



*Redevelopment of Thomastown Community Centre on Marshes Street,  
Thomastown, Co. Kilkenny*

**Development Design Statement**

6<sup>th</sup> October 2020



**KENNETH HENNESSY  
ARCHITECTS**

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## 1.0 BACKGROUND

Kilkenny County Council, in association with the local community and other bodies, has collaborated to develop the '**Thomastown Regeneration Project**'. This project seeks to redefine Thomastown Town Centre with the provision of modern library services, flexible creative and arts spaces, improved public realm and tourism facilities, town centre living space and enterprise opportunities. The regeneration project is based around 5 projects that combine to create investment of scale that will significantly contribute to the rural economy of the town.

The individual projects are:

- Thomastown Community Centre Redevelopment which will see the development of a new modern library for Thomastown through the redevelopment of an existing disused sports hall.
- Environmental upgrades to existing streetscape with high quality paving materials and street furniture to enhance the visual appearance of the street at Lowe and Logan Street,
- Renovation of the former Court House (Sessions House) into a Craft and Design Centre.
- Upgrade to the Quayside Car Park to include bus parking
- Regeneration of Maudlin Street.

This application is for the Thomastown Community Centre Redevelopment that will see the disused former sports hall converted into a new branch library. The project is for the relocation of the existing limited library, currently located in a small building to the front of the sports hall, into the larger renovated building providing an increased and modern library provision with publicly accessible facilities. A portion of the existing building will be retained by the Thomastown Community Centre as a multi-purpose hall.

The proposal is in line with several National Policy Objectives but particularly is in line with National Policy Objective 16 of the National Planning Framework that sets out to '*target the reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes*'.

## **2.0 SITE DESCRIPTION**

The Community Sports Hall building forms part of a larger community facility which incorporates the recently refurbished Concert Hall, commercial kitchen and meeting rooms. The sports hall portion of the building, which was built in 1979, served the community up until 2014, when the deterioration of the floor finishes, roof and services rendered it unusable. It now houses the Men's Shed in one bay with the remainder of the hall used for storage by various community groups.

The Community Hall is located on Marshes Street, with the town playground to the South West and the old Concert Hall to the North East. To the South East of the building is a public car park, the existing library building and Thomastown Paddlers club rooms and there are 2no. basketball courts located to the North West. The further development of the remainder of the community centre building to house the expansion of the public library service will help define the Marshes Street area as a community service hub.

While not a protected structure, the Community Hall is located adjacent to the early twentieth century, classically fronted Concert Hall which is a Protected Structure in the Thomastown Local Area Plan 2019. The Concert Hall is listed in the Record of Protected Structures for Kilkenny, Reference Number C618 and is also listed in the National Inventory of Architectural Heritage (NIAH) Reference Number 12317063, as a building of Regional Importance.

The Community Hall is not located within the Architectural Conservation Area for Thomastown, but it is located within a Zone of Archaeological Potential.

## **3.0 PLANNING HISTORY**

Thomastown Community Centre Ltd. originally proposed the refurbishment and upgrading of the Community Sports Hall for additional general community activities. Planning permission for the proposed alterations and upgrading works to the existing community multi-functional activities building was approved, with conditions, under the Planning & Development Act 2000, as amended and the Planning & Development Regulations, 2001 as amended by the Planning Department of Kilkenny County Council on 05/02/2018, Planning Application Number 17/727.

## **4.0 BRIEF**

The current Thomastown library has a footprint of 109 sqm over 2 floors and the building is severely limited in terms of modern library service delivery and accessibility requirements. Projected population growths and changing demographics, as well as a range of socio-economic issues, require suitable central and flexible library spaces to provide for the needs of all the community.

The proposed library space will allow the service to expand and grow, delivering on the strategic aims of the national library strategy, "Our Public Libraries 2022".

The existing sports hall will be redeveloped to accommodate the new library, split over existing ground and new first floor, occupying 3 of the existing 5 structural bays, with a new entrance lobby, accessible ramp and steps to the front. The remaining 2 bays will be retained by Thomastown Community Centre as a double height multi-purpose hall, with a small rear extension for ancillary storage.

The existing steel superstructure will be retained, but extensive redevelopment of the external envelope will be required to meet current Building Regulations and NZEB requirements.

The vision for the new Thomastown Community Library is that it will be a unique modern centre for learning, information and culture. Accessible and welcoming to all, it will be a universal meeting place, a hub for the town, an engine for knowledge and creative economies.

## **5.0 DEVELOPMENT DESCRIPTION**

The proposed development will consist of:

- a. Partial change of use from sports hall to library facility and refurbishment of existing sports hall
- b. Refurbishment of the existing steel superstructure for retention and re-use
- c. Construction of new first floor level within the existing double height space in the area to be used by the library
- d. Demolition of existing walls and cladding and replacement with new rendered and insulated walls at ground floor and new cladding at first floor level, with associated new window openings
- e. Demolition of the existing roof finishes and replacement with insulated cladding system incorporating roof lights
- f. Construction of new entrance lobby on the front elevation, with associated ramp and stepped access
- g. Construction of new flat roof extension at rear elevation for sports hall/community storage
- h. Construction of new stepped access to new openings on front and rear elevations
- i. New internal layout including stairs and passenger lift
- j. Associated Plant & Services

## 6.0 ARCHITECTURAL APPROACH

The existing sports hall was constructed in 1979 and consists of a 5 bay steel framed structure. There is a block wall at ground floor level, with the structure clad in a profiled metal cladding. The existing building is immediately adjoining the Thomastown Community Centre, which has been extensively renovated and refurbished in recent years.

