li>9. Noted</li> </ol>
<p><b><u>An Taisce</u></b></p> <ol style="list-style-type: none"> <li>1. Welcome the retention and redesign of the Brewhouse Building in some form, though not necessarily as proposed.</li> <li>2. Object to the use of the Part VIII process – does not allow for possibility of appeal to An Bord Pleanala.</li> <li>3. Glazing – Brewery re-visioning workshops rejected the use of extensive amounts of glass. Current proposal has too much glass and there is unnecessary visual clutter on all facades with the multitude of small</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. The Part VIII of the Planning &amp; Development Regulations 2001 – 2015 set out the requirements in respect of specified development, by, on behalf of , or in Partnership with Local Authorities. The proposed development is consistent with the provisions of these regulations and thus it is appropriate that Kilkenny County Council comply with the requirements of Part VIII of these Regulations.</li> <li>3. The proposed design of the building retains the original structural openings of the building, which reflect the age of the building, the in situ concrete framed structure construction methodology and the former industrial use of the building. The design proposes glazing within these</li> </ol>

<p>windows.</p> <p>Phase 1 of the building (Bauhaus) had an emphasis on horizontal windows. Phases 2-5 would benefit from more vertical windows that would help to alleviate the 'squat' nature of the building and resonate better with the buildings on Horse Barrack Lane.</p> <p>4. External Finishes – colour of rendered finishes must not detract from the aged patina of St Francis Abbey.</p> <p>Sawtooth effect of the solar panels on the roof are an eyesore and should be shielded from view. Solar panels are desirable.</p> <p>5. Ground Floor level – expect that new ground floor level will take into account the increased height and frequency of flooding resulting from climate change.</p> <p>6. Brewhouse should be designed flexibly for multi purpose use. A portion of the building should be for public use. The retention of a double height space would be beneficial for multi purpose use. The public should be guaranteed access to the viewing platform at the northern elevation.</p> <p>7. Provision of car parking to service the Brewhouse has not been addressed but it must not be on the Brewery site. Peripheral car parks should be developed for this purpose.</p>	<p>structural openings. In addition, the design seeks to re-establish the original fenestration pattern, based on Bauhaus principles.</p> <p>The strong emphasis on the structural grid pattern which is an essential component of the remodelling proposed for the Brewhouse, is very much in the spirit of the Bauhaus tradition and this is enhanced by the choice of window proportion which while not vertical in emphasis echoes the proportions of the structural grid and accords with the geometric principles of Bauhaus design. Good quality detailing and materials, currently lacking in the existing windows, are essential and will ensure the success of the proposal.</p> <p>It should be noted that the currently proposed fenestration pattern is based on the existing fenestration pattern evident in the initial phase of the Brewhouse</p> <p>The detailed design of the glazing will be undertaken in consultation with the Conservation Officer and the Project Conservation Architect.</p> <p>4. Agreed.</p> <p>The proposed external finishes to the building will see the retention of the existing brickwork finish to the structure. A simple rendered finish is proposed in areas of the building that were previously rendered and to replace the existing profiled metal cladding on the structure. In areas where the structure was not previously exposed due to the presence of adjoining structures, which are being demolished by Diageo, a simple rendered plaster finish will be provided.</p> <p>It is noted that there is currently a rendered finish to parts of the building. The rendered plaster finish is in keeping with the character of the existing building and is consistent with the character of industrial buildings of a similar age</p> <p>The design team were very cognisant of the roof design and its importance adding to the skyline of Kilkenny. It is noted that currently the roof scape of the Brewhouse building is predominantly flat but littered with plant, storage tanks and a multitude of small roof lights. The proposed design removes all plant and storage tanks from the roof and replaces the existing roof, which is damaged and allowing water into the building.</p> <p>The saw tooth effect on the roof structure has been provided to incorporate Photovoltaic cells (or solar cells) onto the roof structure and to provide natural north lighting into the second floor spaces. In addition, they will provide a varied skyline, which is a feature of the Kilkenny skyline. The panels have been set back from the building edge to reduce their impact on the building elevations.</p> <p>5. The finished floor levels of the building have taken into consideration the provisions of the site Specific Flood Risk Assessment that was undertaken for the overall Masterplan area. This set the finished floor levels at a level above the expected 1 in 1,000 year flood level.</p> <p>6. The building has been designed to accommodate a range of uses, with the final internal layout to be dependent on end user requirements. The central atrium space has been designed to provide a three storey height open space on entry to the building. Whilst the current proposal does not provide double height space, such an option can be considered if there is a defined end user requirement for same.</p> <p>Whilst this idea of facilitating roof top access to the roof terrace is agreeable in principle, the implementation of such a proposal is dependent on the end user requirements for the building.</p> <p>7. Parking to facilitate the proposed development will be progressed in line with the provisions of the Masterplan for the Abbey Creative Quarter and in line with the provisions of objective 3N of the Kilkenny City &amp; Environs Development Plan "...To provide for park and walk facilities for car and bus/coach parking at a site or sites in close proximity to the Abbey Creative Quarter Masterplan area to service both the masterplan area and the city centre generally taking into account the mobility management plan for the city."</p>
--	--

<p>8. The building is an industrial design and will only have modest aesthetic appeal – therefore it is important to shield it with carefully chosen planting that includes tall trees – the provision of trees will necessitate the opening up of the concrete base and will provide opportunities for archaeological investigations.</p>	<p>8. Noted, The trees to be planted in the public realm area along Horse Barrack Lane will need to be suitable for their location.</p>
<p><b><u>Christopher O’Keefe</u></b></p> <p>1. Development is part of a larger property development project, which requires an Environmental Impact Assessment (EIA)</p> <p>2. Development could have an effect on the Special Area of Conservation.</p> <p>3. Development requires screening for Appropriate Assessment and EIA.</p> <p>4. Conservation Report is confined to the Brewhouse only – the site from Irishtown Bridge to Evans Tower, including the City Walls, The Abbey and Abbey well must be seen in a medieval context and setting.</p> <p>5. The proposal for a business park in the Abbey Precinct could destroy the medieval setting</p> <p>6. The site from Irishtown Medieval Bridge (National Monument) to Evans Tower, including the City Walls, the Abbey and Abbey well must be seen in a medieval setting as part of the St Francis’ Abbey National Monument site and no plan should promote traffic through the site of a National Monument.</p>	<p>1. The proposed development is sub threshold for the EIA requirements as set out in schedule 5 “<i>Development for the purposes of Part 10</i>” of the Planning &amp; Development Regulations 2001-2015.</p> <p>Furthermore, the retention and refurbishment of the Brewhouse and associated works proposed in this development are consistent with the provisions of the Abbey Creative Quarter Masterplan. The Abbey Creative Quarter Masterplan has been subject to a Strategic Environmental Assessment (SEA).</p> <p>2. In accordance with the requirements of the Habitats Directive, (Council Directive 92/43/EEC), a Stage 1 Appropriate Assessment Screening was undertaken of the proposed development works. This screening determined that the proposed development will not have a Significant Impact on the site integrity of the River Barrow and River Nore SAC or the River Nore SPA.</p> <p>3. A Screening for Appropriate Assessment has been undertaken and has been included in the public consultation documents.</p> <p>The proposed development is significantly sub threshold for the EIA requirements as set out in schedule 5 “<i>Development for the purposes of Part 10</i>” of the Planning &amp; Development Regulations 2001-2015.</p> <p>In light of this, Kilkenny County Council considered that the likelihood of significant effects on the environment arising from the proposed development could be excluded. In light of the submission received, Kilkenny Co. Co. has re-considered this issue in detail – this has reaffirmed the original view that the likelihood of significant effects on the environment can be excluded in this case.</p> <p>4. The conservation report relates to the conservation of the Brewhouse Building only. The area described in the submission incorporating St Francis Abbey, St Francis Well, Evans Tower and the City Walls will be subject to a separate Heritage Conservation Plan in due course.</p> <p><b>Objective 3J</b> of the Kilkenny City &amp; Environs Development Plan outlines an objective “<i>To prepare a Heritage Conservation Plan for St. Francis Abbey, Evans’ Turret and St. Francis’ Well in the context of the existing City Wall conservation plan in conjunction with the Heritage Council, the Office of Public Works, the National Monuments Service, the Department of Arts, Heritage and the Gaeltacht and other relevant stakeholders.</i>”</p> <p>5. There are no proposals for a Business Park in the former Smithwicks Brewery site. The Masterplan for the area allows for the development of a Mixed use development. The proposed uses for the Brewhouse building are in line with the provisions of the Masterplan and the provisions of the Kilkenny City &amp; Environs Development Plan 2014 – 2020.</p> <p>6. See response to item 4 in relation to the preparation of a Heritage Conservation Plan for the structures referred to in the submission. The proposed redevelopment of the Brewhouse and associated works does not promote traffic through the site of a National Monument.</p>

<p>7. The construction and long term use of a business park beside a National Monument and a National Monuments site could pose a threat to these National Monuments, the site of these National Monuments and the archaeology, context and settings associated with these National Monuments.</p> <p>8. Until a comprehensive and full archaeological assessment of the site is undertaken it is premature to commit to any particular proposal which may be required to change and is totally dependant on the findings of a full archaeological assessment.</p> <p>9. The proposal would block significant views of the medieval setting along the Medieval Mile including the Town Wall (National Monument), Evans Tower and St Francis Abbey (National Monument)</p> <p>10. There does not seem to be a baby changing area.</p>	<p>7. There are no proposals for the development of a Business Park in the former Smithwicks Brewery site. The Masterplan for the area allows for the development of a Mixed use development. The proposed uses for the Brewhouse building are in line with the provisions of the Masterplan and the provisions of the Kilkenny City &amp; Environs Development Plan 2014 – 2020.</p> <p>8. The Masterplan for the Abbey Creative Quarter provided for the retention and renovation of the Brewhouse Building on the basis of conserving the industrial heritage of the city and the sustainable re-use of the existing buildings. It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.  Furthermore a detailed archaeological impact assessment, including archaeological testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage &amp; the Gaeltacht.  Kilkenny County Council has committed through the Masterplan for the Abbey Creative Quarter to carrying out further investigations and assessments of the archaeology of the overall Masterplan site, with the findings of these assessments to further inform the development of the overall Masterplan Area. The details and extent of these archaeological assessments / investigations will be agreed with the National Monuments Service and the Dept. of Arts, Heritage &amp; the Gaeltacht. The findings of all archaeological assessments and investigations will be made publicly available.</p> <p>9. The proposed development is for the redevelopment of the Brewhouse Building, an existing building on the former Smithwicks Brewery site. It is noted that the existing building does not obscure views of the City Walls or Evans Tower. Whilst the existing building is in close proximity to St Francis Abbey, the location of the existing building is such that St Francis Abbey is visible from the Medieval Mile on Parliament St.</p> <p>10. Details for the internal fit out of the building will be considered in due course, Should such a facility be deemed necessary, it will be considered in the design of the fit out for the building.</p>
<p><b><u>S.A. O'Brien</u></b></p> <p>1. Objects to the use of the Part 8 process as there is no right of appeal other than costly court action.</p> <p>2. No EIA Screening report and no EIA. Refers to EU Court judgement 87/02 which found that where it is found that no EIA is required in respect of a development proposal, the reasons upon which that conclusion is based must be logged in an EIA Screening Report and this document must be available to the public.</p> <p>As the development will include demolition works relating to former brewing activities, the public need assurances that safety measures are in place to avoid leakage of any toxins/chemicals associated with brewing activities that may become hazardous during the process of demolition.</p> <p>Notes that the Masterplan was coupled with a Strategic Environmental Assessment. Notes that the</p>	<p>1. Part VIII of the Planning &amp; Development Regulations 2001 – 2015 sets out the requirements in respect of specified development, by, on behalf of , or in Partnership with Local Authorities. The proposed development is consistent with the provisions of these regulations and thus it is appropriate that Kilkenny County Council comply with the requirements of Part VIII of these Regulations</p> <p>2. The proposed development is significantly sub threshold for the EIA requirements as set out in schedule 5 "<i>Development for the purposes of Part 10</i>" of the Planning &amp; Development Regulations 2001-2015.</p> <p>In light of this, Kilkenny County Council is of the view that the likelihood of significant effects on the environment arising from the proposed development could be excluded. In light of the submission received, Kilkenny Co. Co. has re-considered this issue in detail – this has reaffirmed the original view that the likelihood of significant effects on the environment can be excluded in this case.</p> <p>The former Brewery use of the site was the subject of an Integrated Pollution Prevention and Control (IPPC) license from the Environmental Protection Agency. On the closure of the Brewery site, it was a requirement that this license be surrendered to the EPA. In accepting the surrender of the IPPC license, the EPA has stated that "<i>...the agency is satisfied that licensable activities have ceased at the installation and that the condition of the installation is not causing or likely to cause environmental pollution and the site of the activity is in a satisfactory state</i>"</p> <p>The Abbey Creative Quarter Masterplan was the subject of a Strategic Environmental assessment.</p>

<p>EPA hold the view that an SEA is required when a plan or programme sets a framework for development consent for projects requiring SEA.</p> <p>3. Would like to see vertical windows used predominantly in keeping with the existing vertical windows St Francis Abbey, the Watergate Theatre and the 'Georgian' building referenced on Parliament St.</p> <p>4. Proposed south elevation will obscure the lower window of the tower of St. Francis Abbey. This view should be retained.</p> <p>5. External finishes - Proposed coloured render in the Northern Elevation will intrude on the curtilage and setting of St Francis Abbey.</p> <p>Colour of any new brickwork / rendering must closely blend with the existing.</p> <p>West Elevation – sawtooth effect of the solar panels is an eyesore and must not be visible from Parliament St.</p> <p>6. Flood Risk - In view of potential for flood risk, it would be beneficial to maintain a raised floor at ground level; than to lower it.</p> <p>The raising of the ground level around the exterior of the brewhouse may simply cause water to be displaced and there may be repercussions impacting</p>	<p>The SEA Directive requires that SEA is carried out for all plans and programmes “...which are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, <u>town and country planning or land use</u> and which set the framework for future development consent of projects listed in Annexes I and II to Directive 85/337/EEC (the EIA Directive) .....</p> <p>This does not mean that all projects undertaken within the framework will require EIA</p> <p>3. It is noted that the Brewhouse Building is an industrial type building, built in the 1960's. It is of a very different type and age to St Francis Abbey and the Georgian Buildings on Parliament St.</p> <p>It should be noted that the currently proposed fenestration pattern is based on the existing fenestration pattern evident in the initial phase of the Brewhouse</p> <p>The strong emphasis on the structural grid pattern which is an essential component of the remodelling proposed for the Brewhouse, is very much in the spirit of the Bauhaus tradition and this is enhanced by the choice of window proportion which, while not vertical in emphasis, echoes the proportions of the structural grid and accords with the geometric principles of Bauhaus design. Good quality detailing and materials, currently lacking in the existing windows, are essential and will ensure the success of the proposal.</p> <p>The detailed design of the glazing will be undertaken in consultation with the Conservation Officer and the Project Conservation Architect.</p> <p>4. This view does not exist at present as it is blocked by the fermentation tanks that are currently being decommissioned and removed by Diageo as part of their demolition works. The “Existing South Elevation” as shown on drawing no. 3.0_200 shows the elevation with the fermentation tanks removed. The proposed infill section in this area is required to provide a consistent roof level and elevation profile to the renovated building.</p> <p>5. In general, it is intended to retain the existing brick finish to the building where present as this is an important feature of the existing building. In the northern elevation of the renovated building as shown on drawing, 3.0 201 the upper central portion of the building (with a roof level of 62.951) is currently proposed to be a rendered finish. This area of the existing building currently has a brick finish with a rendered surround. The proposed fully rendered finish has been reviewed and it is now proposed to retain the existing brick finish with a rendered surround.</p> <p>Other rendered faces on this elevation will be rendered to match the existing rendered finishes.</p> <p>Agreed</p> <p>The design team were very cognisant of the roof design and its importance adding to the skyline of Kilkenny. It is noted that currently the roof scape of the Brewhouse building is predominantly flat but littered with plant, storage tanks and a multitude of small roof lights. The proposed design removes all plant and storage tanks from the roof and replaces the existing roof, which is damaged and allowing water into the building.</p> <p>The saw tooth effect on the roof structure has been provided to incorporate Photovoltaic cells (or solar cells) onto the roof structure and to provide natural north lighting into the second floor spaces. In addition, they will provide a varied skyline, which is a feature of the Kilkenny skyline. The panels have been set back from the building edge to reduce their impact on the building elevations.</p> <p>6. The finished floor levels of the building have taken into consideration the provisions of the site Specific Flood Risk Assessment that was undertaken for the overall Masterplan area. This set the finished floor levels at a level above the expected 1 in 1,000 year flood level.</p> <p>This was considered in the preparation of the site specific flood risk assessment for the Masterplan Area. The proposed raising of the ground levels in this area will not have an adverse impact</p>
---	---

<p>on another development.</p> <p>7. Office Space - Percentage use of the building for commercial / office space is obscure. This should be specified in the interests of securing an adequate percentage of the remaining part of the Brewhouse for educations, cultural, arts and film purposes for public use.</p> <p>8. Specific percentage of the Brewhouse should be set aside for arts, film and or cultural education use – double height space might be beneficial for this purpose.</p> <p>Public should have access to the roof terrace overlooking St Francis Abbey.</p> <p>9. Car parking – car parking has not been addressed in this proposal.</p> <p>10. Project splitting – it is not acceptable to have the cumulative impact of individual projects within the site, avoiding assessment of the likely environmental impact of developing the full site.</p>	<p>on other areas.</p> <p>7. It is proposed that the renovated building will be capable of accommodating a range of uses including education, research &amp; development and/or offices. The cultural, arts and film uses suggested for the building could be considered further if there was a definite proposal for such a use. Such uses are not under consideration for this building at this time.</p> <p>8. The building has been designed to accommodate a range of uses, with the final internal layout to be dependent on end user requirements. The central atrium space has been designed to provide a three storey height open space on entry to the building. Whilst the current proposal does not provide double height space, such an option can be considered if there is a defined end user requirement for same.</p> <p>Whilst this idea of facilitating roof top access to the roof terrace is agreeable in principle, the implementation of such a proposal is dependent on the end user requirements for the building.</p> <p>9. Parking to facilitate the proposed development will be progressed in line with the provisions of the Masterplan for the Abbey Creative Quarter and in line with the provisions of objective 3N of the Kilkenny City &amp; Environs Development Plan “....To provide for park and walk facilities for car and bus/coach parking at a site or sites in close proximity to the Abbey Creative Quarter Masterplan area to service both the masterplan area and the city centre generally taking into account the mobility management plan for the city.”</p> <p>10. The retention and renovation of the Brewhouse and associated works proposed in this development are consistent with the provisions of the Abbey Creative Quarter Masterplan. The Abbey Creative Quarter Masterplan has been the subject of a Strategic Environmental Assessment and Appropriate Assessment which gave consideration to the environmental impact of the proposed development of the overall Masterplan Area.</p> <p>In addition, it is noted that the Appropriate Assessment Screening for this proposed development gave consideration to the cumulative impact of individual projects.</p>
<p><b><u>Polly Donnellan</u></b></p> <p>1. Proposal does not reflect the view of the public consultation process That the results of archaeological excavation and examination should lead site usage and development. Proposed brewhouse development limits archaeological investigation and predetermines response to discoveries and finds.</p> <p>2. Precise Future usage should be confirmed.</p>	<p>1. The Masterplan for the Abbey Creative Quarter allowed for the retention and renovation of the Brewhouse Building for a number of reasons :</p> <ul style="list-style-type: none"> <li>○ The Brewhouse building is representative of the brewing history on the site - it is a very important element in the historical development of the site.</li> <li>○ It is an example of the Industrial Heritage of the city.</li> <li>○ The retention and re-use of the building accords with the principles of sustainable development.</li> </ul> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>Furthermore a detailed archaeological impact assessment, including Archaeological testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage &amp; the Gaeltacht. Kilkenny County Council has committed through the Masterplan for the Abbey Creative Quarter to carrying out further investigations and assessments of the archaeology of the site, with the findings to further inform the development of the overall Masterplan Area. The details and extent of these archaeological assessments / investigations will be agreed with the National Monuments Service and the Dept. of Arts, Heritage &amp; the Gaeltacht. The findings of all archaeological assessments and investigations will be made publicly available.</p> <p>2. The proposed development allows for a range of uses including education, research &amp; development and /or office use. The precise future usage will be determined based on market demand in these areas of proposed usage.</p>

