

To: Tony Lauhoff, Senior Engineer

From: Arlene O' Connor, Senior Executive Planner

Proposal: Part VIII proposal - Redevelopment of Mayfair Building on the former Smithwicks Brewery site (Abbey Quarter) in the townland of Gardens, Kilkenny.

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

Planning Legislation:

Planning and Development Regulations 2001-2018, Schedule 5, Part 1 and 2

European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018
Article 75 which amends Article 120 of the Regulations 2001

Planning and Development Act 2000 – 2018

Characteristics of Project

Under this Part VIII proposal, Kilkenny County Council are proposing to renovate and extend the former Mayfair Ballroom in the Abbey Quarter, on the former Smithwicks Brewery Site, for library use as the Kilkenny City Library. The redevelopment of the building involves the following works;

- Demolition of extensions to the north-east gable of the existing building (approx. 102m²) including removal of a boiler house and steps adjoining the City Wall (a National Monument).
- Provision of a new two storey extension to the gable ends of the existing building (approx. 884m²) to be externally insulated with a render finish.
- Remodelling and extension of the existing 2 storey flat-roofed section on the east façade to be externally insulated and clad with a “second-skin” louvred system.
- Existing northern façade to be externally insulated with a render finish.
- Replacement of the existing roof with a standing seam metal roof.
- Replacement of the existing windows with new double-glazed windows in a powder coated aluminium frame.
- Modifications to the internal layout of the building and provision of a new mezzanine level in the double-height space of the former ballroom.
- Construction of a public urban square and new access to the building on the site of the existing public car park to the south west of the building.
- Site works associated with the formation of new connections to existing public foul and surface water drainage and existing utilities as required.

Location

The Mayfair Building is a former ballroom, which is located on the former Smithwicks Brewery Site, now called the Abbey Quarter, in Gardens, Kilkenny.

Type and characteristics of potential impact

From assessing the documentation associated with the proposed alteration and renovation works along with the proposed change of use of the Mayfair Building on the former Smithwicks Brewery site (Abbey Quarter) in the city, it is considered that the proposed development is significantly below sub threshold Part 2 activities and having regard to the environmental sensitivities of this area and the potential impacts based on the following environmental factors;

- Population and human health
- Biodiversity, with particular attention to special and habitats protected under the Birds and Habitats Directives
- Land, soil, water, air and the landscape
- Climate

- Interaction between above
- Expected effects from relevant major accidents and / or disasters

it is determined that no Environmental Impact Assessment Report is required.

An Appropriate Assessment Screening report was also carried out by Moore Group, dated 3rd May 2019 and subsequently by the Planning Authority, in relation to the proposed Part VIII works at the Mayfair Building and these both concluded that significant impacts on any Natura 2000 site can be ruled out therefore it was determined that a Natura Impact Assessment was not required.

Conclusion

It is determined that based on the above preliminary examination, there is no real likelihood of significant effects on the environment arising from the proposed development works nor the change of use to a public library and therefore it is recommended that no Environmental Impact Assessment Report is required for this Part VIII proposal at the Mayfair Building, Gardens, Kilkenny.

Signed: Arlene O' Connor,
Senior Executive Planner,
Kilkenny County Council.
15/5/2019