Kilkenny County Council is committed to the development of a modern and highly functional Community Library to act as a hub of educational, cultural, information and civic engagement for citizens and tourists. It must inspire and endure, designed to adapt to inevitable changes in society, work patterns and leisure over the decades to come. The new facilities have been designed to fit within the current structure, be accessible, welcoming and inclusive to all communities combining functional excellence and efficiency.

The ambition of the project is to retain and reuse as much as the existing structure as possible and thus retain the character of the existing building, both internally and externally. The renovation of such a structure to accommodate a change of use into a modern library poses several challenges, however, it will result in a building that has adapted and changed over time to meet the demands of the town and its citizens, and will express that through its form, construction and appearance.

Through early investigative works, a Feasibility Study was undertaken to retain the existing steel superstructure, or skeleton, of the building. A Geotechnical survey was undertaken, along with localised opening up works, and identified that the existing steel superstructure requires remedial works for its retention as support for existing steel trusses and roof. However, the brief requires the development of a new first floor and the existing columns have been identified as insufficient to support this new slab. New steel supports are proposed to carry this new first floor slab and will be located adjacent to the existing steel columns around the perimeter of the building. Additional new columns have also been integrated into the internal ground floor layout and have been used to inform the layout, arrangement and rhythm of these spaces.

Existing ground floor cavity blockwork, first floor wall cladding and the roof cladding will all be replaced with new insulated modern construction and cladding systems that will enable the building to meet current Building Regulations and reduce ongoing operational costs for heating and cooling of the building.

Public facilities have been located along the outer walls of the building to give best access to daylight, with the back of house staff areas, plant rooms and WCs located along the party wall to the proposed community hall where access to daylight is limited, particularly at ground floor level. Two Part M compliant access stairs are located in both corners of the building, allowing users to circulate freely whilst also providing required means of escape. A passenger lift has also been incorporated into the scheme.

At ground floor, the exhibition space has been given prime position at the corner of the building facing towards Marshes St. Children and Teenage books have been located beside this space with outlook towards the playground and tennis courts to the rear.

The adult section, study areas and ICT facilities have been located at First Floor. Activities that require good access to daylight, such as reading and studying, have also been located near to the windows at this level. Ceiling height at first floor continues into the underside of the roof, allowing the retained steel trusses to be expressed while allowing the spaces to take advantage of the additional head height and access to openable roof windows.

Two large floor voids puncture the first floor slab, with guarding provided through fixed circular shelving around the void, which will allow ground floor and first floor to be both visually and audibly connected and also provide additional daylight to the spaces below.

Large sections of glazing are to be incorporated on the front elevation, enabling passersby to see into some of the main spaces in the building, such as the exhibition space at ground floor and adult seating area at first floor, where people can also enjoy the raised view towards the River Nore as they read and enjoy the space.

The existing character and external appearance of the building are to be kept by maintaining the language of a ground floor solid construction with first floor lightweight cladding. The front and side elevations have, as already identified, extensive glazing elements at both ground and first floor but they will also incorporate translucent cladding.

This will allow the library and the community hall to become a beacon of activity at both day and night and is a playful modern improvement that pays respect to the heritage and history of the existing building.

## 7.0 ACCOMMODATION SCHEDULE

The proposed Library comprises of the following accommodation, to be provided over two floors of newly refurbished space:

Ground Floor	m <sup>2</sup>	First Floor	m <sup>2</sup>
Exhibition	56.90	Adult Fiction	89.70
Children's Area	101.40	Adult Non-fiction	56.50
Teenage	38.80	ICT	73.60
Store	26.60	Study Area	50.50
Reception Desk	9.00	Non Book Itmes	34.20
Staff Office	10.00	Comms Room	7.50
Staff Canteen	10.40	Stairs and Vertical Circulation	
Staff WC	3.30		
Public WC	14.30		
Accessible WC	4.50		
Plant Room	12.90		
Cleaner's Store	2.50		
Entrance Lobby	7.20		
Stairs and Vertical Circulation			

## **8.0 ARCHAEOLOGY & CONSERVATION**

The site of the proposed development is located in a Zone of Archaeological Potential and an Archaeological Impact Assessment for the new library has been prepared by Kilkenny Archaeology, which accompanies this application.

The building adjoins an existing extension to the Concert Hall which is a Protected Structure (RPS C618) and it is not located in an Architectural Conservation Area. Notwithstanding the fact that it is not a Protected Structure, every effort has been made to retain the character and dimensions of the existing community hall, whilst providing for a modern library facility.

Re-use of the existing steel structure will result in a minimal height increase (approx. 200mm) to cater for new steel purlins and new insulated roof cladding, to meet current building Regulations and energy efficiency requirements.

## **9.0 CIVIL AND STRUCTURAL ENGINEERING**

A Civil & Structural Engineering Report for the new library has been developed by DRA Consulting Engineers which has been appended to this report at Appendix B.

## **10.0 FLOODING**

A Flood Risk Assessment for the new library has been developed by DRA Consulting Engineers, which accompanies this application.

**11.0 APPENDIX**

**CIVIL & STRUCTURAL REPORT**

## Civil & Structural Engineering Planning Report

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### Property:

Thomastown Library &  
Community Hall,  
Thomastown,  
Co. Kilkenny

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### Client:

Kilkenny County Council  
C/o Kenneth Hennessy Architects

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### Date:

06/10/2020

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### Project Ref. No.:

K199

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## Document Control

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## 1.0 Introduction & Background

DRA Consulting Engineers have been engaged by Kilkenny County Council to provide structural and civil engineering services for the proposed alteration and refurbishment of an existing premises at Marsh's Street, Thomastown, Co. Kilkenny.