<p>3. Empty office spaces located within the city, thus this development is unnecessary.</p> <p>4. Brewery site is not appropriate for another business park.</p> <p>5. HGV and traffic management plan for the city has not been completed. Parking and traffic management issues have not been addressed.</p> <p>6. Suggests the partial demolition of the brewhouse block closest to the Abbey as this section of the Brewhouse interferes with and overshadows the Abbey cartilage and restricts in depth archaeological investigation.</p> <p>7. The overall scale of the proposed building is too great for its surroundings.</p> <p>8. Proposed plaster finish is inappropriate /out of character with its industrial heritage.</p> <p>9. Impact of the CAS has not been included in the NIS, AA and SEA Reports.</p>	<p>3. The proposed development will accommodate a range of uses, including office use. As outlined above the precise use of the building will be determined by market demand for same.</p> <p>4. There are no proposals for the development of a Business Park on the Brewery site. The Masterplan for the site allows for a mixed use development of the site. The proposal to renovate the Brewhouse Building to accommodate a range of uses is in line with the provisions of the Masterplan and the provisions of the Kilkenny City &amp; Environs Development Plan 2014 – 2020.</p> <p>5. The proposed HGV Traffic Management Plan for Kilkenny City relates to the implementations of measures to control and manage the movement of HGV's through the city. The proposed uses for the Brewhouse Building, namely education, research &amp; development and/or office use will not generate additional HGV traffic in the city – thus the HGV Traffic Management plan for the city is not relevant in the context of the proposed redevelopment of the Brewhouse Building.</p> <p>Parking to facilitate the proposed development will be progressed in line with the provisions of the Masterplan for the Abbey Creative Quarter and in line with the provisions of objective 3N of the Kilkenny City &amp; Environs Development Plan "....To provide for park and walk facilities for car and bus/coach parking at a site or sites in close proximity to the Abbey Creative Quarter Masterplan area to service both the masterplan area and the city centre generally taking into account the mobility management plan for the city."</p> <p>6. The Masterplan for the Abbey Creative Quarter allowed for the retention and renovation of the Brewhouse Building for a number of reasons :</p> <ul style="list-style-type: none"> <li>o The Brewhouse building is representative of the brewing history on the site - it is a very important element in the historical development of the site.</li> <li>o It is an example of the Industrial Heritage of the city.</li> <li>o The retention and re-use of the building accords with the principles of sustainable development.</li> </ul> <p>Any proposal to truncate or remove a section of the brewhouse building is at odds with these reasons for retaining the Building.</p> <p>As outlined in the submission from the DAHG,"..... it is considered that the visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument"</p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>7. The scale of the proposed building is consistent with the scale of the existing building at this location. The overall height of the building will not be increased and the footprint of the building has not been increased. The rooftop extension of the northern section of the building has been stepped back from the building edge to provide a viewing terrace overlooking St Francis Abbey and to ensure that there is no perceived encroachment on St Francis Abbey. The roof level of this extension is in line with the level of the adjoining part of the existing structure</p> <p>8. The proposed external finishes to the building will see the retention of the existing brickwork finish to the structure. A simple rendered finish is proposed in areas of the building that were previously rendered and to replace the existing profiled metal cladding on the structure. In areas where the structure was not previously visible due to the presence of adjoining structures, which are being demolished by Diageo, a simple rendered plaster finish will be provided.</p> <p>It is noted that there is currently a rendered finish to parts of the building. The rendered plaster finish is in keeping with the character of the existing building and is consistent with the character of industrial buildings of a similar age.</p> <p>9. The impact of the CAS project has been considered in the Appropriate Assessment Screening for the project under the heading of "Assessment of potential cumulative effects" The impact of the CAS was also considered in the preparation of the Masterplan for the Abbey Creative Quarter, specifically in the Strategic Environmental Assessment (SEA) and the Natura Impact Report. The retention and renovation of the Brewhouse Building is consistent with the provisions of</p>
--	--

<p>10. EIS is inadequate.</p>	<p>the Abbey Creative Quarter Masterplan.</p> <p>10. The proposed development is significantly sub threshold for the EIA requirements as set out in schedule 5 "Development for the purposes of Part 10" of the Planning &amp; Development Regulations 2001-2015. Furthermore, it is noted that the Masterplan for the Development of the overall Abbey Creative Quarter Masterplan Area, which allowed for the renovation of the Brewhouse Building, has been the subject of a Strategic Environmental Assessment.</p>
<p><b><u>Katharine Larkin</u></b></p> <p>1. Proposed uses is stated as education, research/development and office. No mention of community use. This deviates from the "Brewery Creative Quarter" that the area should be mixed use and comprise development of appropriate character uses.</p> <p>Kilkenny County Council is taking on the role of developer of a speculative commercial office block exposing the council to financial risk.</p> <p>2. Use of Part VIII process, without EIS, removes the possibility of appeal by a member of the public / affected party to An Bord Pleanála. Does not allow for neutral and expert third party determination of sensitive or contentious proposals. Potential economic benefit of development may lead to perception of a conflict of interest. Should sell lands to prospective developers with or without permission for the Masterplan, but ensuring that an EIS, site specific Flood Risk studies and car parking /traffic impact studies are undertaken.</p> <p>3. Environmental Impact Assessment</p> <p>KCC has avoided carrying out an Environmental Impact Assessment through an EIS for either the Masterplan of for the Part VIII.</p> <p>No report in the Part VIII documents outlining the screening process for an EIA.</p> <p>Public consultation had suggested that an EIS should be carried out on the Masterplan.</p> <p>Avoidance of EIS by breaking up the Masterplan into phased planning applications could be viewed as project splitting.</p> <p>EIS should include</p> <ul style="list-style-type: none"> <li>• Site specific Flood Risk Assessment</li> <li>• Transport, access, parking / traffic impact.</li> <li>• Assessment of toxic contamination consequent on industrial use of site</li> <li>• Archaeological Impact Assessment</li> <li>• Views analysis</li> </ul> <p>4. The Conservation Architects report on the scheme is highly negative of the proposal.</p> <p>Has particular concern with the loss of double height spaces.</p> <p>Proposal to cover existing brick with a red coloured render</p>	<p>1. The Masterplan for the Abbey Creative Quarter allows for a mix of uses within the site. This does not require that the use of each individual building within the Masterplan area be mixed use, but rather that the collective use of <u>all</u> of the buildings on the site should be mixed.</p> <p>2. Part VIII of the Planning &amp; Development Regulations 2001 – 2015 sets out the requirements in respect of specified development, by, on behalf of , or in Partnership with Local Authorities. The proposed development is consistent with the provisions of these regulations and thus it is appropriate that Kilkenny County Council comply with the requirements of Part VIII of these Regulations.</p> <p>3. The proposed development is significantly sub threshold for the EIA requirements as set out in schedule 5 "Development for the purposes of Part 10" of the Planning &amp; Development Regulations 2001-2015.</p> <p>In light of this, Kilkenny County Council is of the view that the likelihood of significant effects on the environment arising from the proposed development could be excluded. In light of the submission received, Kilkenny Co. Co. has re-considered this issue in detail – this has reaffirmed the original view that the likelihood of significant effects on the environment can be excluded in this case.</p> <p>Furthermore, the retention and renovation of the Brewhouse and the associated works proposed in this development are consistent with the provision of the Abbey Creative Quarter Masterplan. A Strategic Environmental Assessment (SEA) was undertaken in preparation of the Masterplan for the overall development of the Abbey Creative Quarter.</p> <p>4. The conservation architect was an integral member of the design team for the project and her views and recommendations have had a very significant impact on the design of the proposed structure. Her report on the scheme is not "<i>highly negative</i>" as suggested.</p> <p>The central atrium space has been designed to provide a three storey height open space on entry to the building. Whilst the current proposal does not provide double height space, such an option can be considered if there is a defined end user requirement for same.</p> <p>There is no proposal to cover the existing brick with a red coloured render. The existing brick will be retained where present. Having reviewed the proposed finishes, it is noted that in the northern elevation of the renovated building as shown on drawing, 3.0 201 the upper</p>

<p>Horizontal emphasis of window opes.</p> <p>Raising of the roof levels leads to a part blockage of views of St Francis Tower from the south.</p> <p>5. Character of the site - Fundamental historic reasons for avoiding development of this area has been largely ignored – presents risk of inappropriate development, potential adverse flood impacts and financial losses.</p> <p>6. Flood Risk - This site and the Masterplan area are located in a flood risk zone. No evidence that a full flood study has been carried out either for the wider area or for the specific site.</p> <p>7. Possible industrial contamination - Site investigation, external and internal should be carried out after all demolitions and removal of equipment.</p> <p>8. No analysis provided of the spatial needs for third level uses or for cultural uses and no higher ceiling / double height spaces to provide lecture hall or exhibition space.</p> <p>Micro brewery should be considered for the site or space suited to the cartoon industry or Market uses.</p>	<p>central portion of the building (with a roof level of 62.951) is currently proposed to be a rendered finish. This area of the existing building currently has a brick finish with a rendered surround. The proposed fully rendered finish has been reviewed and it is now proposed to retain the existing brick finish with a rendered surround.</p> <p>A simple rendered finish, to match the existing rendered finish to the building, is proposed to replace areas of existing profiled metal cladding on the structure and in areas where the structure was not previously visible due to the presence of adjoining structures, which are being demolished by Diageo.</p> <p>The proposed design of the building retains the original structural openings of the building, which reflect the age of the building, the in situ concrete framed structure construction methodology and the use of the building. The design proposes glazing within these structural openings. In addition, the design seeks to re-establish the original fenestration pattern, based on Bauhaus principles.</p> <p>The strong emphasis on the structural grid pattern which is an essential component of the remodelling proposed for the Brewhouse, is very much in the spirit of the Bauhaus tradition and this is enhanced by the choice of window proportion which while not vertical in emphasis echoes the proportions of the structural grid and accords with the geometric principles of Bauhaus design. Good quality detailing and materials, currently lacking in the existing windows, are essential and will ensure the success of the proposal.</p> <p>It should be noted that the currently proposed fenestration pattern is based on the existing fenestration pattern evident in the initial phase of the Brewhouse</p> <p>The detailed design of the glazing will be undertaken in consultation with the Conservation Officer and the Project Conservation Architect.</p> <p>This view does not exist at present as it is blocked by the fermentation tanks that are currently being decommissioned and removed by Diageo as part of their demolition works. The "Existing South Elevation" as shown on drawing no. 3.0_200 shows the elevation with the fermentation tanks removed. The proposed infill section in this area is required to provide a consistent roof level and elevation profile to the renovated building</p> <p>5. The site has been extensively developed in the past with a Brewery complex that was very significantly extended over time. The issue of potential flood risk has been considered in the preparation of a site specific Flood Risk Assessment for the overall Masterplan Area. The design of the Brewhouse Building was cognisant of the recommendations of this report.</p> <p>6. The issue of potential flood risk has been considered in the preparation of a site specific Flood Risk Assessment for the overall Masterplan Area. The design of the Brewhouse Building was cognisant of the recommendations of this report. The finished floor level within the building has been set above the 1 in 1,000 year flood level.</p> <p>7. The former Brewery use of the site was the subject of an Integrated Pollution Prevention and Control (IPPC) license from the Environmental Protection Agency. On the closure of the Brewery site, it was a requirement that this license be surrendered to the EPA. In accepting the surrender of the IPPC license, the EPA has stated that "...the agency is satisfied that licensable activities have ceased at the installation and that the condition of the installation is not causing or likely to cause environmental pollution and the site of the activity is in a satisfactory state"</p> <p>8. Whilst the current proposal does not provide double height space, such an option could be considered further if there was a defined end user requirement for same – there is currently no identified proposal for same.</p> <p>The contract for the purchase of the site from Diageo specifically prohibits the future use of the site as a brewery .</p>
---	---

<p>9. Traffic Access and car parking</p> <p>Proposals for access and car parking not provided.</p> <p>Lack of parking would make the building unattractive to most 'prime' users.</p> <p>10. Heritage</p> <p>Northern portion of the building is in close proximity to the Abbey</p> <p>Tower of the Abbey should not be obscured from view by reason of roof extensions.</p> <p>Linear narrow character of the lane should not be destroyed to create a new space that resembles a modern shopping mall.</p> <p>View from Kilkenny castle and other north facing opes has not been considered.</p> <p>Commends KCC for its vision in wishing to optimise the benefits of re-use of the site.</p>	<p>9. Parking to facilitate the proposed development will be progressed in line with the provisions of the Masterplan for the Abbey Creative Quarter and in line with the provisions of objective 3N of the Kilkenny City &amp; Environs Development Plan "...To provide for park and walk facilities for car and bus/coach parking at a site or sites in close proximity to the Abbey Creative Quarter Masterplan area to service both the masterplan area and the city centre generally taking into account the mobility management plan for the city."</p> <p>Access to the Brewhouse Building will be limited to pedestrians and cyclists, with limited access for service vehicles, delivery vehicles and mobility impaired drivers.</p> <p>10. The proposed roof extension to the northern part of the building, to bring the height of the building in that area in line with the building heights along the western elevation, has been set back from the edge of the building edge to ensure that it will not obscure the Abbey. The setting back of this area will provide a terraced area along the northern end of the building providing a viewing platform over the Abbey and the proposed urban park around the abbey.</p> <p>The Brewery site is currently segregated from the adjoining Horse Barrack Lane by a low level brick wall topped with a steel railing. This boundary treatment prevents members of the public from accessing the brewery site. This physical barrier between the privately owned brewery site and the public Horse Barrack Lane creates the narrow lane referred to in the submission.</p> <p>It is critical to the overall development of the brewery site that the site be integrated into the surrounding streetscape allowing the site to become an integral part of the city. For that reason the current walled boundary of the brewery site is to be removed and the space adjoining the Brewhouse is to be integrated into Horse Barrack Lane.</p> <p>Horse Barrack Lane is currently used by vehicular traffic to access the rear of properties on Parliament Street – this vehicular access will be maintained. Whilst the overall design concept of the space will be a shared surface, where pedestrians, cyclists and cars share the one surface, a line of trees will be planted close to the line of the existing boundary wall to demarcate the area where vehicles may travel along Horse Barrack Lane. The provision of this line of trees will help to maintain the narrow nature of Horse Barrack Lane, whilst at the same time allowing permeability into the Brewery site for pedestrians and cyclists.</p> <p>The proposed development is for the renovation of an existing building – it will not have a significant impact on any views from Kilkenny castle</p>
<p><b><u>Pauline Cass</u></b></p> <p>Development is flawed and premature.</p> <p>1. Issues of concern raised by the majority of people who engaged in the consultation process are not adequately addressed in the proposed Brewhouse development.</p> <p>2. Brewery site is not appropriate for another business park.</p> <p>3. There should be partial demolition of the Brewhouse, particularly the block closest to the Abbey. This section of the Brewhouse overshadows and interferes with the Abbey.</p>	<p>1. The concerns raised by those engaged in the public consultation process for the re-visioning of the Masterplan had a very significant impact on the re-visioned Masterplan. The Masterplan, approved on 31<sup>st</sup> July 2015, allows for the retention and renovation of the Brewhouse Building.</p> <p>2. There is no proposal for the development of a business park on the Brewery Site. As per the provisions of the Masterplan, it is intended that the Brewery site will incorporate a mixed use development.</p> <p>3. The Masterplan for the Abbey Creative Quarter allowed for the retention and renovation of the Brewhouse Building for a number of reasons :</p> <ul style="list-style-type: none"> <li>• The Brewhouse building is representative of the brewing history on the site - it is a very important element in the historical development of the site.</li> </ul>

<p>4. Overall scale of the proposed building is too great for its surroundings.</p>	<ul style="list-style-type: none"> <li>• It is an example of the Industrial Heritage of the city.</li> <li>• The retention and re-use of the building accords with the principles of sustainable development.</li> </ul> <p>Any proposal to truncate or remove a section of the brewhouse building is at odds with these reasons for retaining the Building.</p> <p>As outlined in the submission from the DAHG, "..... <i>it is considered that the visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument</i>"</p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>4. The scale of the proposed building is consistent with the scale of the existing building at this location. The overall height of the building will not be increased and the footprint of the building has not been increased. The rooftop extension of the northern section of the building has been stepped back from the building edge to provide a viewing terrace overlooking St Francis Abbey and to ensure that there is no perceived encroachment on St Francis Abbey. The roof level of this extension is in line with the level of the adjoining part of the existing structure.</p>
<p><b>Gladys Bowles</b></p> <p>Current Brewhouse Development is flawed and premature</p> <p>1. Need to be fully informed of the use of the building</p> <p>2. Complete archaeological dig should be undertaken similar to that undertaken in St Marys – this was the wish of the many people who attended the Masterplan consultations and feels that these wishes have been ignored.</p> <p>3. The HGV and Traffic Management Plan for the city have not been completed. Queries what types of vehicles will be allowed to access the building. No traffic or parking plans submitted.</p> <p>4. There is empty office space within the town – there is no need for further office space.</p> <p>5. At least half of the building should be knocked – the part nearest the Abbey.</p>	<p>1. The proposed development allows for a range of uses including education, research &amp; development and /or office use. The precise future usage will be determined based on market demand in these areas of proposed usage.</p> <p>2. A detailed archaeological impact assessment, including archaeological testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage &amp; the Gaeltacht.</p> <p>Kilkenny County Council has committed through the Masterplan for the Abbey Creative Quarter to carrying out further investigations and assessments of the archaeology of the site, with the findings to further inform the development of the overall Masterplan Area. The details and extent of these archaeological assessments / investigations will be agreed with the National Monuments Service and the Dept. of Arts, Heritage &amp; the Gaeltacht. The findings of all archaeological assessments and investigations will be made publicly available.</p> <p>Furthermore, It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>3. The proposed HGV Traffic Management Plan for Kilkenny City relates to the implementations of measures to control and manage the movement of HGV's through the city. The proposed uses for the Brewhouse Building, namely education, research &amp; development and/or office use will not generate additional HGV traffic in the city – thus the HGV Traffic Management plan for the city is not relevant in the context of the proposed redevelopment of the Brewhouse Building.</p> <p>Vehicular access to the building will be limited to service and delivery vehicles, with limited access for the mobility impaired.</p> <p>4. The proposed development will accommodate a range of uses, including office use. As outlined above the precise use of the building will be determined by market demand for same.</p> <p>5. The Masterplan for the Abbey Creative Quarter allowed for the retention and renovation of the Brewhouse Building for a number of reasons :</p> <ul style="list-style-type: none"> <li>• The Brewhouse building is representative of the brewing history</li> </ul>

<p>6. The scale of the proposal is massive for its surroundings.</p> <p>7. The proposed plaster finish of the outside of the building is out of character with its industrial heritage, which is the reason given for its retention.</p> <p>8. EIS is inadequate.</p> <p>9. Proposed development is premature and the whole Brewery re-visioning should be put out to the people again.</p>	<p>on the site - it is a very important element in the historical development of the site.</p> <ul style="list-style-type: none"> <li>• It is an example of the Industrial Heritage of the city.</li> <li>• The retention and re-use of the building accords with the principles of sustainable development.</li> </ul> <p>Any proposal to truncate or remove a section of the brewhouse building is at odds with these reasons for retaining the Building.</p> <p><i>As outlined in the submission from the DAHG, "..... it is considered that the visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument"</i></p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>6. The scale of the proposed building is consistent with the scale of the existing building at this location. The overall height of the building will not be increased and the footprint of the building has not been increased. The rooftop extension of the northern section of the building has been stepped back from the building edge to provide a viewing terrace overlooking St Francis Abbey and to ensure that there is no perceived encroachment on St Francis Abbey.</p> <p>7. The proposed external finishes to the building will see the retention of the existing brickwork finish to the structure. A simple rendered finish is proposed in areas of the building that were previously rendered and to replace the existing profiled metal cladding on the structure. In areas where the structure was not previously exposed due to the presence of adjoining structures, which are being demolished by Diageo, a simple rendered plaster finish will be provided.</p> <p>It is noted that there is currently a rendered finish to parts of the building. The rendered plaster finish is in keeping with the character of the existing building and is consistent with the character of industrial buildings of a similar age.</p> <p>8. The proposed development is significantly sub threshold for the EIA requirements as set out in schedule 5 "Development for the purposes of Part 10" of the Planning &amp; Development Regulations 2001-2015. Furthermore, it is noted that the Abbey Creative Quarter Masterplan, which allowed for the retention and renovation of the Brewhouse Building, has been the subject of a Strategic Environmental Assessment.</p> <p>9. The development of the Masterplan has been the subject of a very extensive public consultation process and the re-visioned Masterplan has been agreed by the elected members of Kilkenny County Council. There are no plans to re-visit the Masterplan process.</p>
<p><b><u>Kersty Evans</u></b></p> <p>1. People who attended the workshops wanted a full archaeological investigation – this appears to have been ignored. The brewhouse development is premature until it has been established what is underneath.</p>	<p>1. A detailed archaeological impact assessment, including archaeological testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage &amp; the Gaeltacht.</p> <p>Kilkenny County Council has committed through the Masterplan for the Abbey Creative Quarter carrying out further investigations and assessments of the archaeology of the site, with the findings to further inform the development of the overall Masterplan Area. The details and extent of these archaeological assessments / investigations will be agreed with the National Monuments Service and the Dept. of Arts, Heritage &amp; the Gaeltacht. The findings of all archaeological assessments and investigations will be made publicly available.</p> <p>Furthermore, It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the</p>

<p>2. The relatively modern brewhouse is of no particular interest. A full archaeological excavation could attract more interest and tourism.</p> <p>3. Doesn't understand why the impact of the CAS on the whole site was not included in any of the reports.</p> <p>4. Traffic management and parking issues have not been adequately addressed.</p> <p>5. Need to be fully informed of future usage before being expected to engage in and comment on design process.</p> <p>6. HGV and traffic management plan for the city has not been completed. Parking and types of vehicles allowed access to the brewhouse must be specified.</p> <p>7. Partial demolition of the Brewhouse would allow better archaeological excavations to be carried out and the site could be developed faster.</p> <p>8. Proposed development of the brewhouse would make it the main focus of the site rather than St Francis Abbey</p>	<p>findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>2. The Brewhouse building is representative of the brewing history on the site. Whilst the building may be relatively new in comparison to the adjoining St Francis Abbey, it is a very important element in the historical development of the site and is an example of the Industrial Heritage in the city.</p> <p>3. The impact of the CAS project has been considered in the Appropriate Assessment Screening for the project under the heading of "Assessment of potential cumulative effects" The impact of the CAS was also considered in the preparation of the Masterplan for the Abbey Creative Quarter, specifically in the Strategic Environmental Assessment (SEA) and the Natura Impact Report. The retention and renovation of the Brewhouse Building is consistent with the provisions of the Abbey Creative Quarter Masterplan.</p> <p>4. Parking to facilitate the proposed development will be progressed in line with the provisions of the Masterplan for the Abbey Creative Quarter and in line with the provisions of objective 3N of the Kilkenny City &amp; Environs Development Plan "...To provide for park and walk facilities for car and bus/coach parking at a site or sites in close proximity to the Abbey Creative Quarter Masterplan area to service both the masterplan area and the city centre generally taking into account the mobility management plan for the city."</p> <p>5. The proposed development allows for a range of uses including education, research &amp; development and /or office use. The precise future usage will be determined based on market demand in these areas of proposed usage.</p> <p>6. The proposed HGV Traffic Management Plan for Kilkenny City relates to the implementations of measures to control and manage the movement of HGV's through the city. The proposed uses for the Brewhouse Building, namely education, research &amp; development and/or office use will not generate additional HGV traffic in the city – thus the HGV Traffic Management plan for the city is not relevant in the context of the proposed redevelopment of the Brewhouse Building.</p> <p>Vehicular access to the building will be limited to service vehicles and deliveries. Limited access will be provided for mobility impaired drivers.</p> <p>7. The Masterplan for the Abbey Creative Quarter allowed for the retention and renovation of the Brewhouse Building for a number of reasons :</p> <ul style="list-style-type: none"> <li>• The Brewhouse building is representative of the brewing history on the site - it is a very important element in the historical development of the site.</li> <li>• It is an example of the Industrial Heritage of the city.</li> <li>• The retention and re-use of the building accords with the principles of sustainable development.</li> </ul> <p>Any proposal to truncate or remove a section of the brewhouse building is at odds with these reasons for retaining the Building.</p> <p><i>As outlined in the submission from the DAHG,"..... it is considered that the visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument"</i></p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>8. The Abbey Creative Quarter Masterplan proposes to make St Francis Abbey the focus of the redevelopment of the Brewery Site. The area encompassing the Abbey, the City Wall, Evans Turret and St Francis</p>
--	---

	<p>Well will be subject to archaeological excavations and will be the focus of a proposed City Centre Urban Park measuring approx. 1 hectare in area.</p>
<p><b><u>Sandra McGarry</u></b></p> <ol style="list-style-type: none"> <li>1. EIS is inadequate</li>   <li>2. Archaeology should inform the planning of the whole site – brewhouse should be knocked completely or alternatively, knock the part closest to St Francis Abbey.</li>   <li>3. Do not know what businesses will be attracted to the building.</li>   <li>4. Lack of vision regarding traffic and the HGV Management plan.</li>   <li>5. Scale of the proposal is inappropriate for its surroundings – penthouse extension is ridiculous.</li>   <li>6. Building was to remain because of its architectural heritage but proposal is now going to cover this up.</li> </ol>	<ol style="list-style-type: none"> <li>1. The proposed development is significantly sub threshold for the EIA requirements as set out in schedule 5 “Development for the purposes of Part 10” of the Planning &amp; Development Regulations 2001-2015. Furthermore, it is noted that the Abbey Creative Quarter Masterplan, which allowed for the retention and renovation of the Brewhouse Building, has been the subject of a Strategic Environmental Assessment.</li>   <li>2. The Masterplan for the Abbey Creative Quarter allowed for the retention and renovation of the Brewhouse Building for a number of reasons : <ul style="list-style-type: none"> <li>• The Brewhouse building is representative of the brewing history on the site - it is a very important element in the historical development of the site.</li> <li>• It is an example of the Industrial Heritage of the city.</li> <li>• The retention and re-use of the building accords with the principles of sustainable development.</li> </ul> <p>Any proposal to truncate or remove a section of the brewhouse building is at odds with these reasons for retaining the Building.</p> <p><i>As outlined in the submission from the DAHG, “..... it is considered that the visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument”</i></p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970’s and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> </li>   <li>3. The proposed development allows for a range of uses including education, research &amp; development and /or office use. The precise future usage will be determined based on market demand in these areas of proposed usage. Kilkenny Co. Co. is in receipt of expressions of interest from a number of parties for such uses of the building.</li>   <li>4. The proposed HGV Traffic Management Plan for Kilkenny City relates to the implementations of measures to control and manage the movement of HGV’s through the city. The proposed uses for the Brewhouse Building, namely education, research &amp; development and/or office use will not generate additional HGV traffic in the city – thus the HGV Traffic Management plan for the city is not relevant in the context of the proposed redevelopment of the Brewhouse Building.</li>   <li>5. The scale of the proposed building is consistent with the scale of the existing building at this location. The overall height of the building will not be increased and the footprint of the building has not been increased. The rooftop extension of the northern section of the building has been stepped back from the building edge to provide a viewing terrace overlooking St Francis Abbey and to ensure that there is no perceived encroachment on St Francis Abbey. The roof level of this extension is in line with the level of the adjoining part of the existing structure</li>   <li>6. The proposed external finishes to the building will see the retention of the existing brickwork finish to the structure. A simple rendered finish is proposed in areas of the building that were previously rendered and to replace the existing profiled metal cladding on the structure. In areas where the structure was not previously exposed due to the presence of adjoining structures, which are being demolished by Diageo, a simple rendered plaster finish will be provided.</li> </ol> <p>The proposed development will not “cover up” the buildings architectural heritage as suggested in the submission.</p>

**Paddy O' Ceallaigh**

1. Unable to attend the info. evening – time was not convenient for a fulsome public engagement.
2. Kilkenny Co. Co. has not taken the archaeological and environmental concerns of the public into consideration. Fears that Kilkenny Co. Co. do not believe that a full EIS is required.
3. Welcomes in principle the retention of the building, but has concerns that the building dominates St Francis Abbey. Suggests that a more truncated building would be more appropriate or even better no building or a low building.
4. Queries if the building will remain in the public realm ?
5. Seeks confirmation that council has never indemnified the city relating to any possible future issues relating to the site, when agreeing to buy the site from Diageo.
6. What are the anticipated car using numbers for the building.
7. Questions if TESCO or Marks & Spencers will part use this building for offices ?
8. How will rates be assessed on the building ?
9. Looking for council to publish correspondence between it and the Dept. of the Environment relating to the site.
10. Looking for names of all former council employees currently working for or acting in an advisory role for the NTMA
11. Concerned that the impact of the Kilkenny Central Access Scheme has not been included in the NIS, AA or the SEA.

1. The informal public information evening was held on a Tuesday evening from 4.30pm to 7.30pm (event finished at 8pm) The event was timed to facilitate those who want to attend immediately after work/school or alternatively those who want to attend in the early evening. It also allowed an opportunity for those working outside town to get into town in the early evening.
2. Archaeological and Environmental issues have had and will continue to have a very significant impact on the proposed renovation of the Brewhouse Building and associated works.  
  
The proposed development is significantly sub threshold for the EIA requirements as set out in schedule 5 "Development for the purposes of Part 10" of the Planning & Development Regulations 2001-2015. Furthermore, it is noted that the Abbey Creative Quarter Masterplan, which allowed for the retention and renovation of the Brewhouse Building, has been the subject of a Strategic Environmental Assessment.
3. The Masterplan for the Abbey Creative Quarter allowed for the retention and renovation of the Brewhouse Building for a number of reasons :
  - The Brewhouse building is representative of the brewing history on the site - it is a very important element in the historical development of the site.
  - It is an example of the Industrial Heritage of the city.
  - The retention and re-use of the building accords with the principles of sustainable development.  
Any proposal to truncate or remove the existing brewhouse building is at odds with the very reasons for retaining the building, the principle of which is welcomed in the submission.  
  
As outlined in the submission from the DAHG, it is considered that the proposed development will enhance the current setting of St Francis Abbey. Accordingly, it is recommended that the building be retained as proposed.
4. This query is not relevant to the "*proper planning and sustainable development of the area*" and thus is outside the scope of this Part VIII report.
5. This query is not relevant to the "*proper planning and sustainable development of the area*" and thus is outside the scope of this Part VIII report.
6. The current proposed development will not facilitate car access to the site.  
  
Parking to facilitate the proposed development will be progressed in line with the provisions of the Masterplan for the Abbey Creative Quarter and in line with the provisions of objective 3N of the Kilkenny City & Environs Development Plan "...To provide for park and walk facilities for car and bus/coach parking at a site or sites in close proximity to the Abbey Creative Quarter Masterplan area to service both the masterplan area and the city centre generally taking into account the mobility management plan for the city."
7. This query is not relevant to the "*proper planning and sustainable development of the area*" and thus is outside the scope of this Part VIII report.
8. This query is not relevant to the "*proper planning and sustainable development of the area*" and thus is outside the scope of this Part VIII report.
9. Whilst Kilkenny County Council did forward details of this proposed development to the Dept. of Environment for their consideration, no response was received. A copy of this letter can be made available.
10. This query is not relevant to the "*proper planning and sustainable development of the area*" and thus is outside the scope of this Part VIII report.
11. The impact of the CAS project has been considered in the Appropriate Assessment Screening for the project under the heading of "Assessment of potential cumulative effects" The impact of the CAS was also

<p>12. Would like to formally submit the EcoFact Report of Oct 2014 for the consideration of the Environmental Consultant.</p>	<p>considered in the preparation of the Masterplan for the Abbey Creative Quarter, specifically in the Strategic Environmental Assessment (SEA) and the Natura Impact Report. The retention and renovation of the Brewhouse Building is consistent with the provisions of the Abbey Creative Quarter Masterplan.</p> <p>12. Report not submitted and in any case, is outside the scope of this Part VIII report</p>
<p><b>Pat Cass</b></p> <p>Brewhouse Development is flawed and premature.</p> <ol style="list-style-type: none"> <li>1. Need to be fully informed as to the future usage of the building.</li> <li>2. Brewery site is not an appropriate place for another business park.</li> <li>3. Overall scale of the building is too great for its surroundings.</li> <li>4. Impact of the CAS has not been included in the NIS, AA and SEA.</li> <li>5. EIS is inadequate.</li> </ol>	<ol style="list-style-type: none"> <li>1. The proposed development allows for a range of uses including education, research &amp; development and /or office use. The precise future usage will be determined based on market demand in these areas of proposed usage.</li> <li>2. There is no proposal for the development of a business park on the Brewery Site. As per the provisions of the Masterplan, it is intended that the Brewery site will incorporate a mixed use development.</li> <li>3. The scale of the proposed building is consistent with the scale of the existing building at this location. The overall height of the building will not be increased and the footprint of the building has not been increased. The rooftop extension of the northern section of the building has been stepped back from the building edge to provide a viewing terrace overlooking St Francis Abbey and to ensure that there is no perceived encroachment on St Francis Abbey. The roof level of this extension is in line with the level of the adjoining part of the existing structure</li> <li>4. The impact of the CAS project has been considered in the Appropriate Assessment Screening for the project under the heading of "Assessment of potential cumulative effects" The impact of the CAS was also considered in the preparation of the Masterplan for the Abbey Creative Quarter, specifically in the Strategic Environmental Assessment (SEA) and the Natura Impact Report. The retention and renovation of the Brewhouse Building is consistent with the provisions of the Abbey Creative Quarter Masterplan.</li> <li>5. The proposed development is significantly sub threshold for the EIA requirements as set out in schedule 5 "Development for the purposes of Part 10" of the Planning &amp; Development Regulations 2001-2015 and thus an EIA is not required for the proposed development. The Masterplan for the Development of the overall site, which allowed for the renovation of the Brewhouse Building has been the subject of a Strategic Environmental Assessment.</li> </ol>
<p><b>Franc Micklem</b></p> <ol style="list-style-type: none"> <li>1. Results of archaeological excavation and examination should shape and lead site usage and development. Proposed Brewhouse development limits such investigations.</li> </ol>	<ol style="list-style-type: none"> <li>1. A detailed archaeological impact assessment, including archaeological testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage &amp; the Gaeltacht.</li> </ol> <p>Kilkenny County Council has committed through the Masterplan for the Abbey Creative Quarter to carrying out further investigations and assessments of the archaeology of the site, with the findings to further inform the development of the overall Masterplan Area. The details and extent of these archaeological assessments / investigations will be agreed with the National Monuments Service and the Dept. of Arts, Heritage &amp; the Gaeltacht.</p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of</p>

<p>2. Impact of the CAS has not been included in the NIS, AA and the SEA Reports.</p> <p>3. Traffic Management /parking issues as a result of the development have not been adequately addressed.</p> <p>4. HGV and traffic management plan for the city has not been completed as yet. Parking and types of vehicles allowed to access the Brewhouse must be specified at design stage.</p> <p>5. Partial demolition of the Brewhouse, namely of the block closest to the Abbey is in the interest of the wider site development, particularly in the context of heritage and tourism as this section interferes with and overshadows the Abbey cartilage.</p> <p>6. Overall scale of the proposed building is too great for its surroundings.</p> <p>7. Proposed plaster finish to the outside of the building is inappropriate/out of character with its industrial heritage.</p>	<p>that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>The area between the Brewhouse and the Abbey will be the subject of future archaeological assessment and investigation as provided for in the Abbey Creative Quarter Masterplan.</p> <p>It is noted in the submission from the DAHG that the <i>"...visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument"</i></p> <p>2. The impact of the CAS project has been considered in the Appropriate Assessment Screening for the project under the heading of "Assessment of potential cumulative effects" The impact of the CAS was also considered in the preparation of the Masterplan for the Abbey Creative Quarter, specifically in the Strategic Environmental Assessment (SEA) and the Natura Impact Report. The retention and renovation of the Brewhouse Building is consistent with the provisions of the Abbey Creative Quarter Masterplan.</p> <p>3. Parking to facilitate the proposed development will be progressed in line with the provisions of the Masterplan for the Abbey Creative Quarter and in line with the provisions of objective 3N of the Kilkenny City &amp; Environs Development Plan <i>"....To provide for park and walk facilities for car and bus/coach parking at a site or sites in close proximity to the Abbey Creative Quarter Masterplan area to service both the masterplan area and the city centre generally taking into account the mobility management plan for the city."</i></p> <p>4. The proposed HGV Traffic Management Plan for Kilkenny City relates to the implementations of measures to control and manage the movement of HGV's through the city. The proposed uses for the Brewhouse Building, namely education, research &amp; development and/or office use will not generate additional HGV traffic in the city – thus the HGV Traffic Management plan for the city is not relevant in the context of the proposed redevelopment of the Brewhouse Building.</p> <p>5. The Masterplan for the Abbey Creative Quarter allowed for the retention and renovation of the Brewhouse Building for a number of reasons :</p> <ul style="list-style-type: none"> <li>• The Brewhouse building is representative of the brewing history on the site - it is a very important element in the historical development of the site.</li> <li>• It is an example of the Industrial Heritage of the city.</li> <li>• The retention and re-use of the building accords with the principles of sustainable development.</li> </ul> <p>Any proposal to truncate or remove a section of the brewhouse building is at odds with these reasons for retaining the Building.</p> <p>As outlined in the submission from the DAHG,"..... <i>it is considered that the visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument"</i></p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>6. The scale of the proposed building is consistent with the scale of the existing building at this location. The overall height of the building will not be increased and the footprint of the building has not been increased. The rooftop extension of the northern section of the building has been stepped back from the building edge to provide a viewing terrace overlooking St Francis Abbey and to ensure that there is no perceived encroachment on St Francis Abbey.</p> <p>7. The proposed external finishes to the building will see the retention of the existing brickwork finish to the structure. A simple rendered finish is proposed in areas of the building that were previously rendered and to replace the existing profiled metal cladding on the structure. In areas where the structure was not previously exposed due to the presence of adjoining structures, which are being demolished by Diageo, a simple rendered plaster finish will be provided.</p> <p>It is noted that there is currently a rendered finish to parts of the building. The rendered plaster finish is in keeping with the character of the existing building and is consistent with the character of industrial buildings of a similar age</p>
--	---

**Mark Stewart**

1. Results of archaeological excavation and examination should shape and lead site usage and development. Proposed Brewhouse development limits such investigations.
2. Need to be fully informed as to the future usage of the building.
3. Development is unnecessary due to abundance of empty office space in the city.
4. Brewery site is not an appropriate place for another business park.
5. HGV and traffic management plan for the city has not been completed as yet. Parking and types of vehicles allowed to access the Brewhouse must be specified at design stage.
6. Partial demolition of the Brewhouse, namely of the block closest to the Abbey is in the interest of the wider site development, particularly in the context of heritage and tourism as this section interferes with and overshadows the Abbey cartilage.
7. Overall scale of the proposed building is too great for its surroundings.

1. A detailed archaeological impact assessment, including archaeological testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage & the Gaeltacht.

Kilkenny County Council has committed through the Masterplan for the Abbey Creative Quarter to carrying out further investigations and assessments of the archaeology of the site, with the findings to further inform the development of the overall Masterplan Area. The details and extent of these archaeological assessments / investigations will be agreed with the National Monuments Service and the Dept. of Arts, Heritage & the Gaeltacht.

It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.

The area between the Brewhouse and the Abbey will be the subject of future archaeological assessment and investigation as provided for in the Abbey Creative Quarter Masterplan.

2. The proposed development allows for a range of uses including education, research & development and /or office use. The precise future usage will be determined based on market demand in these areas of proposed usage.
3. The proposed development allows for a range of uses including education, research & development and /or office use. The use of the building for office use will only be considered where there is a market demand for same.
4. There is no proposal for the development of a business park on the Brewery Site. As per the provisions of the Masterplan, it is intended that the Brewery site will incorporate a mixed use development.
5. The proposed HGV Traffic Management Plan for Kilkenny City relates to the implementations of measures to control and manage the movement of HGV's through the city. The proposed uses for the Brewhouse Building, namely education, research & development and/or office use will not generate additional HGV traffic in the city – thus the HGV Traffic Management plan for the city is not relevant in the context of the proposed redevelopment of the Brewhouse Building.

It is intended that there will be no parking in the immediate area of the Brewhouse. Vehicular access to the building will be limited to service vehicles and deliveries, and limited access for mobility impaired drivers.

6. The Masterplan for the Abbey Creative Quarter allowed for the retention and renovation of the Brewhouse Building for a number of reasons :
  - The Brewhouse building is representative of the brewing history on the site - it is a very important element in the historical development of the site.
  - It is an example of the Industrial Heritage of the city.
  - The retention and re-use of the building accords with the principles of sustainable development.

Any proposal to truncate or remove a section of the brewhouse building is at odds with these reasons for retaining the Building.

As outlined in the submission from the DAHG,"..... *it is considered that the visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument*"

It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.

7. The scale of the proposed building is consistent with the scale of the existing building at this location. The overall height of the building will not be increased and the footprint of the building has not been increased. The rooftop extension of the northern section of the building has been

<p>8. Proposed plaster finish to the outside of the building is inappropriate/out of character with its industrial heritage.</p> <p>9. Traffic Management /parking issues as a result of the development have not been adequately addressed.</p> <p>10. Impact of the CAS has not been included in the NIS, AA and the SEA Reports.</p> <p>11. EIS is inadequate.</p>	<p>stepped back from the building edge to provide a viewing terrace overlooking St Francis Abbey and to ensure that there is no perceived encroachment on St Francis Abbey. The roof level of this extension is in line with the level of the adjoining part of the existing structure</p> <p>8. The proposed external finishes to the building will see the retention of the existing brickwork finish to the structure. A simple rendered finish is proposed in areas of the building that were previously rendered and to replace the existing profiled metal cladding on the structure. In areas where the structure was not previously exposed due to the presence of adjoining structures, which are being demolished by Diageo, a simple rendered plaster finish will be provided.</p> <p>It is noted that there is currently a rendered finish to parts of the building. The rendered plaster finish is in keeping with the character of the existing building and is consistent with the character of industrial buildings of a similar age</p> <p>9. Parking to facilitate the proposed development will be progressed in line with the provisions of the Masterplan for the Abbey Creative Quarter and in line with the provisions of objective 3N of the Kilkenny City &amp; Environs Development Plan “...To provide for park and walk facilities for car and bus/coach parking at a site or sites in close proximity to the Abbey Creative Quarter Masterplan area to service both the masterplan area and the city centre generally taking into account the mobility management plan for the city.”</p> <p>10. The impact of the CAS project has been considered in the Appropriate Assessment Screening for the project under the heading of “Assessment of potential cumulative effects” The impact of the CAS was also considered in the preparation of the Masterplan for the Abbey Creative Quarter, specifically in the Strategic Environmental Assessment (SEA) and the Natura Impact Report. The retention and renovation of the Brewhouse Building is consistent with the provisions of the Abbey Creative Quarter Masterplan.</p> <p>11. The proposed development is significantly sub threshold for the EIA requirements as set out in schedule 5 “Development for the purposes of Part 10” of the Planning &amp; Development Regulations 2001-2015. The Masterplan for the Development of the overall site, which allowed for the renovation of the Brewhouse Building, has been the subject of a Strategic Environmental Assessment.</p>
<p><b>Anna Kelly</b></p> <p>1. Objects to the retention of the Brewhouse due to its proximity to the Abbey.</p>	<p>1. The proposed development is for the renovation of an existing building, as allowed for in the Abbey Creative Quarter Masterplan.</p>
<p><b>Richard Murphy</b></p> <p>1. Objects to the redevelopment of the site until a full Environmental Impact Statement and a complete modelling of traffic volumes and noise is made.</p> <p>2. HGV and Traffic Management Plan for the site has yet to be completed. Need a clearer view of the plan for the city before this redevelopment can take place.</p> <p>3. Results of archaeological excavation and examination should shape and lead site usage and development. Proposed Brewhouse development limits such investigations.</p>	<p>1. The proposed development is significantly sub threshold for the EIA requirements as set out in schedule 5 “Development for the purposes of Part 10” of the Planning &amp; Development Regulations 2001-2015.</p> <p>Furthermore, the retention and renovation of the Brewhouse and the associated works proposed in this development are consistent with the provision of the Abbey Creative Quarter Masterplan. A Strategic Environmental Assessment (SEA) was undertaken in preparation of the Masterplan for the overall development of the Abbey Creative Quarter.</p> <p>2. The proposed HGV Traffic Management Plan for Kilkenny City relates to the implementations of measures to control and manage the movement of HGV’s through the city. The proposed uses for the Brewhouse Building, namely education, research &amp; development and/or office use will not generate additional HGV traffic in the city – thus the HGV Traffic Management plan for the city is not relevant in the context of the proposed redevelopment of the Brewhouse Building.</p> <p>3. A detailed archaeological impact assessment, including archaeological testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage &amp; the Gaeltacht.</p>