The project proposes the renovation and conversion of the existing Community Centre Sports Hall to incorporate a new Library and Community Hall. The hall adjoins the Thomastown Community Centre and is made up of 5 structural bays in the long direction of the building.

To provide the space required for the development, it is proposed to construct a new mezzanine floor structure within the existing hall at first floor level which will occupy 3 of the 5 structural bays described above.

The proposed works also include the upgrade and replacement of existing facades and the replacement of the roof sheeting to the existing building.

This report has been prepared to form part of the proposed Planning Application and should be read in conjunction with the DRA Civil Engineering Drawings and the DRA Site-Specific Flood Risk Assessment Report.



Figure 1 - Development Site (Source: Geohive)

## 2.0 General Description

The existing Community Centre Sports Hall building consists of a portalised steel framed structure which was constructed circa 1979. The existing hall is approximately 30m long by 20m wide consisting of 5 structural bays in the long direction of the building. The main roof structure (purlins and sheeting) is supported off steel trusses which are supported off and portalised with steel columns to the perimeter of the building. Stability in the long direction of the building was intended to be provided by steel cross bracing to the perimeter walls however it is noted that this bracing was not present at the time of inspection.

It is noted that the existing perimeter columns are part concealed in the existing masonry cavity wall at low level and internally covered by boarding at high level. The columns are exposed to the elements on the external faces of the buildings.



*Figure 2 – Existing Sports Hall*



*Figure 3 – Sports Hall Under Construction (circa 1979)*

### 3.0 Available Documentation

At the time of writing this report, no existing civil or structural drawings have been found for the existing Sports Hall building. We have been furnished with a set of drawings from a recent project at Thomastown Community Centre where a series of renovations and alterations were undertaken and completed in 2011. The drawings by MPA Consulting Engineers provide details of the general drainage layout on the site. Relevant extracts of these drawings are contained in Appendix A of this Report.

### 4.0 Existing Structural Elements

A description of the main structural elements of the existing building follows;

#### Foundations

A series of geotechnical investigation works were commissioned to expose the existing perimeter foundations so that an assessment can be made on their form and condition. This investigation is described in further detail in section 5.1 of this Report.

#### Floor Slab

The ground floor of the sports hall is of concrete construction and is a conventional 'floating' concrete floor slab. This form of construction generally consists of a concrete floor slab on a damp-proof membrane on compacted graded hardcore on the sub-soil.

#### Superstructure

The Community Centre Sports Hall building is a portalised steel framed structure with primary frames at approximately 6m centres. Steel trusses span the width of the sports hall and are supported on perimeter steel columns. These trusses support cold formed steel purlins which in turn support the roof sheeting. Stability of the structure is provided via portal action in the short direction of the building and by cross bracing in the long direction. The cross bracing had been removed from the structure at the time of inspection.

#### Walls

The walls to the sports hall consist of a metal cladding finish at high level fixed to horizontal cladding rails which are in turn fixed to the steel columns. There is a masonry cavity wall at low level around the perimeter of the hall to approximately 3.0m high.

#### Roof

The roof to the sports hall consists of proprietary metal roof sheeting with a number of translucent panels for natural light. The roof sheeting is fixed to cold formed steel purlins which span between the main steel trusses. The existing roof sheeting is in poor condition and there is evidence of water leaking through the sheeting in a number of locations.

### 5.0 Site Investigation

The following site investigations and surveys have been undertaken to inform the civil and structural design of the proposed development;

- Geotechnical Investigation;
- Topographic Survey and Building Survey;
- Column opening up works.

## 5.1 Geotechnical Investigation

A detailed Site Investigation survey was undertaken by Ground Investigations Ireland. The purpose of this investigation was to provide detailed site geotechnical information to allow the design of new foundations and to undertake exploration works to determine the condition and bearing capacity of existing foundation systems.

The exploration works showed that the existing Community Hall Building was supported off piled foundations to the perimeter of the building.

The boreholes undertaken showed the following subsurface profile within the footprint of the building;

- Made Ground to a depth of 1.6m-2.5m on,
- Cohesive Deposits to a depth of 4.1m to 4.5m on,
- Granular Deposits.

Due to the presence of variable made ground and soft compressible cohesive deposits, the geotechnical report recommends that a piled foundation system be adopted for the new structure.

## 5.2 Topographic and Detailed Building Survey

A topographic and detailed building survey was undertaken by Erkina Surveys in addition to a detailed measured survey of the existing Trusses to confirm the dimension and thickness of all structural components. This has allowed a preliminary analysis be undertaken to assess the capacity of the existing truss. Based on the preliminary analysis undertaken to date, the truss is suitable for re-use and may require localised strengthening depending on the final form, build up and layout of the roof structure. Details of any required strengthening works will be determined during the detailed design stage of the project.

Copies of the survey works carried out by Erkina Surveys are contained in Appendix B of this Report.

## 5.3 Column Opening Up Works

As the existing columns are exposed to the elements and on 3 faces hidden in a concealed cavity/box out, the blockwork around 3 columns was removed at low level so that an inspection could be undertaken to determine their condition and suitability for re-use. The columns that we exposed were on gridlines 1A, 1E and 5C as indicated on DRA sketch SK-01 dated 05/12/19, a copy of which is contained in Appendix D of this Report. Additionally, the external face of each of the columns is visible from the outside of the building.

The columns on gridline 1E and 5C were found to be in reasonable condition with surface rusting and pitting visible on the surfaces of the sections. These sections would be suitable for re-use with thorough cleaning and the application of a new paint system. The column on gridline 1A was found to have heavy corrosion set into the inside flange of the section with parts of the steelwork flaking off the member. This member would require localised repair of the area of heavy corrosion by replacing the damaged section of steelwork or by splicing additional steelwork onto the member in addition to cleaning of all surface rusting and pitting and the application of a new paint system.

Based on the opening up works undertaken and the visual inspections made, the existing columns would be suitable for re-use following thorough cleaning, local repair and painting. It is noted that should the columns be retained, a detailed inspection will need to be made of each column in its entirety so that the extent of repair can be determined.



*Figure 4 – Column 5C  
Note Surface Rust and Pitting*



*Figure 5 – Column 5C  
Note Moderate Surface Rust and Pitting*



*Figure 6 – Column 1A  
Note Heavy Corrosion to Flange*



*Figure 7 – Column 5C  
Note Surface Rust and Pitting*

## 6.0 Discussion on Re-Use of Existing Structure

The project brief requires the re-use and retention of as much of the existing structure and fabric as is possible. As described above, we have undertaken a suite of investigation works to provide information to allow definitive decisions be made on the feasibility of retaining elements of the existing structure. Based on these investigations to date and our visual inspections we can make the following comments;

### Trusses

The primary roof structure of the sports hall was generally found to be in reasonable condition and has competent and conventional structural systems in place, albeit that the existing vertical bracing has been removed. Our preliminary analysis indicates that the trusses generally have sufficient capacity to carry the proposed imposed and wind loads. There are areas where it would appear that there is insufficient bottom chord restraint to the trusses for wind reversal (uplift) and additional bracing will likely be required. Therefore, it can be concluded that the existing trusses can be retained with some localised strengthening. Cleaning and repainting of each of the trusses would be required.

### Columns

The existing columns are corroded to varying degrees. Should a system of cleaning and repair be put in place, these columns could be retained to carry loads similar to that which they are carrying at present such as façade wind loading and roof loading. They would not be suitable to carry additional loads such as those imposed by a new mezzanine floor. Access would need to be provided to each column during construction so that the extent of remedial works can be determined.

### Foundations

Investigation works on the foundations have shown that the existing structure is supported off piled foundations. As the existing piles are over 40 years old, it is proposed that they are supplemented by the new piled foundations which will be installed to carry the new mezzanine structure.

### Roof Sheeting and Purlins

The existing roof sheeting and purlins are in poor condition and it is recommended that they be removed and replaced.

### Existing Ground-bearing Slab

The existing ground bearing slab, while competent to support the library imposed loading, will be significantly compromised by excavations for new foundations and inground services. Furthermore, the existing DPM is likely to have deteriorated and there is no insulation under the slab. It is recommended that a new ground bearing slab be provided beneath the mezzanine structure. The slab in the proposed double height space can be retained.

### Masonry Cavity Wall

A significant portion of the existing cavity wall will need to be demolished to facilitate the inspection, repair, cleaning and painting of the existing columns, should they be retained. Furthermore, there will be a number of penetrations required for new windows and doors. These works will compromise the capacity of the existing wall and it is recommended that allowance be made to demolish the existing wall and replace it with a new masonry wall or cladding system.

## 7.0 Proposed New Structure

A series of concept sketch of the proposed structural system are contained in Appendix D of this report. Key structural components of this scheme are described below. It should be noted that the proposed scheme is a concept only, used to confirm the feasibility of the project. Other valid structural systems exist which may be adopted during the detailed design phase of the project.

### Foundations

Based on the recommendations of the geotechnical report, the proposed new mezzanine structure will be supported of new piled foundations. These foundations will be designed and detailed by a specialist piling contractor. There piles will also be used to supplement the capacity of the existing foundations.

### Mezzanine Floor

The new floor structure will be of concrete construction supported off steel framing. As the mezzanine will be constructed within the existing building with the primary structure in place, a system utilising a deep profiled metal deck (CF210 or similar) supported off steel beams has been proposed. This lightweight system is suited to installation within an existing building and provides for a shallow structural build up. The internal steel beams would be concealed within the depth of the decking with an overall structural depth of approximately 300mm at beam and rib locations. All exposed steelwork would need to be fire rated by an approved spray or board. Other forms of metal decking or the use of precast concrete planks could also be considered during the detailed design phase.

It is proposed that the new mezzanine floor is braced and is connected to the existing perimeter columns (should they be retained) to provide enhanced stability to the entire primary structure

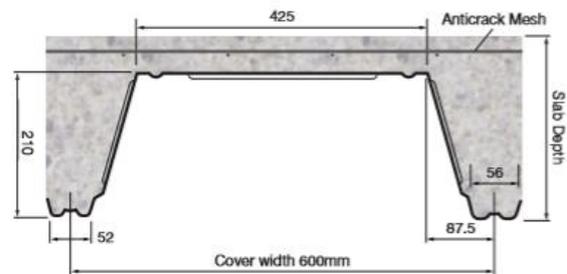
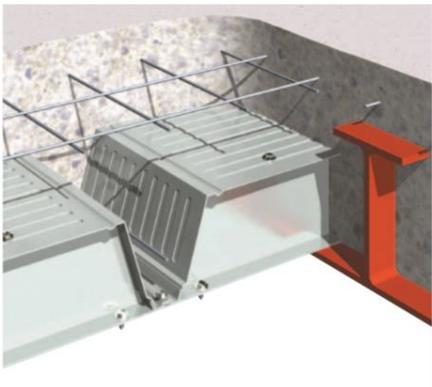


Figure 8 – Comflor CF210 Deep Profile Metal Decking

### Columns

New steelwork columns will be required to support the mezzanine floor. These columns will need to be fire protected using an approved spray or board. On the perimeter of the building, it is proposed that these columns supplement the existing columns such that all vertical loads from the mezzanine and roof can travel to ground via a new column and new foundation thus reducing the demand on the existing structure.