<p>4. Need to be fully informed as to the future usage of the building.</p> <p>5. Brewery site is not an appropriate place for another business park.</p> <p>6. Impact of the CAS has not been included in the NIS, AA and the SEA Reports.</p> <p>7. Overall scale of the proposed building is too great for its surroundings.</p> <p>8. Proposed plaster finish to the outside of the building is inappropriate/out of character with its industrial heritage.</p>	<p>Kilkenny County Council has committed through the Masterplan for the Abbey Creative Quarter to carrying out further investigations and assessments of the archaeology of the site, with the findings to further inform the development of the overall Masterplan Area. The details and extent of these archaeological assessments / investigations will be agreed with the National Monuments Service and the Dept. of Arts, Heritage &amp; the Gaeltacht.</p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>The area between the Brewhouse and the Abbey will be the subject of future archaeological assessment and investigation as provided for in the Abbey Creative Quarter Masterplan.</p> <p>It is noted in the submission from the DAHG that the <i>"...visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument"</i></p> <p>4. The proposed development allows for a range of uses including education, research &amp; development and /or office use. The precise future usage will be determined based on market demand in these areas of proposed usage.</p> <p>5. There is no proposal for the development of a business park on the Brewery Site. As per the provisions of the Masterplan, it is intended that the Brewery site will incorporate a mixed use development.</p> <p>6. The impact of the CAS project has been considered in the Appropriate Assessment Screening for the project under the heading of "Assessment of potential cumulative effects" The impact of the CAS was also considered in the preparation of the Masterplan for the Abbey Creative Quarter, specifically in the Strategic Environmental Assessment (SEA) and the Natura Impact Report. The retention and renovation of the Brewhouse Building is consistent with the provisions of the Abbey Creative Quarter Masterplan.</p> <p>7. The scale of the proposed building is consistent with the scale of the existing building at this location. The overall height of the building will not be increased and the footprint of the building has not been increased. The rooftop extension of the northern section of the building has been stepped back from the building edge to provide a viewing terrace overlooking St Francis Abbey and to ensure that there is no perceived encroachment on St Francis Abbey. The roof level of this extension is in line with the level of the adjoining part of the existing structure</p> <p>8. The proposed external finishes to the building will see the retention of the existing brickwork finish to the structure. A simple rendered finish is proposed in areas of the building that were previously rendered and to replace the existing profiled metal cladding on the structure. In areas where the structure was not previously exposed due to the presence of adjoining structures, which are being demolished by Diageo, a simple rendered plaster finish will be provided.</p> <p>It is noted that there is currently a rendered finish to parts of the building. The rendered plaster finish is in keeping with the character of the existing building and is consistent with the character of industrial buildings of a similar age</p>
<p><b>Kevin Flaherty</b></p> <p>1. Considers that the timing and dating of the public information evening was dismissive and that the council does not desire any real public engagement. There was a storm on the evening in question and no alternative date was provided. Event should be moved to a weekend or at least after 6pm giving working people a chance to participate.</p> <p>2. Public consultation overwhelmingly agreed that archaeology should inform the development of the site. The Brewhouse Development will severely</p>	<p>1. The informal public information evening was held on a Tuesday evening from 4.30pm to 7.30pm (event finished at 8pm) The event was timed to facilitate those who want to attend immediately after work/school or alternatively those who want to attend in the early evening. It also allowed an opportunity for those working outside town to get into town in the early evening.</p> <p>Details of the proposed development were also on public display at a subsequent public information evening held on XXXX for the proposed River Garden Development.</p> <p>2. A detailed archaeological impact assessment, including archaeological testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will</p>

<p>hamper and restrict any future excavations and archaeological investigations.</p> <p>3. Impact of the CAS has not been included in the NIS, AA and the SEA Reports.</p> <p>4. Little attention has been given to traffic management (parking etc) in this development.</p> <p>5. Need to be fully informed as to the future usage of the building.</p> <p>6. HGV and Traffic Management Plan for the site has yet to be completed. Parking and traffic plans should be available now so the public can be fully informed before plans are decided.</p> <p>7. View of St Francis Abbey should be opened up – Brewhouse building plan will hide the Abbey from view.</p> <p>8. Proposed plaster finish to the outside of the building is inappropriate/out of character with its industrial heritage.</p>	<p>further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage &amp; the Gaeltacht.</p> <p>Kilkenny County Council has committed through the Masterplan for the Abbey Creative Quarter to carrying out further investigations and assessments of the archaeology of the site, with the findings to further inform the development of the overall Masterplan Area. The details and extent of these archaeological assessments / investigations will be agreed with the National Monuments Service and the Dept. of Arts, Heritage &amp; the Gaeltacht.</p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>The area between the Brewhouse and the Abbey will be the subject of future archaeological assessment and investigation as provided for in the Abbey Creative Quarter Masterplan.</p> <p>3. The impact of the CAS project has been considered in the Appropriate Assessment Screening for the project under the heading of "Assessment of potential cumulative effects" The impact of the CAS was also considered in the preparation of the Masterplan for the Abbey Creative Quarter, specifically in the Strategic Environmental Assessment (SEA) and the Natura Impact Report. The retention and renovation of the Brewhouse Building is consistent with the provisions of the Abbey Creative Quarter Masterplan.</p> <p>4. Parking to facilitate the proposed development will be progressed in line with the provisions of the Masterplan for the Abbey Creative Quarter and in line with the provisions of objective 3N of the Kilkenny City &amp; Environs Development Plan "...To provide for park and walk facilities for car and bus/coach parking at a site or sites in close proximity to the Abbey Creative Quarter Masterplan area to service both the masterplan area and the city centre generally taking into account the mobility management plan for the city."</p> <p>5. The proposed development allows for a range of uses including education, research &amp; development and /or office use. The precise future usage will be determined based on market demand in these areas of proposed usage.</p> <p>6. The proposed HGV Traffic Management Plan for Kilkenny City relates to the implementations of measures to control and manage the movement of HGV's through the city. The proposed uses for the Brewhouse Building, namely education, research &amp; development and/or office use will not generate additional HGV traffic in the city – thus the HGV Traffic Management plan for the city is not relevant in the context of the proposed redevelopment of the Brewhouse Building.</p> <p>7. As outlined in the submission from the DAHG,"..... it is considered that the visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument"</p> <p>It should further be noted that the overall development of the Masterplan Area, and in particular the development of an urban park around the Abbey precinct, as provided for in the Abbey Creative Quarter Masterplan will improve both the setting and views of the Abbey.</p> <p>8. The proposed external finishes to the building will see the retention of the existing brickwork finish to the structure. A simple rendered finish is proposed in areas of the building that were previously rendered and to replace the existing profiled metal cladding on the structure. In areas where the structure was not previously exposed due to the presence of adjoining structures, which are being demolished by Diageo, a simple rendered plaster finish will be provided.</p> <p>It is noted that there is currently a rendered finish to parts of the building. The rendered plaster finish is in keeping with the character of the existing building and is consistent with the character of industrial buildings of a similar age</p>
<p><b>Maurice O'Connor</b></p> <p>1. Extensive archaeological investigations must be</p>	<p>1. A detailed archaeological impact assessment, including archaeological</p>

<p>carried out in advance of finalising development plans for any part of the site</p>	<p>testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage &amp; the Gaeltacht.</p> <p>Kilkenny County Council has committed through the Masterplan for the Abbey Creative Quarter to carrying out further investigations and assessments of the archaeology of the site, with the findings to further inform the development of the overall Masterplan Area. The details and extent of these archaeological assessments / investigations will be agreed with the National Monuments Service and the Dept. of Arts, Heritage &amp; the Gaeltacht.</p>
<p><b>Ross Stewart</b></p> <ol style="list-style-type: none"> <li>Proposed design of the brewhouse is in direct opposition to the public consultation views.</li> <li>There are no curves, no spires and no local materials.</li> <li>Structure is a huge rectangular glass and concrete box, higher than the existing building, it is a regular office structure and it will block the view of St Francis Abbey and of the river and will divide the brewery site in two.</li> <li>It has no qualities that are sympathetic to the medieval aspect of Kilkenny. It is too close to the Abbey.</li> </ol>	<ol style="list-style-type: none"> <li>The retention and renovation of the Brewhouse is as allowed for under the provisions of the Abbey Creative Quarter Masterplan.</li> <li>There are no curves or spires in the existing building that is being renovated – source of materials to be used have yet to be confirmed.</li> <li>The height of the proposed building is consistent with the height of the existing building. The retention of the Brewhouse is allowed for in the Abbey Creative Quarter Masterplan and is an integral part of the development of the overall site.</li> <li>The proposed development is a renovation of an <u>existing</u> Industrial building. The industrial nature of the building is part of the history of the development of the brewery site. It is an example of the Industrial Heritage of the city and its retention and re-use building accords with the principles of sustainable development.</li> </ol>
<p><b>Enya Kennedy</b></p> <p>Opinion of the vast majority of those that attended the public consultations was that it should be demolished.</p> <ol style="list-style-type: none"> <li>As no specific occupant identified for the building it is premature to be designing the building to such a specific standard.</li> <li>The scale of the building is inappropriate for the setting and it is too close to St Francis Abbey – as a minimum the extension closest to the Abbey should be demolished.</li> <li>There should be no penthouse extension to the building. The finish to the building is inappropriate – building was to be saved for its industrial heritage but it appears that this is now being covered up.</li> </ol>	<ol style="list-style-type: none"> <li>The building has been designed to accommodate a range of uses.</li> <li>The scale of the proposed building is consistent with the scale of the existing building at this location. The overall height of the building will not be increased and the footprint of the building has not been increased.</li> </ol> <p>The Masterplan for the Abbey Creative Quarter allowed for the retention and renovation of the Brewhouse Building for a number of reasons :</p> <ul style="list-style-type: none"> <li>The Brewhouse building is representative of the brewing history on the site - it is a very important element in the historical development of the site.</li> <li>It is an example of the Industrial Heritage of the city.</li> <li>The retention and re-use of the building accords with the principles of sustainable development.</li> </ul> <p>Any proposal to truncate or remove a section of the brewhouse building is at odds with these reasons for retaining the Building.</p> <p><i>As outlined in the submission from the DAHG, "..... it is considered that the visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument"</i></p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <ol style="list-style-type: none"> <li>The rooftop extension of the northern section of the building has been stepped back from the building edge to provide a viewing terrace overlooking St Francis Abbey and to ensure that there is no perceived encroachment on St Francis Abbey. The roof level of this extension is in</li> </ol>

<p>4. Questions where the users of the building will park .</p> <p>5. The HGV management plan has not been agreed. Traffic Management needs to be considered.</p> <p>6. Archaeology should completely form the vision and direction of the site.</p> <p>7. Impact of the CAS has not been included in the AA screening, NIS or SEA reports.</p> <p>8. Many offices that are lie vacant in the city – appropriate place for office blocks of this proportion is in the existing business parks on the ring road.</p>	<p>line with the level of the adjoining part of the existing structure</p> <p>The proposed external finishes to the building will see the retention of the existing brickwork finish to the structure. A simple rendered finish is proposed in areas of the building that were previously rendered and to replace the existing profiled metal cladding on the structure. In areas where the structure was not previously exposed due to the presence of adjoining structures, which are being demolished by Diageo, a simple rendered plaster finish will be provided.</p> <p>4. Parking to facilitate the proposed development will be progressed in line with the provisions of the Masterplan for the Abbey Creative Quarter and in line with the provisions of objective 3N of the Kilkenny City &amp; Environs Development Plan “...<i>To provide for park and walk facilities for car and bus/coach parking at a site or sites in close proximity to the Abbey Creative Quarter Masterplan area to service both the masterplan area and the city centre generally taking into account the mobility management plan for the city.</i>”</p> <p>5. The proposed HGV Traffic Management Plan for Kilkenny City relates to the implementations of measures to control and manage the movement of HGV’s through the city. The proposed uses for the Brewhouse Building, namely education, research &amp; development and/or office use will not generate additional HGV traffic in the city – thus the HGV Traffic Management plan for the city is not relevant in the context of the proposed redevelopment of the Brewhouse Building.</p> <p>6. A detailed archaeological impact assessment, including archaeological testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage &amp; the Gaeltacht.</p> <p>Kilkenny County Council has committed through the Masterplan for the Abbey Creative Quarter to carrying out further investigations and assessments of the archaeology of the site, with the findings to further inform the development of the overall Masterplan Area. The details and extent of these archaeological assessments / investigations will be agreed with the National Monuments Service and the Dept. of Arts, Heritage &amp; the Gaeltacht.</p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970’s and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>The area between the Brewhouse and the Abbey will be the subject of future archaeological assessment and investigation as provided for in the Abbey Creative Quarter Masterplan.</p> <p>7. The impact of the CAS project has been considered in the Appropriate Assessment Screening for the project under the heading of “Assessment of potential cumulative effects” The impact of the CAS was also considered in the preparation of the Masterplan for the Abbey Creative Quarter, specifically in the Strategic Environmental Assessment (SEA) and the Natura Impact Report. The retention and renovation of the Brewhouse Building is consistent with the provisions of the Abbey Creative Quarter Masterplan.</p> <p>8. The proposed development allows for a range of uses including education, research &amp; development and /or office use. The use of the building for office use will only be considered where there is a market demand for same.</p>
<p><b><u>Lucy Glendinning</u></b></p> <p>1. Archaeological excavations should shape and lead the site usage and development. Developing the Brewhouse as proposed will seriously curtail meaningful investigations. Also, the building will continue to dominate the Abbey Building.</p>	<p>1. A detailed archaeological impact assessment, including archaeological testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage &amp; the Gaeltacht.</p> <p>Kilkenny County Council has committed through the Masterplan for the Abbey Creative Quarter to carrying out further investigations and assessments of the archaeology of the site, with the findings to further inform the development of the overall Masterplan Area. The details and extent of these archaeological assessments / investigations will be agreed</p>

<p>Brewhouse development is flawed and premature.</p> <ol style="list-style-type: none"> <li>2. Need to be fully informed as to the precise future usage of the building. Presumes that the building will be for office space, which is clearly contrary to common sense and also against the wishes of the majority of the citizens of Kilkenny.</li> <li>3. Brewery site is not an appropriate location for another business park.</li> <li>4. HGV traffic management plan for the city has not been completed yet – parking and types of vehicles allowed access to the Brewhouse must be specified at this stage.</li> <li>5. Proposed plaster finish is inappropriate and out of character with its industrial heritage.</li> <li>6. Acknowledges that it can be better to retain buildings from an environmental perspective, as there is no information forthcoming as to the future use of the building, there is no justification for the cost of redeveloping the building. There would be very good reasons to remove it from such an historical site and to carry out proper archaeological investigations.</li> </ol>	<p>with the National Monuments Service and the Dept. of Arts, Heritage &amp; the Gaeltacht.</p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>The area between the Brewhouse and the Abbey will be the subject of future archaeological assessment and investigation as provided for in the Abbey Creative Quarter Masterplan.</p> <p>It is noted in the submission from the DAHG that the <i>"...visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument"</i></p> <ol style="list-style-type: none"> <li>2. The proposed development allows for a range of uses including education, research &amp; development and /or office use. The precise future usage will be determined based on market demand in these areas of proposed usage.</li> <li>3. There is no proposal for the development of a business park on the Brewery Site. As per the provisions of the Masterplan, it is intended that the Brewery site will incorporate a mixed use development.</li> <li>4. The proposed HGV Traffic Management Plan for Kilkenny City relates to the implementations of measures to control and manage the movement of HGV's through the city. The proposed uses for the Brewhouse Building, namely education, research &amp; development and/or office use will not generate additional HGV traffic in the city – thus the HGV Traffic Management plan for the city is not relevant in the context of the proposed redevelopment of the Brewhouse Building. It is intended that there will be no parking in the immediate area of the Brewhouse. Vehicular access to the building will be limited to service vehicles and deliveries, with limited access for mobility impaired drivers.</li> <li>5. The proposed external finishes to the building will see the retention of the existing brickwork finish to the structure. A simple rendered finish is proposed in areas of the building that were previously rendered and to replace the existing profiled metal cladding on the structure. In areas where the structure was not previously exposed due to the presence of adjoining structures, which are being demolished by Diageo, a simple rendered plaster finish will be provided.  It is noted that there is currently a rendered finish to parts of the building. The rendered plaster finish is in keeping with the character of the existing building and is consistent with the character of industrial buildings of a similar age.</li> <li>6. There are a number of reasons for the retention of the Brewhouse Building as allowed for in the Abbey Creative Quarter Masterplan : <ul style="list-style-type: none"> <li>• The Brewhouse building is representative of the brewing history on the site - it is a very important element in the historical development of the site.</li> <li>• It is an example of the Industrial Heritage of the city.</li> <li>• The retention and re-use of the building accords with the principles of sustainable development.</li> </ul> <p>The submission acknowledges that the retention of existing buildings is better from an environmental perspective.</p> <p>The suggestion that the building be removed for archaeological reasons is at odds with the environmental reasons for retaining the building.</p> <p>As with all such developments, it is a matter of achieving a balance in the development proposals. In this case, the Masterplan allows for the retention of the Brewhouse Building for the reasons listed whilst at the same time taking into consideration the archaeology of the area.</p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's. The findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building. This is in accordance with the provisions of the Archaeological Strategy for the Masterplan Area.</p> </li> </ol>
--	--

<p>7. Impact of the CAS has not been included in the NIS, AA and the SEA reports.</p> <p>8. EIS is inadequate.</p>	<p>Furthermore a detailed archaeological impact assessment, including archaeological testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage &amp; the Gaeltacht.</p> <p>7. The impact of the CAS project has been considered in the Appropriate Assessment Screening for the project under the heading of "Assessment of potential cumulative effects" The impact of the CAS was also considered in the preparation of the Masterplan for the Abbey Creative Quarter, specifically in the Strategic Environmental Assessment (SEA) and the Natura Impact Report. The retention and renovation of the Brewhouse Building is consistent with the provisions of the Abbey Creative Quarter Masterplan.</p> <p>8. The proposed development is significantly sub threshold for the EIA requirements as set out in schedule 5 "Development for the purposes of Part 10" of the Planning &amp; Development Regulations 2001-2015. The Masterplan for the Development of the overall site, which allowed for the renovation of the Brewhouse Building, has been the subject of a Strategic Environmental Assessment.</p>
<p><b>Margaret O'Brien</b></p> <p>1. Results of archaeological excavation and examination should shape and lead site usage and development. Proposed Brewhouse development limits such investigations.</p> <p>2. Impact of the CAS has not been included in the NIS, AA and the SEA Reports.</p> <p>3. The EIS is inadequate</p> <p>4. Traffic Management /parking issues arising from this development are not adequately addressed.</p>	<p>1. A detailed archaeological impact assessment, including archaeological testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage &amp; the Gaeltacht.</p> <p>Kilkenny County Council has committed through the Masterplan for the Abbey Creative Quarter to carrying out further investigations and assessments of the archaeology of the site, with the findings to further inform the development of the overall Masterplan Area. The details and extent of these archaeological assessments / investigations will be agreed with the National Monuments Service and the Dept. of Arts, Heritage &amp; the Gaeltacht.</p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>The area between the Brewhouse and the Abbey will be the subject of future archaeological assessment and investigation as provided for in the Abbey Creative Quarter Masterplan.</p> <p>2. The impact of the CAS project has been considered in the Appropriate Assessment Screening for the project under the heading of "Assessment of potential cumulative effects" The impact of the CAS was also considered in the preparation of the Masterplan for the Abbey Creative Quarter, specifically in the Strategic Environmental Assessment (SEA) and the Natura Impact Report. The retention and renovation of the Brewhouse Building is consistent with the provisions of the Abbey Creative Quarter Masterplan.</p> <p>3. The proposed development is significantly sub threshold for the EIA requirements as set out in schedule 5 "Development for the purposes of Part 10" of the Planning &amp; Development Regulations 2001-2015. The Masterplan for the Development of the overall site, which allowed for the renovation of the Brewhouse Building, has been the subject of a Strategic Environmental Assessment.</p> <p>4. Parking to facilitate the proposed development will be progressed in line with the provisions of the Masterplan for the Abbey Creative Quarter and in line with the provisions of objective 3N of the Kilkenny City &amp; Environs Development Plan "...To provide for park and walk facilities for car and bus/coach parking at a site or sites in close proximity to the Abbey Creative Quarter Masterplan area to service both the masterplan area and the city centre generally taking into account the mobility management plan for the city."</p>

<p>5. Need to be fully informed as to the future usage of the building.</p> <p>6. HGV and traffic management plan for the city has not been completed as yet. Parking and types of vehicles allowed to access the Brewhouse must be specified at design stage.</p> <p>7. Partial demolition of the Brewhouse, namely of the block closest to the Abbey is in the interest of the wider site development, particularly in the context of heritage and tourism as this section interferes with and overshadows the Abbey cartilage.</p> <p>8. Overall scale of the proposed building is too great for its surroundings.</p> <p>9. Proposed plaster finish to the outside of the building is inappropriate/out of character with its industrial heritage.</p>	<p>5. The proposed development allows for a range of uses including education, research &amp; development and /or office use. The precise future usage will be determined based on market demand in these areas of proposed usage.</p> <p>6. The proposed HGV Traffic Management Plan for Kilkenny City relates to the implementations of measures to control and manage the movement of HGV's through the city. The proposed uses for the Brewhouse Building, namely education, research &amp; development and/or office use will not generate additional HGV traffic in the city – thus the HGV Traffic Management plan for the city is not relevant in the context of the proposed redevelopment of the Brewhouse Building.</p> <p>It is intended that there will be no parking in the immediate area of the Brewhouse. Vehicular access to the building will be limited to service vehicles and deliveries, with limited access for mobility impaired drivers</p> <p>7. The Masterplan for the Abbey Creative Quarter allowed for the retention and renovation of the Brewhouse Building for a number of reasons :</p> <ul style="list-style-type: none"> <li>• The Brewhouse building is representative of the brewing history on the site - it is a very important element in the historical development of the site.</li> <li>• It is an example of the Industrial Heritage of the city.</li> <li>• The retention and re-use of the building accords with the principles of sustainable development.</li> </ul> <p>Any proposal to truncate or remove a section of the brewhouse building is at odds with these reasons for retaining the Building.</p> <p><i>As outlined in the submission from the DAHG,"..... it is considered that the visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument"</i></p> <p>It is noted that the northern end of the Brewhouse Building was the subject of an archaeological excavation in the 1970's and the findings of that archaeological excavation will be considered and expressed in the detailed design of the renovated building.</p> <p>8. The scale of the proposed building is consistent with the scale of the existing building at this location. The overall height of the building will not be increased and the footprint of the building has not been increased. The rooftop extension of the northern section of the building has been stepped back from the building edge to provide a viewing terrace overlooking St Francis Abbey and to ensure that there is no perceived encroachment on St Francis Abbey. The roof level of this extension is in line with the level of the adjoining part of the existing structure</p> <p>9. The proposed external finishes to the building will see the retention of the existing brickwork finish to the structure. A simple rendered finish is proposed in areas of the building that were previously rendered and to replace the existing profiled metal cladding on the structure. In areas where the structure was not previously exposed due to the presence of adjoining structures, which are being demolished by Diageo, a simple rendered plaster finish will be provided.</p> <p>It is noted that there is currently a rendered finish to parts of the building. The rendered plaster finish is in keeping with the character of the existing building and is consistent with the character of industrial buildings of a similar age.</p>
<p><b>Marie Kelly</b></p> <p>1. Objects to the retention of the Brewhouse, because of its proximity to the Abbey.</p> <p>2. The Abbey should be focal point.</p> <p>3. Object because wishes to have the whole site archaeologically excavated.</p>	<p>1. The retention and renovation of the Brewhouse is in accordance with the provisions of the Abbey Creative Quarter Masterplan.</p> <p>2. The Abbey will be the focal point of a proposed urban park, approx. 1 hectare in area, thus making the Abbey the focal point of the overall Abbey Creative Quarter Masterplan area.</p> <p>3. A detailed archaeological impact assessment, including archaeological</p>

	<p>testing as necessary, will be undertaken as the detailed design of the Brewhouse building and the landscaped areas are progressed. This will further advise the detailed design process and a detailed programme of proposed archaeological mitigation will be agreed with the Dept. of Arts Heritage &amp; the Gaeltacht.</p>
--	---

# **Appendix A**

## **Senior Planners Report**

**Comhairle Chontae Chill Chainnigh  
Kilkenny County Council  
Part 8 Planning Report**



**Planning & Development Act 2000-2015  
Planning & Development Regulations, 2001 - 2015**

**Part VIII - Former Brewhouse**

**Development Description:**

The existing building, which measures approx. 4,530 m<sup>2</sup>, 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> at Ground Floor and 110 m<sup>2</sup> 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 m<sup>2</sup> along Horse Barrack Lane.
- the construction of a new landscaped public square/courtyard of some 1,200 m<sup>2</sup> to the east of the Brewhouse

## **1. The Subject Site**

The proposed works are for the redevelopment of the Brewhouse building, located just East of the entrance to the St. Francis (former Diageo Brewery) site at the end of Parliament street, Kilkenny. As the name indicates, the building used to be a Brewhouse and the brewing equipment is currently being removed as part of site clearance in accordance with permission 13/990045. The Brewhouse will be formally handed over to Kilkenny County Council once the clearout is complete together with the remainder of the brewery site.

To the North of the building is St. Francis Abbey, which is a National Monument. To the East is the maturation building (currently to be retained without the fermentation vats) and to the West lies Horse Barrack Lane.

## **2. Proposed Development**

The proposal is for the proposed refurbishment of the Brewhouse and the landscaping of its environs as per the public notice, 2200sq/m of which will be along Horse Barrack Lane and 1200sq/m of which will be to the east of the Brewhouse building. The existing building, which measures approx. 4,530 m<sup>2</sup>, is to be redeveloped to allow for a range of uses including education, research & development and/or office.

## **3. Screening for Appropriate Assessment**

As the proposed development is located adjacent to the River Nore/River Barrow Special Area of Conservation (SAC) and the River Nore Special Protection Area (SPA), the proposed works were screened for potential to significantly impact on the conservation objectives of the abovementioned Natura 2000 sites. It was concluded that there is no anticipated impact on these sites and phase 2 Natura Impact Statement is therefore not required.

## **4. Assessment**

The proposed development would firstly comprise of the refurbishment of an industrial building for use by potential occupants for purposes related to education, research and offices in order to generate economic activity and accompanying job creation. Secondly, the proposal is to reprioritise movement in favour of pedestrians/cyclists on Horse Barrack Lane by way of the landscaping of the lane with hard and soft landscaping elements and extending same onto Parliament Street at the Watergate where a shared surface plaza will create an interface with (gateway to) the Brewery site.

### **5.1 Kilkenny City and Environs Development Plan 2014-2020 and Masterplan:**

#### **(i) Objectives:**

Objective 3L of City & Environs Development Plan – To finalise and adopt the Abbey Creative Quarter Masterplan and to incorporate it into the Kilkenny City and Environs Development Plan as a separate future variation.

This Masterplan was adopted on the 31<sup>st</sup> of July 2015 and includes the Brewhouse as stage two, following demolition. The proposal is for the Brewhouse building (identified as building 8), to be renovated and the core and shell to be fitted out to "Grey Box" standard in preparation for new occupiers.

The Masterplan states that: "the reuse, where possible of some of the existing buildings on site accords with the principles of sustainable re-use of building assets"

(ii) Zoning

The site is zoned "General Business", the objective of which is 'to provide for general development'. In accordance with Section 9.4.5 of the City & Environs Development Plan, permitted uses in an area zoned "General Business" include dwellings, retailing, offices, public places and places of assembly, cultural or educational buildings etc. The proposal is for a range of uses including education, research & development and/or office. I consider that these proposed uses are all acceptable under the current zoning.

(iii) Conservation

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.

The ACA objectives however focus on the streetscape elements from the medieval period and the brewery site is only mentioned as a site with significant elements of industrial heritage. Although the Brewhouse is not a protected structure, initial phases drew from design principles espoused by the Bauhaus movement in Dessau. As such the Brewhouse is of contemporary interest.

The Conservation Officer has the following observations on the refurbishment of the Brewhouse:

- 1. The proposals for the external expression of the building and the use of the Bauhaus theme as a source of inspiration for remodelling and reinventing the exterior of the entire building works very well and is appropriate for the setting of this site recalling its industrial nature while bringing design cohesion to a building constructed over 5 different phases and elevating the overall standard of design throughout.*
- 2. The decision to retain the existing brick elevations and to insulate internally is welcomed as this brick is considered to be an expression of its time worth retaining, and its retention contributes to an understanding of the building as an adapted industrial building within the brewhouse site.*
- 3. Replacement of existing uPVC windows with new steel/aluminium system is also a welcome proposal as the proposed materials are of better quality and meet the requirements for a high standard of design and materials in this historic site.*
- 4. Re: provision of signage on the west facade: this is currently an outline proposal only. A condition of planning should be included to require that design details of proposed signage be submitted once a use for the building has been established and signage can be finalised.*

The Conservation Officer has the following observations on the development of the Brewhouse Environs:

1. *Re: Proposed Landscaping: The landscaping proposals for the development do not include proposals for the treatment of the area between St. Francis Abbey and the courtyard created by the original Bauhaus – phase 1 of the Brewhouse and phase 3/4. The treatment of this space is essential to the re-development of the Brewhouse as it deals with the relationship between this building and the Abbey itself which is a protected structure and National Monument and of prime importance to the character of the Abbey Quarter. This area is also the location of one of the entrances to the Brewhouse and as such is of prime importance in realisation of the Bauhaus principle of 'Raumplan' where the relationship between exterior and interior are a significant component of the design rationale.*

(iv) Archaeology

The site is located within the Zone of Notification of recorded monuments.

Objective 7H is to 'protect and enhance archaeological sites, monuments (including their setting), underwater archaeology, including those that are listed in the Record of Monuments and Places, and in the Urban Archaeological Survey of County Kilkenny or newly discovered sub-surface archaeological remains'.

An Archeological Impact Assessment was undertaken by Colm Flynn Archaeology. The assessment concluded that the proposed works will not have an impact on the St. Francis Abbey or any other known archaeological site. Ground disturbance does however have the potential for impact, including the resurfacing of Horse Barrack Lane, Watergate and Watergate Bridge. Mitigation measures have been recommended, both for pre- construction and construction phases.

(v) Views and Prospects

H9: *To protect views and prospects identified on Map 7.5 by requiring new development or extensions to existing development to be designed and located so as to minimize the interruption of these views.*

*Views include:*

5. *views from Michael Street.*

It should be noted that although the Brewhouse is currently obscured from view, until the site is completely redeveloped the Brewery building will be highly visible from Michael Street. Over the long term the building will remain visible from the new Central Access Scheme bridge and in particular will remain the main backdrop to St. Francis's Abbey.

## 5.2 The Brewhouse:

By virtue of its existing industrial past, the building was designed to accommodate the elements of the brewing process and as such floor and roof heights are very much inconsistent throughout. The Brewhouse building is approximately 4530sq/m in extent and varies from 2 to 5 storeys. Refurbishment will take place in 6 phases, being:

1. the original Bauhaus styled building (1052 sq/m)
2. the single storey extension south of the Bauhaus building (228 sq/m)

3. the five storey building to the West of the "Bauhaus" building (543sq/m)
4. the single storey extension with brick finish to the North of the original building (595sq/m).
5. single storey with mezzanine (546sq/m) and finally the large five storey concrete framed structure adjacent to the Abbey (1764sq/m).

The proposed works to the building will include:

- Retention and reuse of the original Bauhaus inspired block
- Demolition of steel framed extension to same
- a new 220sq/m penthouse level over Northern Section of the building
- Insertion of new floors and voids to create an addition 3273sq/m in floor space
- Formation of a new opening at ground floor level to create a pedestrian walkway
- Replacement of windows with double glazing and thinner metal window frames
- External insulation with self coloured render. The proposal is also to make the building more energy efficient and to achieve this, the building needs to be thermally upgraded with external insulation on the face of the existing rendered facades, with internal dry lining of the brick facades. The proposal is further to upgrade the single glazed aluminium and Pvc framed windows with double glazed steel framed windows.
- Construction of new facades where Brewhouse abutted the maturation building.
- New insulated ground floor slab over existing
- Lowering of ground floor level in boiler room to match others
- Use of basement as rainwater harvesting tank
- Replacement of damaged flat roof sheeting with mastic asphalt roofing
- Introduction of opal glass clad rooflights for improved lighting
- Provision of photovoltaic panels on roof to generate renewable electricity
- Removal of the fence and planting along the western boundary of St. Francis Abbey

The development works' main impact will be visual in nature and will primarily be the result of the proposed finishes to the external facades. Another important external feature will be a new 220sq/m penthouse level over Northern Section of the building. Based on detailed analysis of the building's history as contained in Conservation Architect Roisin Hanley's report, it is now proposed to create new facades that also draw on the Bauhaus principles and the proposed simple geometry with full height glazing and thin metal frames represents good design elements of same. The Conservation Officer is satisfied with the proposals.

The Building Design Strategy requires the compilation of an Architectural Design Guide specifying the building design requirements for each plot within the Masterplan area. As the Brewhouse building is an existing structure within the site and by virtue of its historic architectural significance founded in the Bauhaus movement, the Brewhouse's history and character dictates its own design context and as such it should not be treated in the same way as new buildings that may be erected in future. The design ethos of the Brewhouse may therefore differ significantly from the remainder of the site or may influence future Architectural statements for the new plots. A well researched architectural design statement has been drawn up for the building's renovation and as stated earlier this statement was influenced by the research conducted on behalf of Reddy Architecture and Urbanism by Roisin Hanley.

From a planning perspective there is no objection to the proposed refurbishment of the Brewhouse as proposed.

### **5.3 The Brewhouse Environs:**

Works on the Brewhouse environs as per the landscaping proposal by Mitchell and Associates will comprise the provision of two new pedestrian areas/squares, one towards Horse Barrack Lane and one new square to the East of the building. The works on Horse Barrack Lane will be quite substantial and includes for the change of focus towards a pedestrian priority on the lane and the resurfacing of the lane with hard and soft landscaping. The hard landscaping will primarily comprise hammered lengths of Kilkenny limestone and granite with a sawn finish, benches and planters whereas the soft landscaping will comprise filling the planters with ornamental planting beneath multi-stem trees and grassed areas within the courtyard. The proposal will further include for bicycle parking, a pedestrian walkway connecting Horse Barrack lane to the new Brewhouse courtyard and particular proposals to frame the Abbey through landscaping.

The Movement Strategy contained in the Masterplan states that within the Masterplan area, pedestrian and cyclist movements take precedence over vehicular traffic. It is therefore considered that although the surface will be hard landscaped and will have a pedestrian focus, it is imperative that access be maintained to the rear of certain properties on Parliament street and that a traffic management protocol will regulate traffic so as to retain the pedestrian focus. It is anticipated that general parking on Horse Barrack lane will be removed.

Objective for Building 11 in the Masterplan allows for the future extension of the Watergate Theatre, which is indicated to be extended up to the proposed works and may even include a small part of the inside curved edge of the landscaped area to the rear of the Watergate. It is recommended that the landscaping allow for this in future extension of the Watergate Theatre and that no permanent structures/features be erected that may compromise the indicative building outline of the Watergate Theatre extension as indicated in the adopted Masterplan.

Although the Conservation Officer places emphasis on the area between the Brewhouse and the Abbey, this area is not to be developed under this Part VIII and should be addressed under a subsequent Part VIII proposal.

From a planning perspective there is no objection to the proposed landscaping of the Brewhouse Environs as proposed.

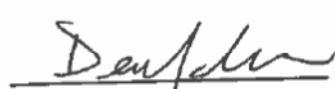
#### **Conclusion and Recommendation**

The Planning Authority considers that the proposed development is consistent with proper planning and sustainable development of the area, subject to the issues below being addressed.

1. All archaeological mitigation measures recommended in the report by Colm Flynn are to be implemented in full in consultation with the National Monuments Service of the Department of the Arts, Heritage and Gaeltacht.
2. No permanent structures/features are erected that may compromise the indicative building outline of the Watergate Theatre extension as indicated in the adopted Masterplan.

3. Design details for proposed signage should be submitted once a use for the building has been established and signage can be finalised.
4. A landscaping plan for the area between St. Francis Abbey and the courtyard created by the original Bauhaus phase 1 of the Brewhouse should form part of a future Part VIII proposal.

  
Nicolaas Louw 26/01/16  
Senior Executive Planner

  
Denis Malone 26/01/16  
Senior Planner

  
A. Walsh 24/1/2016  
Senior Executive Officer



26<sup>th</sup> January, 2016

Fónamh don Phobal - Caomhnú don Oldhreach

Serving People - Preserving Heritage

Tony Lauhoff,  
Project Manager,  
Abbey Quarter Project.

**Re.: Proposed redevelopment of the Brewhouse Building and associated works at the former Smithwicks Brewery site in Kilkenny City.**

A Chara,

I refer to the above and wish to comment as follows:

The Planning Authority considers that the proposed development is consistent with proper planning and sustainable development of the area, subject to the issues below being addressed.

1. All archaeological mitigation measures recommended in the report by Colm Flynn are to be implemented in full in consultation with the National Monuments Service of the Department of the Arts, Heritage and Gaeltacht.
2. No permanent structures/features are erected that may compromise the indicative building outline of the Watergate Theatre extension as indicated in the adopted Masterplan.
3. Design details for proposed signage should be submitted once a use for the building has been established and signage can be finalised.
4. A landscaping plan for the area between St. Francis Abbey and the courtyard created by the original Bauhaus phase 1 of the Brewhouse should form part of a future Part VIII proposal.

I attach a copy of the Planner's report.

Mise, le meas

Anne Maria Walsh  
Senior Executive Officer  
Planning



## **Appendix B**

### **Planning Notice**



**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 m<sup>2</sup>, 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> at Ground Floor and 110 m<sup>2</sup> 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 m<sup>2</sup> along Horse Barrack Lane.
- the construction of a new landscaped public square/courtyard of some 1,200 m<sup>2</sup> 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 23<sup>rd</sup> Oct 2015 to Tuesday 8<sup>th</sup> 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](http://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](mailto:Brewhouseplanning@kilkennycoco.ie). The latest date for receipt of submissions on the development is Tuesday 22<sup>nd</sup> 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.

## **Appendix C**

### **Submissions Received**



**An Roinn**  
**Ealaíon, Oidhreachta agus Gaeltachta**  
**Department of**  
**Arts, Heritage and the Gaeltacht**

Planning Ref: **Part 8 Brewhouse Building**  
(Please quote in all related correspondence)

22 December 2015

Director of Services - Planning  
Kilkenny County Council  
County Hall  
John Street Lower  
Kilkenny  
R95 A39T

Via email to [planning@kilkennycoco.ie](mailto:planning@kilkennycoco.ie)

Re: Notification to the Minister for Arts, 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: Part 8 application for redevelopment of the Brewhouse Building at the former Smithwicks Brewery Site, Kilkenny**

A chara

On behalf of the Department of Arts, Heritage and the Gaeltacht, I refer to correspondence received in relation to the above.

Outlined below are heritage-related observations/recommendations of the Department under the stated heading(s).

**Archaeology**

It is noted that the proposed development is located adjacent to National Monument 72, St Francis Abbey, Kilkenny. The National Monument is in the ownership of the Minister and is subject to statutory protection under the National Monuments Acts 1930 to 2004. The development site is located within the confines of Recorded Monument KK019-026 *city*, which is subject to statutory protection in the Record of Monuments and Places, established under Section 12 of the National Monuments (Amendment) Act 1994.

An archaeological impact assessment report prepared by Colm Flynn Archaeology has been included in the Part 8 submission. The building is to be renovated to allow for a range of uses including education, Research and Development and/or offices. The development description outlined by the Local Authority includes:

1. The construction of a new 220 m. sq. extension at roof level over the northern section of the building.
2. The insertion of new floors in voids at first and second floor level to create an additional 1,295 m. sq. within the existing building envelope.
3. The replacement of existing windows with new double glazed aluminium/steel windows.
4. The removal and replacement of the existing flat roof structure.
5. The insertion of new monopitch rooflights incorporating photovoltaic solar panels.

6. The provision of external insulation with a coloured render finish to existing rendered facades.
7. The construction of new facades to the east and south where the building previously abutted brewery buildings.
8. The demolition of an existing, non-reusable, steel-framed warehouse structure.
9. The removal of the existing steel boundary fence and low wall to the west boundary of the building.
10. The provision of signage on the western façade.
11. The raising of ground levels within the site by 500mm.
12. The construction of a new hard landscaped public space approx. 2,200 sq. metres along Horse Barrack Lane.
13. The construction of a new landscaped public square/courtyard of approx. 1,200 sq. metres to the east of the Brewhouse.

The archaeological assessment examines the potential impact of the proposed development on the archaeological heritage located within the confines and vicinity of the proposed development. The report notes that *"the internal floor height will be raised from 44.84m OD to 45.40m OD"*. It also notes that *"the proposed development works will involve building up the floor height within the interior of the Brewhouse and encasing any services that may be required in an external concrete platform proposed to surround the Brewhouse."* The report states that the National Monument St. Francis Abbey is situated approximately 9m (at its closest) to the north of the existing Brewhouse Building and excavation carried out in 1969 and 1970's indicated that *"some structural archaeological material may remain in situ under the northern end of the Brewhouse Building and in the area immediately to the north of the Brewhouse Building."* There is also a possibility that further archaeological remains may survive below the present ground floor level within the building and surrounding area.

While the archaeological assessment concludes that ground levels will be raised and groundworks within the existing building minimised as part of the overall development, no design details relating to the proposed reconfiguration and construction methods for the internal floors have been provided for assessment. There is a possibility that piling, steel frame construction or other construction methods may be necessary to ensure the structural stability of the proposed building but this has not been taken into consideration in the preparation of the archaeological assessment report. It is unlikely that the redevelopment of the Brewhouse building and associated works will not necessitate any groundworks within the confines or vicinity of the existing building and considering the archaeological sensitivity of the area (immediately beside St. Francis Abbey and partially within the abbey precinct) there is a high probability that archaeological remains associated with the abbey may survive below present ground level in this area.

No detailed design plans relating to the proposed landscaped public square/courtyard to the east of the Brewhouse have been archaeologically assessed. Similarly, no design details relating to the construction of a new hard landscaped public space of approximately 2,200 square metres and presumably the required provision of any associated services along Horse Barrack Lane have been assessed. Details and specifications relating to the proposed re-surfacing and landscaping at Watergate Bridge, Watergate and Horse Barrack Lane will require a full and detailed archaeological impact assessment well in advance of any construction works in these areas.

A more detailed archaeological impact assessment based on the results of all previous archaeological assessment and excavations carried out in the area and the final project design plans and section drawings (including engineering drawings and specifications for foundations/substructure/piling, proposed enabling works, demolition and site clearance works, installation of crane base, temporary works/access, installation of services, etc.) will be required in advance of any site preparation and/or construction works. Archaeological testing may be considered necessary as part of this detailed assessment. A detailed programme of proposed archaeological mitigation shall be outlined for discussion and agreement with the Department of Arts, Heritage and the Gaeltacht in advance of any site preparation and/or construction works

relating to the project. The National Monuments Service will comment with regard to any further archaeological requirements following receipt of a detailed archaeological impact assessment report.