### Roof Structure

As described in section 5, the existing roof trusses are suitable for re-use with localised strengthening. If this option proves to be impractical or uneconomical, then the existing truss will be removed and a new portalised rafter system will be installed and supported off the existing columns.

The new roof sheeting will be supported off new cold formed steel purlins.

## 8.0 Civil Engineering Water and Drainage Services

This section outlines the following civil engineering services to the proposed development;

- Foul water drainage;
- Surface water drainage;
- Potable Water Supply.

For reference, this report should be read in conjunction with the following drawings:

- Drawing no. K199-100: *Existing Site Plan and Water Services*
- Drawing no. K199-150: *Proposed Site Plan and Water Services*

## 8.1 Existing Services

A request was submitted to Kilkenny County Council to provide records of water and drainage services in the area of the proposed development. We were furnished with an Irish Water asset map showing the drainage and watermain layouts in the vicinity of the proposed development. A copy of this map is contained in Appendix E of this report.

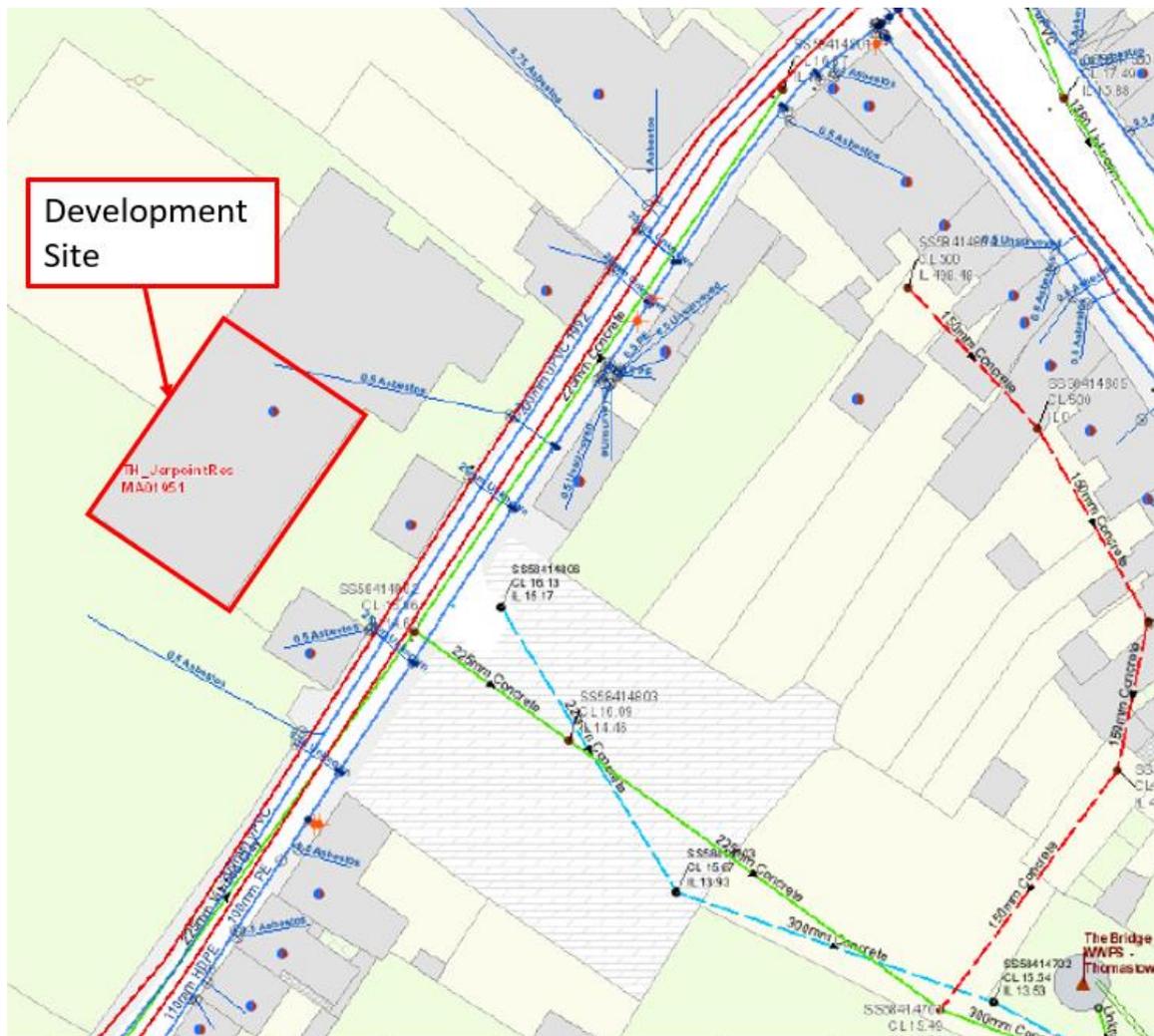


Figure 9 - Extract Irish Water Services Map – Thomastown

The asset maps show an existing 225mm diameter combined sewer running along the centre of Marsh's Street. This line then runs from a manhole in front of the existing building, through the carpark adjacent the site, and down to the Thomastown Waste Water Treatment Plant. There is also a 225mm/300mm stormwater line indicated running from the carpark adjacent the site falling in a south easterly direction. There are watermains indicated on each side of Marsh's Street.