Section 14 Ministerial Consent and/or archaeological licences under the National Monuments Acts shall be obtained to facilitate any required archaeological investigative works as appropriate and in consultation with the Department of Arts, Heritage and the Gaeltacht.

A detailed methodology to ensure the protection and preservation of St. Francis Abbey both during and following the completion of site preparation and construction works shall be prepared in consultation with the Department of Arts, Heritage and the Gaeltacht and the Office of Public Works. This methodology shall be submitted to the heritage authorities for agreement in advance of any site works.

The Department of Arts, Heritage and the Gaeltacht will comment with regard to any further archaeological requirements following receipt of a detailed archaeological impact assessment report well in advance of any site preparation and/or construction works.

### **Architectural Heritage**

The proposed development is located adjacent to National Monument 72, St Francis Abbey, Kilkenny. The National Monument is in the ownership of the Minister and is subject to statutory protection under the National Monument Acts 1930 to 2004. It is also a protected structure. The site lies within an architectural conservation area.

The visual impact of the proposed development should be positive in the main, improving the existing environs of the national monument.

The brewhouse was constructed on part of the cloister garth, which extended to the south of the friary church. There is an opportunity in the floor design of the interior of the brewhouse to mark out the known layout of this part of the friary where it overlaps with the brewhouse footprint (as is shown on p.10 of the conservation architect's report). As most of the layout of the friary is outside the current Part 8 boundary (previous excavations have uncovered friary structures to the north and west of the surviving choir and crossing tower), a carefully considered indication of the sub-surface remains should be incorporated into the future landscaping of the area to help interpret the mediaeval layout of the friary.

To this end research should be carried out into whether or not any archaeological information was gained in the 1960s in excavating the existing basement of the brewhouse, which cuts through the footprint of the cloister garth (it may be held in the brewery archives). A series of photographs on file in the National Monuments Service show the area of the abbey nave prior to and after construction of the brewhouse, with a mediaeval two-light window visible high in a gable wall in one of the buildings on the site of the brewhouse. Some of these are illustrated on p.3 of the project architect's report on the Part 8 proposal for the Mayfair Building.

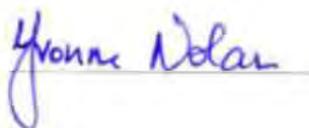
It is not clear if Irish stone or imported stone is to be used. In order to enhance the character of the architectural conservation area the local character of Kilkenny paving should be identified and a sensitive modern interpretation utilised. In this regard, the advice in Chapter 8 of the newly published Department's Advice Series booklet, *The Conservation of Historic Ground Surfaces* on new interventions in the public realm, should be consulted.

The landscaping proposal should be designed to seamlessly integrate with the previous Part 8 for the Mayfair ballroom, where indicative steps are shown on the layout into the current car park fronting the building (but no landscape architects report is in the documentation on file in the Department).

You are requested to send further communications to Development Applications Unit (DAU) via **eReferral**, where used, or to [manager.dau@ahg.gov.ie](mailto:manager.dau@ahg.gov.ie); if emailing is not possible, correspondence may alternatively be sent to:

The Manager  
Development Applications Unit  
Department of Arts, Heritage and the Gaeltacht  
Newtown Road  
Wexford  
Y35 AP90

Is mise, le meas

A handwritten signature in blue ink that reads "Yvonne Nolan". The signature is written in a cursive style and is positioned above a horizontal line.

Yvonne Nolan  
Development Applications Unit  
Tel: 053-911 7382

## **An Taisce's Submission: Brewhouse Building, Part V111, Public Consultation**

The Kilkenny Association of An Taisce welcomes the opportunity to make the following observations on the proposed development of the Brewhouse.

1. **Reuse:** We welcome the retention and redesign of the Brewhouse building in some form, though not necessarily as proposed. The conservation of embedded energy in the structure and the role it will play in expediting use of the Brewery site is acknowledged.
2. **Part V111 Process:** We object to the Council using a Part V111 Process to expedite this proposal. It does not allow the possibility of appeal to An Bord Pleanála that exists in standard planning applications and is therefore less democratic.
3. **Glazing:** The design of the Brewhouse needs to respect that Kilkenny is a medieval city and that buildings in its core should be sympathetic. In the 'Brewery Re-visioning' workshops the 'modern' style of building that uses extensive amounts of glass was rejected by all. Yet the architects have presented us with a design that ignores the wish of the people and has far too much glazing. Also, there is unnecessary visual clutter on all facades with the multitude of small windows. Phase 1 of the Brewhouse was in the Bauhaus style and had an emphasis on the horizontal that is acceptable. Phases 2 to 5 of the building would benefit from more vertical windows that would help to alleviate the squat nature of the building, and resonate better with the buildings on Horsebarrack Lane. In addition the northern façade, due to its proximity to the Abbey, is too imposing and should be redesigned with narrower vertical windows using brick that blends with the existing brick.
4. **External Finishes:** The colour of rendered finishes must not detract from the aged patina of St Francis' Abbey. The sawtooth effect of the solar panels on the roof, visible on both East and West elevations, are an eyesore and not in keeping with the publically expressed wish (at the Re-visioning workshops) to pay particular attention to rooflines. Solar panels are desirable but they should be shielded by some mechanism that is set back from the parapet edge on the east and west elevations.
5. **Ground floor Level:** We expect that the new ground floor level will take into account the increased height and frequency of flooding resulting from climate change.
6. **Multipurpose Use:** The Brewhouse building should be designed flexibly for multi-purpose use. A proportion of the building should be for public use (At the re-visioning workshop it was recommended that social space should be provided in this building for residents of the proposed housing development north of the River Bregagh). The retention of a double height space would be beneficial for multipurpose use. Also the public should be guaranteed access to the viewing platform on the roof at the northern elevation.
7. **Car Parking:** Provision of car parking space to service the Brewhouse has not been addressed but it must not be on the Brewery site. Peripheral car parks in the city should be developed for this purpose.
8. **Planting:** The Brewhouse building is an industrial design and at best will only have a modest aesthetic appeal, therefore it is important to shield it with carefully chosen planting that includes tall trees. The establishment of the latter will necessitate opening up the concrete base and will provide opportunities for archaeological investigations.

Mary T. Brennan (Hon Secretary, An Taisce, Kilkenny Association)

**From:** Christopher O'Keeffe [mailto:okeeffe.christopher@gmail.com]  
**Sent:** 22 December 2015 15:58  
**To:** Brew House; Christopher O'Keeffe  
**Subject:** RE: BREWHOUSE DEVELOPMENT, GARDENS, KILKENNY

## **Kilkenny County Council**

### **Planning Part 8**

#### **County Hall Kilkenny**

RE: BREWHOUSE DEVELOPMENT, GARDENS, KILKENNY

To whom it may concern,

It is my submission that this development is part of a larger property development project, which comes with it the requirement for Environmental Impact Assessment and therefore it is my submission that this is project splitting and the project requires an Environmental Impact Assessment.

The Habitats Directive Project Screening Assessment (23rd Oct, 2015) for Development Consent Type Part 8, Planning File Ref I4409 for Brewhouse Refurbishment beside River Nore SAC and St Frances Abbey National Monument No 72. (RMPKK019026101) concludes;

*Having regard to the precautionary principle, it is considered that:  
x Significant impacts can be ruled out or AA not required.*

It is my submission that a development with a construction area, adjacent to the river which is a direct connection to the Special Area of Conservation could have an effect on the Special Area of Conservation.

*It is my submission that "this is a development with a construction area adjacent to a Special Area of Conservation and could have an effect on the Special Area of Conservation."*

*It is my submission that "this is a development which requires screening for Appropriate Assessment and Environmental Impact Assessment ."*

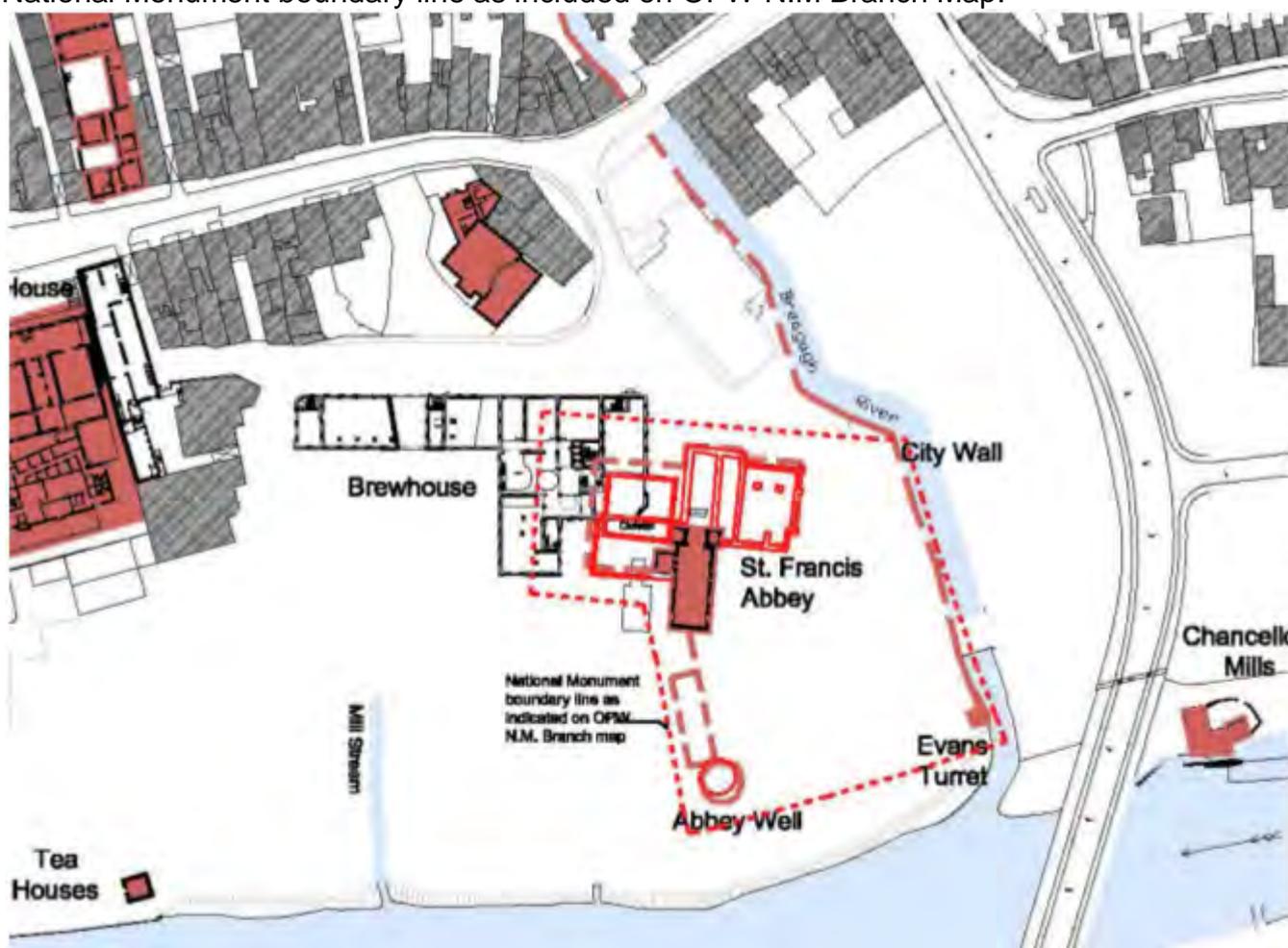
The "OUTLINE CONSERVATION INSPECTION AND ASSESSMENT FOR THE PROPOSED RENOVATION AND CHANGE OF USE OF THE BREWHOUSE AT ST FRANCIS ABBEY BREWERY, KILKENNY." states that;

## S.2 The Scope of The report

*The **scope of the report is confined to the Brewhouse building only.** This report sets out to analyse the different phases of the construction of The Brewhouse and to analyse the importance of the Brewhouse as a structure. pg 6*

*It is my submission that "the site from Irishtown Bridge to Evans Tower, including the City Walls, the Abbey, and Abbey Well, must be seen in a medieval context and setting."*

National Monument boundary line as included on OPW N.M Branch Map.



*It is my submission that "the proposal for a business park in the Abbey Precinct could destroy the mediaeval setting and context including; Irishtown Medieval Bridge (National Monument), the Town Wall (National Monument), Evans' Tower and Saint Francis' Abbey (National Monument) and the setting and context of the Mediaeval Mile*

*It is my submission that "the site from Irishtown Medieval Bridge (National Monument), to Evans Tower, including the City Walls, the Abbey, and Abbey Well, must be seen in a medieval context and setting as part of St Francis' Abbey National Monument site and no plan should promote traffic through the site of a National Monument." [Submission P]*

*It is my submission that "the construction and long term use of a business park beside a National Monument and a National Monument's site, could pose a threat to these National Monuments, the site of these National Monuments, and the archaeology, context, and settings, associated with these National Monuments." [Submission Q]*

*It is my submission that "until a comprehensive and full archaeology assessment of the site is undertaken it is premature to commit to any particular proposal which may be required to change and is totally dependent on the findings of a full archaeological assessment."*

*The proposal would block significance views of the mediaeval setting along the Mediaeval Mile including; the Town Wall (National Monument), Evans' Tower and Saint Francis' abbey (National Monument)."*

*It is my submission that "there does not seem to be a baby changing area."*

Yours Sincerely,

\*\*\*\*\* Sent by Email \*\*\*\*\*

**Christopher O'Keeffe**  
**[okeeffe.christopher@gmail.com](mailto:okeeffe.christopher@gmail.com)**

Ballyredding  
Bennettsbridge  
Co. Kilkenny  
22<sup>nd</sup> Dec, 2015

The Planning Department  
Kilkenny County Council  
County Hall, John Street,  
Co. Kilkenny

### **Brewhouse Building, Part 8 Consultation**

Dear Sirs,

I herewith object to granting/approving the current proposal referred to and contained in the abovementioned Part 8 proposal on the following basis;

Firstly, for the purpose of facilitating informed public consultation it would have been beneficial to have the opportunity to inspect the site to get a first hand feeling for the spaces, finishes and views from inside the Brewhouse, which it is proposed to largely retain.

#### **Observation 1. - Part VIII Process**

I object to the council using a Part 8 process to expedite this proposal. As I understand the public have no right of appeal in these matters other than costly court action.

#### **Observation 2. - No EIA Screening Report, No EIA**

EU Court judgement 87/02 found that where it is found that no EIA is required in respect of a development proposal, that the comprehensive reasons upon which that conclusion is based, must be logged in an EIA screening report and as part of fulfilling the objectives of the EIA Directive and further this document must be made available to the public.

With reference to Article 4(4) of the EIA Directive it appears that the planning authority has decided that this project comes under Annex II and further concluded that the project is sub-threshold. It appears that this conclusion was arrived at without complying with Article 4 (5)(b). The public have not had sight of the reasons for not requiring an assessment with reference to the criteria of 'Annex III, and, where proposed by the developer, state any features of the project and/or measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.'

It must be noted that the proposal is within the curtilage of St. Francis' Abbey, National Monument. Also, in view of the fact that the proposed project will include demolition works relating to former Brewing activities I submit that the public need assurances that safety measures are in place to avoid leakage of any toxins/chemicals associated with brewing activities that may become hazardous during the process of demolition.

It is possible that an EIA is required alone for the demolition works. It is not acceptable for the planning authority (developer) to conclude the project is sub-threshold without informing the public with reference to Annex III. In other words, the public need to see the criteria within Annex III which were relied upon to form the conclusion that the project was sub-threshold in the interest of openness and transparency and compliance with the EIA Directive.

The Masterplan for the Abbey Creative Quarter was coupled with a Strategic Environmental Assessment (SEA). It should be noted that the EPA hold the view that an SEA is required when a plan or a programme sets a framework for development consent for projects **requiring EIA**. Where is the publicised EIA screening report for this part 8 project?

### Observation 3. - Loss of Vertical Emphasis

In the interest of maintaining consistency around the exterior of the Brewhouse I would like to see vertical windows used predominantly in keeping with the existing vertical windows. This would help to alleviate the squat nature of the building, would be in keeping with the vertical windows of the Abbey and would overcome the unnecessary fussy visual clutter which the proposal seeks to introduce with a multitude of small horizontally oriented rectangular windows on each of the elevations. There is also an existing resonance between the verticality of the windows in the western elevation of the Brewhouse with the verticality of windows in the context of both of the facades of the Watergate Theatre (left of picture below) and the georgian structure to the right of the picture shown below. This verticality must be retained in the interest of visual amenity.



### Observation 4. - Bulk and Height

The proposed south elevation will obscure the lower window of the tower of St. Francis's Abbey. It is possible that the existing elevation was designed in order to facilitate this view of the Abbey's belltower. This view should be retained and not obliterated by a kneejerk formulated desire to square off the existing building lines.

**Observation 5. - External Finishes**

The proposed coloured rendering showing the northern elevation will cause the presence of the Brewhouse to intrude garishly into the curtilage and setting of St. Francis' Abbey. Any proposed finish must not detract from the character or visually stampede the patina of age of the Abbey. The colour of any new brickwork/rendering must closely blend with the existing and take into account the fact that the Brewhouse is within the attendant grounds of St. Francis's Abbey National Monument. The white rendered finish in the proposal needs to be toned down in the interest of visual amenity. West Elevation; The sawtooth effect of the solar panels is a visual eyesore and disrupts the roofline. They must not be visible from Parliament Street.

**Observation 6. - Flood Risk, Lowering the ground floor/raising exterior ground level**

In view of the potential for flood risk it would appear to be beneficial to maintain a raised floor at ground level rather than to lower it. It must also be considered that if additional earth/agregate is introduces for the purpose of the raising the ground level around the exterior of the brewhouse, it is possible that it may simply cause water to be displaced rather than rechannelled and that there may be repercussions impacting on another development in the vicinity.

It is not clear from the drawings provided where the outline of the footprint in raising the ground level will extend to and what, if any, impact this will have on The Abbey, National Monument.

**Observation 7. - Office Space Unknown %**

The percentage use of commercial/office space is obscure in the proposal and I respectfully request that a percentage of office usage would be clearly specified (with reference to the public/councillors) before proceeding with this proposal. This is in the interest of securing an adequate percentage of the remaining part of the Brewhouse for providing for educational, cultural, arts and film purposes for public use.

**Observation 8. - Space for Public Use and Double Height Space**

- I respectfully request that a specific percentage of the Brewhouse be set aside for facilitating public use. This would be for the purpose of providing a space for arts, film and/or cultural education. The retention of a double height space might be beneficial to serve this purpose.

- The public must be permitted to have access to the roof terrace overlooking St. Francis's Abbey in the interest of having an enhanced viewing experience of The Abbey National Monument.

**Observation 9. - Carparking**

- Provision of carparking spaces to service the proposed use of the Brewhouse has not been addressed within the proposal at all. If this was a third party development the developer would have to adequate provide carparking to service the proposal.

**Observation 10. - Project Splitting**

The development of the Brewery site is being divided down into individual smaller projects. It is not acceptable to have the cumulative impact of individual projects within the site avoiding assessment of the likely environmental impact of developing the full site.

In conclusion on the basis of project splitting, no EIA Screening Report, no EIA, no carparking provision and no right of appeal to An Bord Pleanala, I therefore urge you to recommend refusal of this Part 8 proposal.

I look forward to receiving a receipt of acknowledgement for this submission.

Thank you

Yours sincerely

---

**S.A. O'Brien**

-----Original Message-----

From: Polly Donnellan [mailto:pollyd@eircom.net]  
Sent: 22 December 2015 17:39  
To: Brew House  
Subject: "Brewhouse Building – Planning Submission"

"Brewhouse Building – Planning Submission"

To whom it concerns

The literature that accompanies this proposal, does not reflect the overwhelming view of the public consultation process, namely, that the results of archaeological excavation and examination should shape and lead site usage and development. At this point, we do not know what the archaeological investigations on site will reveal. The proposed Brewhouse development limits such investigation and predetermines response to any discoveries of finds.

The current Brewhouse Development is flawed and premature.

That both the planning department and the public need to be fully informed as to the precise future usage of this building, before they are expected to engage in and comment on a design process. The consultation and planning application on this development is therefore premature.

That there are many empty office spaces located within the city so this is unnecessary.

That the Brewery site is not appropriate place for another business park, and that the Brewhouse is the start of a Business Park type development.

That the HGV and traffic management plan for the city has not been completed as yet, therefore we do not know the guidelines or parameters we are working within. Parking and types of vehicles allowed access to the Brewhouse must be specified at this the design stage. Traffic management/parking issues, as a result of this development, have not been addressed.

I feel that at least a partial demolition of the Brewhouse, namely of the block closest to the Abbey, is in the best interest of the wider site development, particularly in the context of heritage and tourism, as this section of the Brewhouse interferes with and overshadows the Abbey curtilage and restricts in depth archeological investigation.

That the overall scale of the proposed building is too great for its surroundings particularly in relation to the rest of the city scape.

That the proposed plaster finish of the outside of the building is inappropriate/out of character with its industrial heritage, which is the reason given for its retention

The impact of the CAS has not been included in NIS, AA and SEA reports. This is unacceptable.

That the EIS is inadequate.

Yours

Polly Donnellan

Floodhail  
Knocktopher  
Co Kilkenny

**For the Attention of Tony Lauhoff,  
Kilkenny County Council  
County Hall  
John Street  
Kilkenny**

**22.12.2012**

**Re: Brewhouse building Part VIII public consultation**

**Dear Mr. Lauhoff,**

In accordance with the Planning Acts, I am providing my comments and objections with regard to the proposed Brewhouse Part 8 Development.

Thank you for the assistance of the Council in providing documentation upon which my submission is based.

## **INTRODUCTION**

Kilkenny County Council has made a Part 8 Planning Application (without EIS) for development at the Brewhouse, Horse Barracks Lane, Kilkenny. The proposal is part demolition, and construction of additional space over roof level and inserted by subdivision of existing double height spaces.

## **BREWERY LANDS DEVELOPMENT PROPOSALS – PART 8 Development**

The Brewhouse is a 1960s industrial structure of some architectural merit and character. It furthermore associates Kilkenny City with its 300 year history of brewing. It is being vacated by Diageo Ltd, which owns the site and which is currently removing equipment and fittings from the building.

Diageo Ltd. remains the landowner. It is understood that Kilkenny County Council has landowner's permission to make the Part 8 application. Reportedly, a contract exists between Kilkenny County Council and Diageo regarding future purchase of the lands.

## **PROPOSED USES OF THE STRUCTURE**

Kilkenny County Council proposes redevelopment of the Brew House structure for uses described in the Part 8 documents as education, research and development and office. However, the architectural scoping brief (as published on e-tender) only specifies office and Third Level spaces/uses. There is no mention of any potential community use having been considered.

I consider this to deviate from the proposals for the “Brewery Creative Quarter” that the area should be mixed use, and comprise development of appropriate character uses considering its location beside Kilkenny's Parliament Street, a mixed use area.

It appears from the Part 8 proposal and from the Action Plan of which it is part, that Kilkenny County Council proposes to take on the role of developer of a speculative commercial office block, which would be the first phase of a larger business park comprising several such blocks. Zoning is general business.

Kilkenny County Council has not any agreement with any possible end users for the building and it appears that the proposal is entirely speculative in the hopes of finding an end user in due course following construction. For a Local Authority to engage in construction of a commercial, phased business park in a town centre is highly unusual. As such, Kilkenny County Council proposes to take on considerable public expense and considerable risks associated with speculative development.

## **USE OF PART 8 PROCESS AND DEVELOPMENT BY KILKENNY COUNTY COUNCIL**

The above situation in my view puts Kilkenny County Council potentially at financial risk, in that negative aspects and constraints of the site may be inadvertently sidelined or overlooked. In my view an exaggerated picture of the suitability of the site for intensive development has been adopted and promoted. A “prime site” that does not have planning permission, does not have parking facilities and that is subject to flood risk is not a “prime site”.

It is also my view that Kilkenny County Council whilst very expert in its established departments and management, lacks the development sector expertise and experience required in a large scale commercial development as proposed on the Brewery lands, including this Part 8 proposal. It behoves the Council as guardian of the public purse not to open up the Authority to inappropriate and unnecessary financial risks, and indeed to be aware that past commercial ventures by Local Authorities have at times culminated with surcharges on individuals within Local Authorities.

Given these issues, it is in my view highly undesirable that KCC should act as defendant judge and jury on the detailed planning of the Brewery lands in general and of this site.

The Part 8 process being used by the County Council which fails to carry out EIS removes the possibility of an appeal by a member of the public / affected party to An Bord Pleanála. This in my view is a sub-optimal approach. The resource of An Bord Pleanála should be seen by Planning Authorities as an asset in terms of expertise held in ABP that allows for neutral and expert Third Party determination of sensitive or contentious proposals.

Whilst not saying this is the case, there may be public perception that Kilkenny County Council as initiator of the proposal and as judge and jury on it may be drawn by anticipation of real or imagined economic benefits of development to grant permission in a case in which the planning-led An Bord Pleanála would very properly have issued a refusal on planning grounds, i.e. a perception of a conflict of interest may be generated if Part 8 without EIS is pursued.

This would best be avoided by selling on the lands to prospective developers, with or without first obtaining an outline permission for the Masterplan, but at least by ensuring that an EIS is carried out and site specific flood risk studies and car parking/traffic impact studies (and all other appropriate studies) are carried out for all development on the Brewery lands.

## **ENVIRONMENTAL IMPACT ASSESSMENT**

It appears that, whilst numerous environmental and cultural studies have been carried out, the

County Council has avoided to date carrying out Environmental Impact Assessment through an EIS either for the Brewery Quarter Masterplan or for the Part 8.

As a consequence, while the environmental studies and assessments have been extensive, they are not complete and the process has not been systematic.

There is no report included in the Part 8 documentation providing Kilkenny County Council's screening process for EIA. I was informed that the project was not considered to meet threshold levels requiring EIS. This is problematic for three reasons – firstly, the Council's reasoning is not set out for public view in the Part 8; secondly, a strong and in my opinion reasonable view was put forward during public consultation was that EIS should be carried out on the Masterplan, and that avoidance of EIS by breaking up the Masterplan into phased planning applications could be viewed as Project Splitting (which is not acceptable under EU law); thirdly that EIS is discretionary at “sub threshold” level, and that the site - due to its extreme sensitivity (including impacts within the curtilage of a National Monument/Protected Structure), location, surrounding vulnerabilities and complex range of environmental planning issues, should be subject to EIS.

It is my view that if the Council decides to pursue development under Part 8 the application should be amended to be accompanied by EIS and a full scoping process for EIA carried out and that the following issues and any other issues emerging from scoping should be addressed.

A number of essential studies should be carried out as part of an EIS.

These include

- Site specific flood risk assessment (SFRA) (the site is in a flood risk zone)
- Transport, access, parking or traffic impact study (no car parking proposals are provided at all)
- Independent assessment of toxic contamination consequent on industrial use and recorded spillages of toxic substances (no Environmental Report included in the Part 8)  
Archaeological Impact Assessment, systematically assessing the impacts of the development on St. Francis Abbey
- Views analysis, taking into consideration important views from Kilkenny Castle, Abbey Lane etc., Parliament Street, the future Riverside Walk etc.

## **DESIGN**

A highly negative report is included in the Part 8 documents by an expert Conservation Architect, on design aspects of the scheme. I am a qualified and experienced Conservation Planner and former Conservation Officer at Westminster City Council. I concur to a very large extent with the comments of the Conservation Officer. These comments in my view should be addressed by a redesign of the proposal. I have particular concerns about the loss of internal double height spaces, the proposed covering of brick with a red coloured render and the highly inappropriate horizontal emphasis (landscape rather than portrait) window opens and glazing bars proposed, which destroy the visual unity of the facades and spoil their relationship with adjacent buildings in Parliament Street and with the Abbey itself, all of which are visually vertical in emphasis.

The desire to maximise office space has led to loss of attractive and useable double height spaces by subdivision.

The raising of the roof level leads to part blockage of views of St Francis tower from the south (including the view from Kilkenny Castle).

I request consideration of redesign to address these issues.

## **CHARACTER OF THE SITE - CONSTRAINTS**

While the “Brewery Quarter” site has largely remained undeveloped or in low value uses, over the approximately 900 years of the city's development, the fundamental historic reasons for avoiding development of this area have been largely ignored in the recent hasty design and planning process. This presents a risk of inappropriate development, potential adverse flood impacts and financial losses.

The site has been described in media releases by Kilkenny County Council as a “12 acre prime site” This suggests to me that insufficient regard has been given to the actual constraints and limitations of the site.

No constraints study or constraints mapping was carried out with regard to this project (which is part of the wider business park project (“Brewery Creative Quarter Masterplan”) planned for the 12 acres. A number of key constraints exist and are relevant to the Part 8.

These include archaeology, flood risk and potential for industrial contamination.

## **FLOOD RISK**

The Part 8 and the wider Masterplan site is part of the Nore and Breagagh flood plain, and is in its entirety in a flood risk zone (ref. CRFAM). Whilst a flood prevention scheme was carried out in the last ten years, National Guidance on flood risk good practice and the precautionary principle require that development planning should assume potential failure of such works (The failure of New Orleans extensive flood defences provides a vivid example of why this is the case).

There is no evidence in the Part 8 that a full flood study has been carried out, either for the wider area or for the specific site.

Close inspection of the Part 8 plans for the area show that, consequent on flood risk, floor levels and road levels are proposed to be raised by 1 metre internally and just under a metre across the external ground level. Adequate cross sections are not provided to allow for assessment of this proposal, in particular in relation to impacts on St Francis Abbey which is only a few feet away.

No site-specific flood risk study has been provided for the site, in spite of the fact that floor levels are proposed to be raised by a metre, and road / ground level around the building and on access roads raised by only a little less than a metre.

Neither at Action Plan level or in this Part 8 application have the impacts of this proposed raising of ground and floor levels been addressed in terms of visual impact and displacement of surface water and flood waters. The potential for these works to lead in displacement flooding at Irishtown has not been considered.

Archaeology showing silts and other marshy deposits, the topography and levels of the site, the known history of flooding of the area and the situation of the land between two rivers prone to flood, the Breagagh and the Nore all indicate flood risk

## **POSSIBLE INDUSTRIAL CONTAMINATION**

The Council's independent Environmental Report on the site has not been provided as part of the Part 8 documentation. The site has been used for intensive industrial purposes (mass production brewing) for half a century. There have been a number of documented spillages including highly toxic dioxins/pcbs.

A site investigation, external and internal, should be carried out after all demolitions and removal of equipment has been completed.

## **PROPOSED USE OF THE BREW HOUSE**

It appears from the Tender Documents including the Scoping document that the only design requirements to have been considered and provided for are standard speculative office block requirements (although omitting the normal car-parking provision associated with office use). I note that there is extensive land zoned in other parts of Kilkenny City to provide for such use, that is more suited to it in terms of parking provision etc.

There is no analysis of the spatial needs of third level uses, or for cultural uses and no higher-ceiling/double height spaces indicated to provide for lecture hall or exhibition space.

The specification, of standard height office accommodation with raised floors for underfloor services throughout is a standard specification for basic commercial office space.

The site is the site of the oldest brewery in Ireland and has been used for brewing, according to Deery, page 32, for over 300 years.

It seems from the social, cultural, historic, and tourism development point of view that a micro brewery use should be considered for part of the site. Micro breweries are burgeoning throughout Europe and Ireland and would provide employment and added tourist attraction.

The other land use that in my view should be considered is space suited to the cartoon industry that has grown rapidly in Kilkenny over the last ten years, with both Brown Bag and the Cartoon Saloon as Oscar winning studios providing employment, cultural input into the city, raising the city's international profile.

I do not see any indication that this use or other cultural or arts uses have been considered or that any advice been sought or consultation carried out with this component of the city's employers.

Market use is another land use that has been historically associated with the area. At present, the Thursday market at the Parade appears to be meeting the demand. However, a Saturday flea market, or "Bluebell market" with space for busking and indoor and outdoor stall space (as at Camden Market, London) again would provide local services and employment, would strengthen Kilkenny's competitive attractiveness as a retail centre in the region and nationally, and would be a low cost use in construction terms, suited to an area in which there is occasional flood risk which may make it unsuited to higher cost construction..

## **TRAFFIC ACCESS AND CAR PARKING**

I request that this Part 8 proposal should be refused planning permission on grounds of lack of adequate proposals for access and car parking

No assessment of car parking has been included in the Part 8 and no proposals for car parking off

site are provided. The development as proposed would lead, on occupation of the office space, to pressures on existing parking in the vicinity in Kilkenny City Centre that is used for access to the city centre for retail customers/shoppers and other service users and that is often used to full capacity.

It is apparent that no private development in Kilkenny City Centre has been given planning permission without accounting for car parking requirements.

The value and lettability of speculative the office space proposed for the building, without car parking, would be unattractive to most 'prime' users. Investment in such a development is risky.

I note that it is proposed to raise ground levels by close to 1 meter across the site: impacts on roads including impacts on surface water draining in surrounding areas should be considered.

I note that various drawings including those within the Brewery Creative Quarter Masterplan indicate a future road access to the brewery lands.

The Part 8 should show an integrated access and transportation analysis and plan, preferably in the context of EIS.

## **HERITAGE**

Brewhouse building's north east corner is built over part of St Francis Abbey and the upstanding elements are less than 5 metres away.

The northern portion of the structure is within the fortified area of the Abbey site.

The tower of the Abbey should not be obscured from view by reason of roof extensions as is the case in the sections shown in the Part 8 documents.

The lands subject of the "Abbey Creative Quarter" plan, of which the Brewhouse site is part, within the curtilage of St Francis Abbey, a National Monument and a Protected Structure.

Linear narrow character of the lane should not be destroyed to create a new space that resembles a modern shopping mall as shown in the Part 8 drawings.

Impacts of raising the ground level should be fully considered in terms of impact on the Abbey.

There is an important and highly sensitive direct view from Kilkenny Castle salon and from other north-facing opes and rose garden directly across the site south – north which has not been considered.

I commend Kilkenny County Council for its vision is wishing to optimise the benefits of re-use of this site, and appreciate that extensive expertise has contributed to work on this project to date.

However, I urge the County Council to consolidate and obtain the value of these and other areas of expertise by withdrawing the current Part 8 proposal and by carrying out an EIS including the studies that I have suggested above, and that a realistic approach is taken to the constraints and opportunities of the brewery lands and this Part 8 site.

With regards

Katharine Larkin

B.A Hons History of Art and Architecture, M. Mphil Town Planning

Main Street, Bennettsbridge, County Kilkenny

**From:** Pauline Cass [mailto:paulinecass@ymail.com]  
**Sent:** 22 December 2015 09:18  
**To:** Brew House  
**Subject:** Re: Brewhouse Building , planning submission

[Sent from Yahoo Mail on Android](#)

---

**From:** "Pauline Cass" <paulinecass@ymail.com>  
**Date:** Mon, 21 Dec, 2015 at 15:32  
**Subject:** Brewhouse Building , planning submission

This is my submission on the Brewhouse Building.

The current brewhouse development is flawed and premature.

I have participated in the Brewery Re visioning process to date, it is clear that the issues of concern to the vast majority of people who also engaged in the consultation process are not adequately addressed in the proposed Brewhouse development .

The Brewery site is not appropriate for another business park and the Brewhouse is the start of a Business Park Development.

There should at the least be a partial demolition of the Brewhouse especially the block closest to the Abbey. It would be in the best interest of the wider site development, particularly in context of heritage and tourism, as this section of the Brewhouse interferes with and overshadows the Abbey.

The overall scale of the proposed building is too great for its surroundings.

Pauline Cass,  
27, Wolfe Tone Street,  
Kilkenny.

**From:** gladys bowles [mailto:babsbowles@gmail.com]

**Sent:** 21 December 2015 23:23

**To:** Brew House

**Subject:** Brewhouse Building Planning Submission

Thank you for the opportunity to make this submission I submit that:  
the current Brewhouse Development is flawed and premature.

That both the planning department and the public need to be fully informed as to the precise use of this building I submit it,s  
premature.

St Mary,s archaeological excavation is a great example of what SHOULD be done on the brewery slite i urge you to please do an  
entire complete archaeological dig this was the wishes of the many people who took the time and effort to attend the consultation  
held in the Ormonde hotel and i feel it is been ignored

i do hope that a Proper EIS is going to be done as the current one is inadequate

That the HGV and traffic management plan for the city has not been completed .What Type of vehicles will be  
allowed access

at this the design stage. There is no traffic or parking plans , all premature

The some amount of empty OFFICE in the town , so there is no need for this Building to be turned into more  
offices ,in fact if you really need to keep this building at least half of it should be knocked, the part nearest the  
Abbey , the scale of your proposal is massive for it.s surroundings the proposed plaster finish of the outside of  
the building is out of character with its industrial heritage, which is the reason given for its retention .the EIS is  
inadequate., What i would really like to see is an archaeological dig commence asap as this what the people who  
attended the consultations want .

I submit that this proposal of the Brewhouse is premature and the whole Brewery re visioning be put out to the  
people again ,

Gladys Bowles

**From:** Kersty Evans [mailto:kerstyejans@hotmail.com]  
**Sent:** 22 December 2015 00:14  
**To:** Brew House  
**Subject:** Brewhouse

## Brewhouse Building – Planning Submission by Kersty Evans

After having participated in all the Brewery Site Revisioning workshops, I am still disappointed that the public consultation has not been fully taken into consideration. The vast majority of people present at those workshops wanted a full archaeological investigation, which seems to have been ignored. The brewhouse development is premature, until it has been established what lies underneath. The brewery site is of huge historical significance, while the relatively modern brewhouse is of no particular interest. A full archaeological excavation could attract more interest and tourism. Developing the brewhouse and thinking of excavating later seems like building a house with the roof first and the foundations last. I also don't understand why the impact of the CAS on the whole site was not included in any of the reports. It makes all the planning reports incomplete and inadequate. Traffic management/parking issues, as a result of this development, are not adequately addressed.

The current Brewhouse Development is flawed and premature. Both the planning department and the public need to be fully informed as to the future usage of the brewhouse building, before they are expected to engage in and comment on a design process.

The HGV and traffic management plan for the city has not been completed, so we do not know yet what guidelines we are working with. Parking and types of vehicles allowed access to the brewhouse must be specified at the design stage. Again this is premature.

If the brewhouse building were demolished, at least partly, better archaeological excavations could be carried out and the site could be developed faster. The insignificant brewhouse is in the way of the historically significant St. Francis Abbey. There are quite possibly parts of the abbey buried under the brewhouse, which ought to be investigated. The proposed development of the brewhouse would make it the main focus of the site, which should really be St. Francis Abbey.

**From:** Sandra Hoban [mailto:sandra.hoban@yahoo.com]  
**Sent:** 21 December 2015 20:21  
**To:** Brew House  
**Subject:** Brewhouse Part 8 Planning

Dear Simon

I wish to make submission on the above proposal

I do not think that the EIS is adequate for this proposal.

Archaeology should inform the planning of the whole site and it cannot do that if this proposal goes ahead, I submit that as per the wishes of the public consultation for the Brewery site that the Brewhouse be knocked completely, should that not be an option at this stage i wish for an amendment to the county development plan to demolish the part of the building closest to St Francis Abbey, which should be the standout building on this site and should not be overshadowed by office blocks.

I am concerned that we do not yet know what businesses will be attracted to this building so design at this stage is premature, and I am concerned about the lack of vision regarding traffic and the HGV traffic management plan, this needs to be completed before any work is done on the Brewery site as a whole.

The scale of this proposal is inappropriate for it's surroundings and does not fit with the setting and the penthouse extension is certainly ridiculous.

It was stated that this building was to remain because of its architectural heritage but i note that this finish of the building is now going to cover this up.

If necessary i can show you all the vacant business and office units in town that i am concerned about but which also show that building more offices where there is no need and would be much more suited to tourism which is of course our major industry.

Regards

Sandra McGarry

-----Original Message-----

From: Padraig O'Ceallaigh [mailto:okellyabu@gmail.com]

Sent: 21 December 2015 16:57

To: Brew House

Subject: 'Brewhouse building- planning submission'

To whom it concerns,

My below observations, thoughts and queries will constitute my submission.

1. I was unable to attend the late afternoon info in the maltings: with respect it didn't seem to be the most convenient time or day for a fulsome public engagement. Was a weekend morning impossible to organise?

2. Having taken part in the public consultations to date with respect to the 'envisioning' of the former Brewery site, I'm disappointed to see that it appears the coco have not taken the archaeological and environmental concerns that were so clearly expressed by the majority of participants seriously; I fear the council see this solely as a greenfield site for immediate development. I fear the council do not believe that a full EIS is necessary.

3. I welcome in principal the retention of a building which encapsulates the heritage of the ancient brewing tradition on the site; I only fear this building, namely the brewhouse is too dominating spatially of the jewel in the crown: St. Francis abbey national monument. The proposed further elevation of the height is also problematic given the current scale of this building: also has a shadow analysis been conducted with regards to the public spaces regarding views to and from the national monument of St. Francis abbey? I submit a more truncated building would be more appropriate( or even better - no building at all) and or a low building which runs in a straight line AWAY from St. Francis abbey near the current entrance to the Smithwicks experience entrance( approximately).

Please note, I believe my suggestions to be premature given that a full and comprehensive inspection of the entire site for archeological finds has not happened and as I understand it, sadly is not anticipated.

4. Ownership of brewhouse; will it remain in the public realm? Will its lease remain in the public realm? Has the council already received applications for sale and/or tenancy by interested parties? Do these interested parties meet the standard for investment finance to be released by ISIF funding?

5. Can council confirm that they never indemnified this city relating to any possible future issues relating to this site in total, upon agreeing to buy it from Diageo? I just need to confirm that this city is not indemnified against any future claims relating to the nature of this former industrial site.

6. What are the anticipated car using numbers for this building?  
I have concerns that the HGV plan is a shambles and is dependent on piecemeal planning and even possibly project splitting.

7. Will TESCO and or marks and Spencer's part use this building for offices? Will TESCO and or Marks and Spencer's have a presence on any part of the entire site including the current compound that JCL use, also known as sweeneys orchard?

8. How will rates be assessed on this building? Will the new building offer more advantageous rates over existing businesses in the city?

9. Can the council please publish correspondence between it and department of environment relating to the entire site and any observations made by the department in this regard.

10. Can you please name all former council employees currently working for or acting in an advisory role for the NTMA and any other third parties relating to this entire site and or this development.

11. I am concerned that the impact of the KCAS has not been included in the NIS, AA and SEA reports- why?

12. Apropos question 11 above I would like to Formally submit the ECOFACT report of October 2014 for consideration of the Environmental consultant with responsibility for the NIS, AA and SEA reports. It has been in the public domain for months now and I believe it to be relevant, and in the public interest to be studied.

I would like to know what their expert opinion of this report is and how it potentially relates to any possible cumulative impacts to the cSAC River Nore, and why a full EIS is not needed, as seems to be the current belief of the council. I intend to forward this report immediately in a follow up email as I'm using an iPhone and I am unable to attach it to this email. I ask that it is given serious consideration.