There is no existing foul connection from the existing sports hall to the public main. Investigations on site and a review of the available documentation described in Section 3 above, shows that the existing surface water discharges into the surface water system which is located in the adjacent carpark.

## **8.2 Foul Water Disposal**

It is proposed that the foul effluent from the development is discharged to the public combined sewer in Marsh's Street to the front of the site. A Pre-Connection Enquiry has been submitted to Irish Water nominating the proposed post-development discharge. A confirmation of receipt of this Pre-Connection Enquiry has been received from Irish Water and we have been assigned the Irish Water Pre-Connection Enquiry Ref Number: CDS20005864.

## **8.3 Surface Water Disposal**

It is proposed that the existing surface water system be adjusted internally as required and the existing discharge points maintained.

## **8.4 Potable Water**

Water supply to the development will be via the public watermain which is located in Marsh's Street. Connections to the existing watermain and metering of the new connections will be made in accordance with Irish Water's requirements.

A Pre-Connection Enquiry has been submitted to Irish Water nominating the proposed post-development demand. A confirmation of receipt of this Pre-Connection Enquiry has been received from Irish Water and we have been assigned the Irish Water Pre-Connection Enquiry Ref Number: CDS20005864.

## **8.5 Water Services Construction**

All proposed water services and connections to the existing water services are to be constructed in accordance with:

- Irish Water Document IW-CDS-5020-01 – Water Infrastructure Standard Details – Connection and Developer Services – Construction Requirements for Self-Lay Developments.
- Irish Water Document IW-CDS-5020-03 – Code of Practice for Water Infrastructure – Connection and Developer Services – Construction Requirements for Self-Lay Developments.
- Irish Water Document IW-CDS-5030-01 – Wastewater Infrastructure Standard Details – Connection and Developer Services – Construction Requirements for Self-Lay Developments.
- Irish Water Document IW-CDS-5030-03 – Code of Practice for Wastewater Infrastructure – Connection and Developer Services – Construction Requirements for Self-Lay Developments.

## **9.0 Flooding**

The site is located in an area which is at high risk of flooding. A detailed Flood Risk Assessment has been undertaken by DRA Consulting Engineers and is presented in a separate Report.