Many thanks for taking the time to read this and despite any differences that there may be between my views and those of the council I do wish you all a peaceful Christmas and a 2016 that we can all take pride in.

Kind regards,

Paddy Ó Ceallaigh

Sent from my iPhone

**From:** Pat Cass [mailto:pat.cass@ymail.com]  
**Sent:** 21 December 2015 14:12  
**To:** Brew House  
**Subject:** Brewhouse building , planning submission

This is my submission on the Brewhouse.

The current Brewhouse Development is flawed and premature.

The public and the planning dept need to be fully informed as to the precise future usage of this building , before they are expected to engage in and comment of the design process.

The Brewery site is not appropriate place for another business park type of development.

The overall scale of the proposed building is too great for its surroundings.

The impact of the CAS has not been included in NIS, AA and SEA reports. This is unacceptable.

This EIS is inadequate.

Pat Cas,  
27, Wolfe Tone Street,  
Kilkenny.

**From:** Franc Micklem [mailto:fmicklem8@yahoo.co.uk]  
**Sent:** 21 December 2015 12:45  
**To:** Brew House  
**Subject:** Brewhouse Building - Planning Permission

Please consider the following:

The archaeological strategy outlined in the accompanying literature does not reflect the overwhelming view of the public consultation process, namely that the results of archaeological excavation and examination should shape and lead site usage and development. At this point, we do not know what the archaeological investigations on site will reveal. The proposed Brewhouse development limits such investigation and predetermines response to any discoveries of finds.

That the impact of the CAS has not been included in NIS, AA and SEA reports. This is unacceptable.

That traffic management/parking issues, as a result of this development, are not adequately addressed.

The current Brewhouse Development is flawed and premature.

That the HGV and traffic management plan for the city has not been completed as yet, therefore we do not know what guidelines or parameters we are working within. Parking and types of vehicles allowed access to the Brewhouse must be specified at this the design stage. Again prematurity.

At least a partial demolition of the Brewhouse, namely of the block closest to the Abbey, is in the best interest of the wider site development, particularly in the context of heritage and tourism, as this section of the Brewhouse interferes with and overshadows the Abbey curtilage.

That the overall scale of the proposed building is too great for its surroundings.

That the proposed plaster finish of the outside of the building is inappropriate/out of character with its industrial heritage, which is the reason given for its retention.

Regards, Frances Micklem

**Healing by Franc**

**Frances Micklem**

Harmony Hall, Baurnafea, Castlewarren, County Kilkenny, Ireland

**From:** Mark Stewart [mailto:mpstewart7@hotmail.com]

**Sent:** 21 December 2015 12:44

**To:** Brewhouseplanning@kilkennycoco.ie

**Subject:** Planning submission

Dear sir/madam,

With respect to the planned development at the Brewhouse, I would like to make the following observations and objections:

The literature that accompanies this proposal does not reflect the overwhelming view of the public consultation process, namely that the results of archaeological excavation and examination should shape and lead site usage and development. At this point, we do not know what the archaeological investigations on site will reveal. The proposed Brewhouse development limits such investigation and predetermines response to any discoveries of finds. This proposal is premature.

Both the planning department and the public need to be fully informed as to the precise future usage of this building, before they are expected to engage in and comment on a design process. Accordingly, I again submit prematurity.

There is an abundance of empty office space in the city so this is unnecessary.

The Brewery site is not an appropriate place for another business park to which this proposal seems to be heading.

The HGV and traffic management plan for the city has not been completed as yet, therefore we do not know what guidelines or parameters we are working within. Parking and types of vehicles allowed access to the Brewhouse must be specified at this the design stage. Again prematurity.

At least a partial demolition of the Brewhouse, namely of the block closest to the Abbey, is in the best interest of the wider site development, particularly in the context of heritage and tourism, as this section of the Brewhouse interferes with and overshadows the Abbey curtilage.

That the overall scale of the proposed building is too great for its surroundings.

That the proposed plaster finish of the outside of the building is inappropriate/out of character with its industrial heritage, which is the reason given for its retention

That traffic management/parking issues, as a result of this development, are not addressed.

The impact of the CAS has not been included in NIS, AA and SEA reports. This is unacceptable.

That the EIS is inadequate for such a delicate and already damaged location.

I look forward to your reply.

Regards,

Mark Stewart,

Tennypark,

Callan Rd.,

Kilkenny

**From:** James Kelly [<mailto:info@jmkgoldsmiths.com>]

**Sent:** 22 November 2015 13:39

**To:** breweryconsult

**Subject:** Objection regarding Brewery Site

To whom it may concern,

I would like to object to the retention of the Brew house building, this is because of its close proximity to the Abbey.

Regards,

Anna Kelly

**From:** Richard Murphy [mailto:rmurphy@Alltech.com]  
**Sent:** 22 December 2015 09:50  
**To:** Brew House  
**Cc:** Simon Walton; Michael Murphy; Cllr Malcolm Noonan  
**Subject:** Brewhouse Building – Planning Submission

Dear Simon

I would like to reject in its entirety the proposed redevelopment plan. There are a number of fundamental flaws in the proposal and it appears to me that this project is being rushed through without due care and consideration. Essentially the current Brewhouse Development is flawed and premature.

My objections can be summarised as follows:

- 1. Traffic volumes** - As a resident of the CAS junction site at Wolfe Tone Street, I have not been properly consulted in relation to the negative impacts which the increased traffic volumes will create for me and my family. The redevelopment of this site was not taken into consideration during preparation of the EIS for the CAS and as such the noise and traffic volume modelling for the CAS scheme does not fully reflect what will occur once the brewery site is redeveloped. I have no choice but to fundamentally object to the redevelopment of this site until a full Environmental Impact Statement is prepared and a complete modelling of traffic volumes and noise is made
- 2. Traffic management** - The HGV and traffic management plan for the city has not been completed therefore we do not know what guidelines or parameters we are working within. Until such time as a clearer view of the overall plan for the city is in place there is no way in which this redevelopment can proceed. We have been provided with no information on how traffic flows will be managed or how parking in the area will be catered for. Parking and types of vehicles allowed access to the Brewhouse must be specified at this, the design stage.
- 3. Archaeological excavation.** The literature that accompanies this proposal, does not reflect the overwhelming view of the public consultation process, namely that the results of archaeological excavation and examination should shape and lead site usage and development. At this point, we do not know what the archaeological investigations on site will reveal. The proposed Brewhouse development limits such investigation and predetermines response to any discoveries or finds.
- 4. Site usage.** There are no concrete facts about planned usage of the site. Given that public money will be used for redevelopment of this area, the public need to be fully informed as to the precise future usage of this building. It is incredulous that KCC expect residents to engage in and comment on a design process. Frankly speaking the prematurity of this development is ludicrous.
- 5. Inappropriateness of the proposal.** The Brewery site is not an appropriate place for another business park. The limited information we have been provided with indicates that KCC intend to redevelop the Brewhouse into a business park.
- 6. CAS impact.** The impact of the CAS has not been included in NIS, AA and SEA reports. This is unacceptable.
- 7. Scale.** The overall scale of the proposed building is too great for its surroundings.
- 8. Finish.** The proposed plaster finish of the outside of the building is inappropriate and out of character with its industrial heritage, which is the reason given for its retention

Once again I would like to reiterate my objection to the entirety of this proposal given its fundamental flaws, prematurity, lack of proper planning and failure to fully outline the use of the site. Worryingly, no coherent traffic management plan appears to be in place for this site given that a disjointed approach to traffic management already exists in Kilkenny city

Sincerely

Richard Murphy

44 Wolfe Tone Street, Kilkenny

**From:** kevin flaherty [mailto:kevinflah@hotmail.com]  
**Sent:** 22 December 2015 11:29  
**To:** Brew House  
**Subject:** Brewhouse Building-Planning Submission

Brewhouse Building-Planning Submission: Kevin Flaherty

Whilst appreciative of any opportunity to make a submission the almost dismissive timing and dating of the public information session makes it difficult to accept that any real engagement from the public is desired by the council. The evening in question the worst weather storm of the year was in its height and still there was no alternative date or timing. If a real engagement is desired surely moving these information sessions to weekends or at least after 6 pm if during the week, giving working people a chance to participate.

Having engaged fully in the Brewery Re visioning process thus far it has become apparent to me that massive concerns raised by the majority of others who engaged have been completely ignored in this proposed Brewhouse development.

One of the overwhelming concerns which has arisen time and time again in this process has been the extent and informative nature of archaeological excavation. The public consultation process overwhelmingly agreed that the archaeology should inform the development. To date no one can be sure of what the any archaeological excavation might uncover so any development such as the proposed Brewhouse development will I submit severely hamper and restrict any future excavations and archaeological investigations. So rather than the archaeology informing the development I submit that it will be the development that will inform any possible future archaeological investigations which is contrary to all the consultations and the councils own literature where time and again it states "archaeology will inform all development".

No mention of any impact positive or negative that the CAS may have is included in the SEA, AA and NIS reports and this frankly is unacceptable. Traffic management issues that may arise out of this development (parking etc) have been given scant consideration in this development.

Furthermore I wish to submit that the planning department and the public need to be fully informed as to the future usage of the building at this stage of the process not after it has been completed. This I submit is flawed and premature. The HGV and traffic management plan for the city is still not completed therefore the parameters we should be working under not clearly defined. I submit that any parking or traffic plans should be available now to the public so we can be fully informed before plans are decided.

I also submit that the opportunity to at last open up the view to St Francis Abbey is something we must not pass on and this Brewhouse Building plan ensures that it will remain hidden from view.

Lastly I submit that the plaster finish proposed for the building will be completely out of sink with its industrial heritage and given that this is the very reason for the buildings proposed retention it poses a massive problem

***Insufficient Importance Attached to Archaeology***

**Chapter:**

[Archaeology](#)

The Brewery site cannot and must not become another Wood Quay. Extensive archaeological investigations must be carried out in advance of finalising any substantial development plans of any parts of the site.

Archaeological structural finds must be preserved in situ to to the greatest extent possible, not just recorded and re-buried.

It would be criminally insensitive to the history of the Brewery site and its potential future attractiveness as a place to live, work and visit if the ancient history of the site was not preserved and kept visible.

[Brewhouse building Part VIII public consultation](#)

[Ross Stewart](#)

:

21.12.2015 - 12:01pm

[\*\*\*design considerations after public consultation\*\*\*](#)

**Chapter:**

[Architectural Design Drawings](#)

Quotations from your report on the public consultation meetings read as follows...

"Buildings should be appropriate and of architectural merit. Complementary and sympathetic architecture was called for, of high quality, with curves and spires and local natural materials to be used.

Specific views on design were expressed: 'no glass boxes', 'no concrete jungle', 'no high rise', 'no IFSC', 'no modern office structures', 'no big ugly buildings blocking views', and no divided city, for example.

The existing buildings are in conflict with the abbey."

The proposed design of the new brewhouse building is in direct opposition to the public consultation views.

What is proposed is not sympathetic architecture, no curves, no spires, no local materials..

It is a huge rectangular glass and concrete box, it is higher than the existing building, it is a regular modern office structure, it will block the view of St Francis abbey and of the river and will divide the entire brewery site in two.

It has no qualities that are sympathetic to the medieval aspect of Kilkenny that we so tirelessly try to promote. It is too close to the abbey - another conclusion from the consultation report is that space around the entire abbey be extended; this is disregarded. It is a generic building that could be found in any town in any county. Instead of architecture we could be proud of, we get the cheapest option available.

You have flagrantly disregarded the views of the public that attended the consultation meetings that you organised.

[Enya Kennedy](#)

22.12.2015 - 4:03pm

## ***Cover Letter***

I wish to make it known that I feel that we should not be making submissions on the Brewhouse as it was the opinion of the vast majority of those who attended the public consultation that it be demolished.

I also wish to submit my disappointment at the consultation process, an information evening was held during a storm when people were advised to stay at home and not travel. No other alternatives were made available, while drawings and information is available for the public to view in the library and online etc these are technical and very hard to understand for most people, public consultation in this regard must change.

Finally presenting a set of drawings for people to comment on is not consultation, arriving with a blank sheet of paper and listening to the people of Kilkenny who care so passionately about their city and county is, lots of creative ideas, suggestions etc are going to waste because of this process

## ***Introduction***

**Chapter:**

[Introduction](#)

As there no identified occupant yet for this building it is premature to be designing it to such a specific standard, the scale of the building is inappropriate for the setting and is far too close to St Francis Abbey which should be the stand out feature of this site, at the very least the extension nearest the abbey should be demolished.

## ***Architectural Design drawings***

**Chapter:**

[Architectural Design Drawings](#)

There should be no penthouse extension to this building it is already too big and out of context for what was to be a creative quarter but is quickly becoming a business park. The finish of the building is inappropriate, it was said that this building was to be saved because of its industrial heritage but it seems to me that is being covered up. Please think again about the retention of this building.

## ***Conservation Reports***

**Chapter:**

[Conservation Reports](#)

The Brewhouse is only 9 metres from a National monument in a conservation area, without knowledge of the use of this building will be used for as already agreed there will be no or very limited parking on this site, I presume a building of this size will house a significant number of workers, where will they park, the HGV management plan and has not been agreed and what I have seen of it to date makes absolutely no sense at all. Traffic management needs to be acknowledged and addressed before the development of this site.

Archeology should completely form the vision and direction of this site, by developing it in this piecemeal way without a proper vision that promotes use outside of the 9-5 business use and exploiting the tourism potential of this area i suggest that this development is a huge mistake.

## [AA Screening](#)

**Chapter:**

### [AA Screening](#)

The impact of the CAS has not been included in the AA screening, NIS nor SEA reports, this must be done before any development of this site.

## [Archeology](#)

**Chapter:**

### [Archaeology](#)

Archeology should form the vision of this site, I submit that you are neglecting a huge opportunity to have a unique and magnificent once in a lifetime oppertunity to develop such a sensitive site. This site should be for the people of Kilkenny, and yes we all want jobs but there are many offices that lie vacant in the city and county, they should be used first before creating more offices on this site, I believe that the appropriate place for office blocks of this proportion are in the already existing business parks on the ring road.

## [Landscaping](#)

**Chapter:**

### [Landscape Design](#)

Please no more stainless steel, no more bollards, if any are necessary they should be in cast Iron or stone, no concrete benches like on the parade, make the place welcoming

**From:** Lucy Glendinning [mailto:lucyglen62@gmail.com]

**Sent:** 21 December 2015 16:28

**To:** Brew House

**Subject:** Brewhouse Building - Planning Submission

To whom it may concern, I would like to make the following submission on the Brewhouse Building. I support this submission with the attached, a limited variety of quotes taken from submission made by members of the public following on from public consultations on the Brewery Site.

As can be seen, even from this very small selection, the overwhelming view was that the archaeological excavations should shape and lead the site usage and development. Disappointingly this is not reflected by the Council's decision to deal first with a building which many members of the public had suggested be demolished or at least reduced in size to allow for the Abbey to be fully exposed and the area around it, to be properly excavated. Developing the Brewhouse as proposed will seriously curtail meaningful investigations. The building itself will continue to dominate the Abbey Building; indeed it may dwarf it entirely.

The current Brewhouse Development is flawed and premature.

Both the planning department and the public need to be fully informed as to the precise future usage of this building, before they are expected to engage in and comment on a design process. With a very large amount of empty office space within the town and on the outskirts, spending money on a building which we presume will be for office use is clearly contrary to common sense and also against the wishes of the majority of the citizens of Kilkenny.

The Brewery site is not an appropriate place for another business park, and that the Brewhouse is the start of a Business Park type development; this type of structure will set a precedent for future development of any buildings.

The HGV and traffic management plan for the city has not been completed as yet, therefore we do not know what guidelines or parameters we are working within. Parking and types of vehicles allowed access to the Brewhouse must be specified at this the design stage. Again prematurity.

That the proposed plaster finish of the outside of the building is inappropriate/out of character with its industrial heritage, which is the reason given for its retention. While I appreciate that at times, it is better to retain buildings from an environmental point of view, however as there has been no information forthcoming as to the future use of this building, there can be no justification for the costs in redeveloping same. There would however be extremely good reasons to remove it from such an important historical site and carry out proper archaeological investigations, or at least reduce it in size.

Traffic management/parking issues, as a result of this development, are not addressed.

The impact of the CAS has not been included in NIS, AA and SEA reports. This is unacceptable.

The EIS is inadequate.

" A thorough archeological assessment is necessary as a medieval city must exploit the assets we possess - St Mary's excavation is a good example"

"The retention of the Mayfair & Brewhouse buildings were not favoured by the consultation process & demolition of both would allow the St Francis Abbey Park to be completed & a more thorough excavation to be conducted."

"To date there has been a very high level of public engagement in terms of consultation both through engagement in the re-visioning workshops and written submission, unfortunately the recommendations from the public do not seem to be taken on board the new version of the Masterplan See Re-visioning document for details. For example the resounding opinion of the public which included Councillors Business people and citizens alike had an almost unanimous view that there should be a comprehensive archaeological excavation on the site, however the terms of reference of the Archaeological strategy set out by the executive falls far short of this and contains the excavation to 3 specific areas of the site."

"Whatever is done with the site, the first and most important task is to complete a full archaeological excavation of the site, and this should lead any development of the site. Surely there are world universities and colleges worldwide that would get involved with and assist with the excavation of such an important site."

"This consultation process and the summary report was to inform the re drafting of the Masterplan.

Some welcome changes were applied to the site layout plan (eg. extension of green space around the Abbey) but sadly the most fundamental issues raised in the public consultation have not been integrated to the so called 'Final' Masterplan.

Firstly, we only have a Draft Archaeological Report with no statutory influence.

Until archaeological investigations are undertaken, no final decisions about building footprint etc can be commenced unless the design principles and draft plan is predicated with 'subject to findings of the archaeological investigations and the publication of the full Conservation Plan'.

Archaeology : statutory protection, so that construction needs cannot trump archaeological concerns

That there should be no finality as such to this Masterplan. It should evolve over the life of the development. The public should be consulted at the end of each phase of development and be modified as required. The archaeological strategy outlined in the accompanying literature, does not reflect the overwhelming view of the public consultation process, namely that the results of archaeological excavation and examination should shape and lead the Masterplan. At this point, we do not know what the archaeological investigations on site will reveal. Many of the variation objectives listed both limit such investigation and predetermine response to any discoveries of finds."

"I submit that a further variation be compiled, to allow for partial demolition of the Brewhouse, namely of the block closest to the Abbey, as this section of the Brewhouse interferes with the Abbey curtilage."

**“Brewhouse Building – Planning Submission”: Margaret O’ Brien.**

I welcome the opportunity to make this submission, however I am disappointed at the minimal level of public engagement encouraged by the date and timing of the single public information session on this development.

**General:** I have actively participated in Brewery Revisioning Process to date, however it is clear that issues of concern to the vast majority of people who also actively engaged in the consultation process, are not adequately addressed in the proposed Brewhouse development.

The archaeological strategy outlined in the accompanying literature, does not reflect the overwhelming view of the public consultation process, namely that the results of archaeological excavation and examination should shape and lead site usage and development. At this point, we do not know what the archaeological investigations on site will reveal. The proposed Brewhouse development limits such investigation and predetermines response to any discoveries of finds.

That the impact of the CAS has not been included in NIS, AA and SEA reports. This is unacceptable.

That the EIS is inadequate.

That traffic management/parking issues, as a result of this development, are not adequately addressed.

**Accordingly I further submit that:**

The current Brewhouse Development is flawed and premature.

That both the planning department and the public need to be fully informed as to the precise future usage of this building, **before** they are expected to engage in and comment on a design process. Accordingly, I again submit prematurity.

That the HGV and traffic management plan for the city has not been completed as yet, therefore we do not know what guidelines or parameters we are working within. Parking and types of vehicles allowed access to the Brewhouse must be specified at this the design stage. Again prematurity.

At least a partial demolition of the Brewhouse, namely of the block closest to the Abbey, is in the best interest of the wider site development, particularly in the context of heritage and tourism, as this section of the Brewhouse interferes with and overshadows the Abbey curtilage.

That the overall scale of the proposed building is too great for its surroundings.

That the proposed plaster finish of the outside of the building is inappropriate/out of character with its industrial heritage, which is the reason given for its retention.

[Brewhouse building Part VIII public consultation](#)

[marie kelly](#)

21.11.2015 - 6:44pm

### ***Cover Letter***

I object to the retention of the Brewhouse, because of its proximity to the Abbey. The Abbey should be focal point. Also I object because I wish to the whole site archaeologically excavation. Waterford city has greatly benefitted from the excavations which lead to many viking finds and the viking triangle we see today.

Lets do more together!

# Appendix D



D1 WEST ELEVATION  
1:50



D2 EAST ELEVATION  
1:50



D3 SOUTH ELEVATION  
1:50



D4 NORTH ELEVATION  
1:50

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

- 1. EXTERIOR WALL FINISH
- 2. EXTERIOR WALL FINISH
- 3. EXTERIOR WALL FINISH
- 4. EXTERIOR WALL FINISH
- 5. EXTERIOR WALL FINISH
- 6. EXTERIOR WALL FINISH
- 7. EXTERIOR WALL FINISH
- 8. EXTERIOR WALL FINISH
- 9. EXTERIOR WALL FINISH
- 10. EXTERIOR WALL FINISH

NO.	DESCRIPTION	DATE

**Architect**  
 **Architect**  
 100 Main Street  
 San Francisco, CA 94102  
 Phone: (415) 555-1234  
 Fax: (415) 555-5678  
 Email: info@architect.com

10 PLANS

DATE	2024.05.15	SCALE	1:50
PROJECT	St. Francis Abbey Restoration	CLIENT	Episcopal Diocese of Albany
DESIGNER	Proposed Architect	DATE	2024.05.15
PROJECT NO.	2024-001	SCALE	1:50
DATE	2024.05.15	SCALE	1:50