***End of Report***

*Brian Healy.*

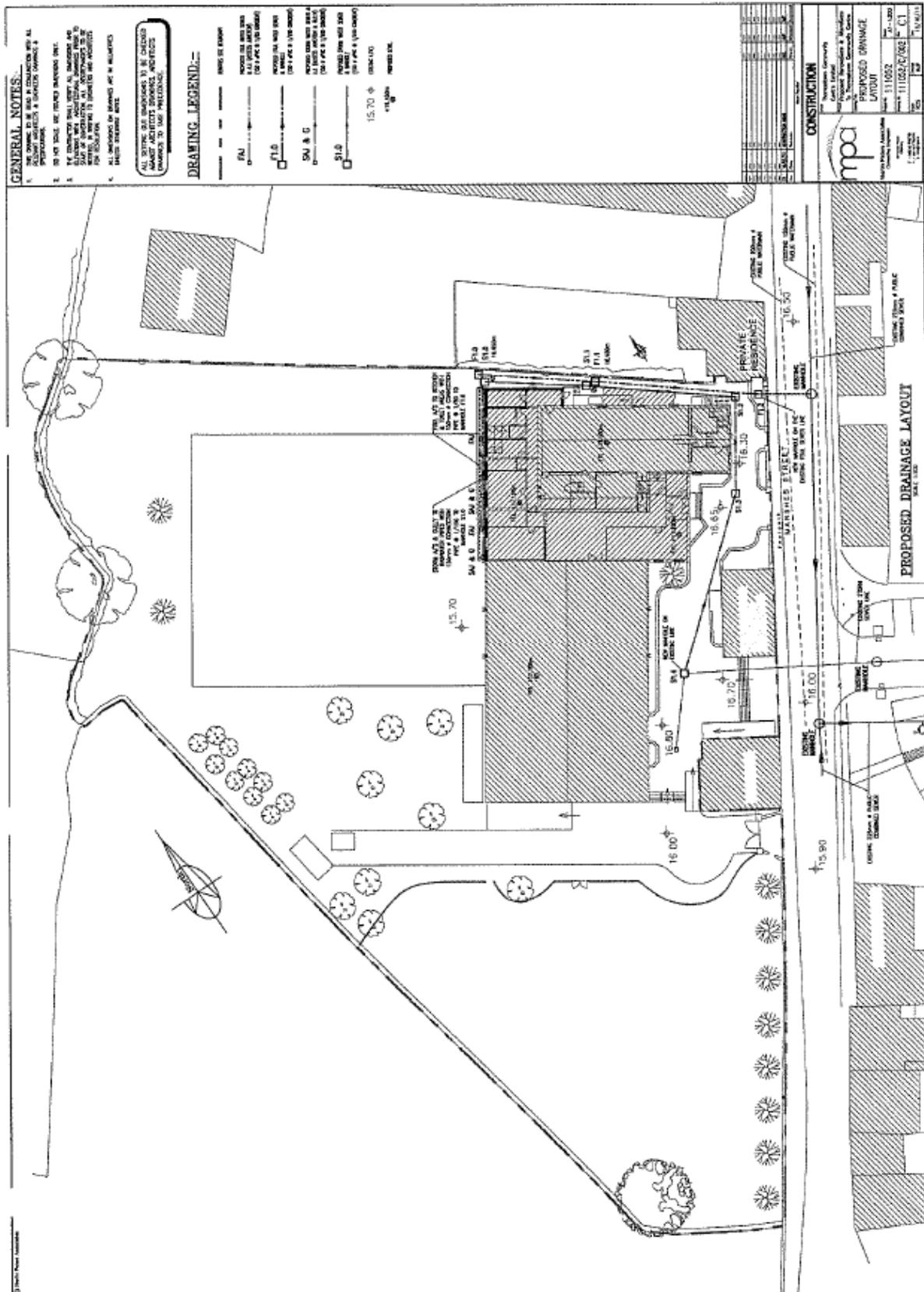
**Signed:** \_\_\_\_\_

**Date:** 6<sup>th</sup> -October-2020

**Brian Healy** BE CEng MIEI  
Chartered Engineer

## Appendix A – Available Drawings









### GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RELEVANT AUTHORITIES.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT STANDARDS AND SPECIFICATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

### GENERAL DRAINAGE NOTES:

1. ALL DRAINAGE WORK SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. ALL DRAINAGE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. ALL DRAINAGE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL DRAINAGE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL DRAINAGE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

### NEW LAY OF EXISTING PAVEMENT

PAVEMENT TYPE	THICKNESS (mm)	UNIT WEIGHT (kN/m <sup>3</sup> )	PERCENTAGE OF COMPACTED MATERIAL
ASPHALT	100	22	95
GRAVEL	100	18	95
CONCRETE	100	24	95
CLAY	100	18	95
SAND	100	16	95
GRAVEL	100	18	95
CONCRETE	100	24	95
CLAY	100	18	95
SAND	100	16	95

### MIN VALUE OF CONCRETE THRUST BLOCK

PIPE DIA. (mm)	THRUST BLOCK DIA. (mm)	THRUST BLOCK THICKNESS (mm)	THRUST BLOCK WEIGHT (kN)
150	300	100	1.8
200	400	100	2.4
250	500	100	3.0
300	600	100	3.6
350	700	100	4.2
400	800	100	4.8
450	900	100	5.4
500	1000	100	6.0

### CONCRETE SURROUND

NOTE: THE CONCRETE SURROUND SHALL BE CAST IN PLACE AND SHALL BE COMPACTED TO THE REQUIRED DENSITY. THE SURROUND SHALL BE CAST TO THE FULL DEPTH OF THE TRENCH AND SHALL BE FINISHED TO THE SURFACE OF THE TRENCH.

### CONCRETE SUBSURROUND

NOTE: THE CONCRETE SUBSURROUND SHALL BE CAST IN PLACE AND SHALL BE COMPACTED TO THE REQUIRED DENSITY. THE SUBSURROUND SHALL BE CAST TO THE FULL DEPTH OF THE TRENCH AND SHALL BE FINISHED TO THE SURFACE OF THE TRENCH.

### PIPE UNDER FOUNDATION

NOTE: THE PIPE UNDER FOUNDATION SHALL BE CAST IN PLACE AND SHALL BE COMPACTED TO THE REQUIRED DENSITY. THE UNDER FOUNDATION SHALL BE CAST TO THE FULL DEPTH OF THE TRENCH AND SHALL BE FINISHED TO THE SURFACE OF THE TRENCH.

### PIPE BEDDING DETAIL FOR UNDERFLOOR DRAINAGE

NOTE: THE PIPE BEDDING DETAIL FOR UNDERFLOOR DRAINAGE SHALL BE CAST IN PLACE AND SHALL BE COMPACTED TO THE REQUIRED DENSITY. THE BEDDING SHALL BE CAST TO THE FULL DEPTH OF THE TRENCH AND SHALL BE FINISHED TO THE SURFACE OF THE TRENCH.

### RAISING MAIN BEDDING DETAILS

### THRUST BLOCK DETAILS

### ROAD GULLY TYP. SECTION

### PIPE UNDER FOUNDATION

### PIPE BEDDING DETAIL FOR UNDERFLOOR DRAINAGE

### TYPICAL TRENCH CROSS SECTION

### TYPICAL DETAIL AT PIPE CROSSING

### CONCRETE SURROUND

### CONCRETE SUBSURROUND

### RAISING MAIN BEDDING DETAILS

### THRUST BLOCK DETAILS

### ROAD GULLY TYP. SECTION

### PIPE UNDER FOUNDATION

### PIPE BEDDING DETAIL FOR UNDERFLOOR DRAINAGE

### TYPICAL TRENCH CROSS SECTION

### TYPICAL DETAIL AT PIPE CROSSING

### CONCRETE SURROUND

### CONCRETE SUBSURROUND

### RAISING MAIN BEDDING DETAILS

### THRUST BLOCK DETAILS

### ROAD GULLY TYP. SECTION

### PIPE UNDER FOUNDATION

### PIPE BEDDING DETAIL FOR UNDERFLOOR DRAINAGE

### TYPICAL TRENCH CROSS SECTION

### TYPICAL DETAIL AT PIPE CROSSING

### CONCRETE SURROUND

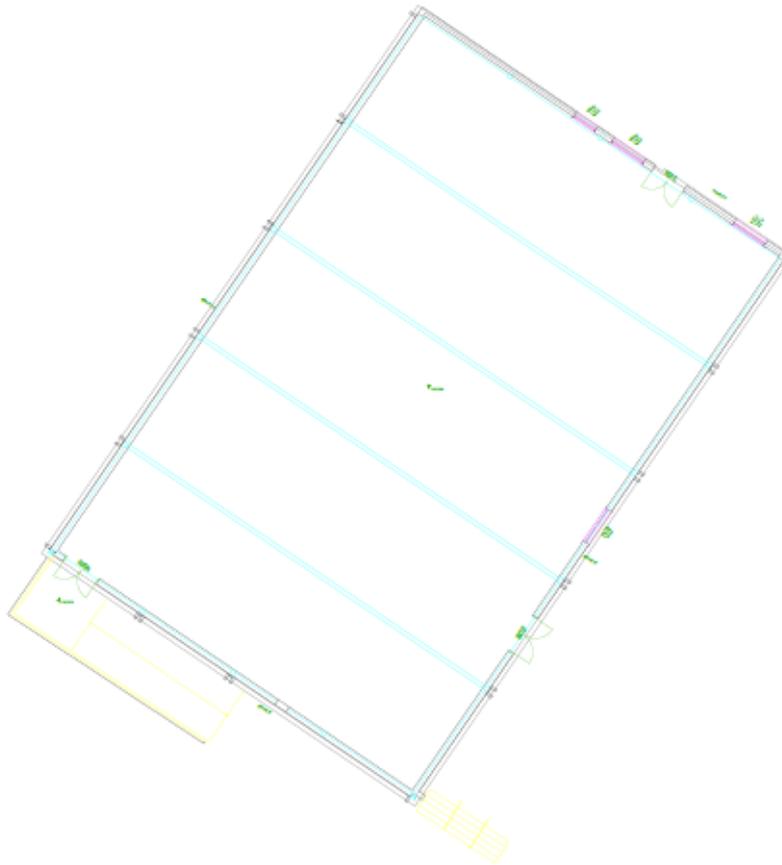
### CONCRETE SUBSURROUND

## Appendix B – Topographic and Building Survey

# Ground Floor Plan

All points are coordinated relative to Irish Transverse Mercator (ITM) derived from the Ordnance Survey's Virtual Reference System.

All elevations are relative to Mean Head derived from the same VRS network.



 <p><b>SCKIQA</b> Irish Society of Consulting Engineers Incorporated in Ireland 1987 No. 1700 11 St. Andrew's</p>	Drawn By: GD Date: 02.04.2020 Scale: 1:1000
	Ground Floor Plan of Site at Thomastown Community Hall, Co. Kilkenny. Client: Drawing No. 2001/30 Rev 0

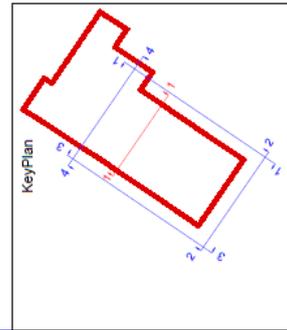
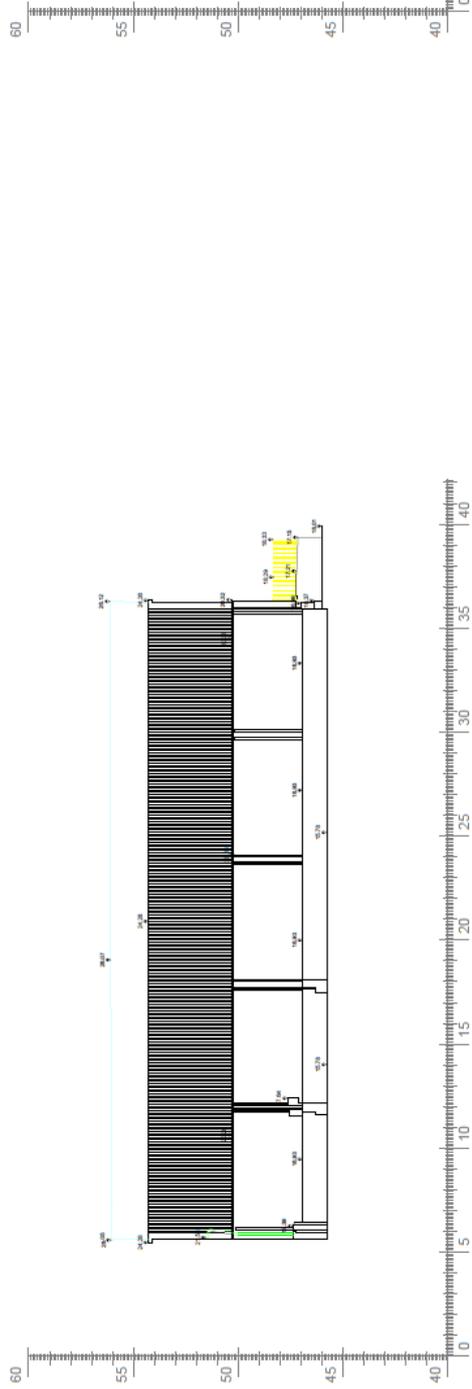




All points are coordinated relative to Irish Transverse Mercator (ITM) derived from the Ordnance Survey's Virtual Reference System.

All elevations are relative to Mean High Water derived from the same VRS network.

Elevation-3



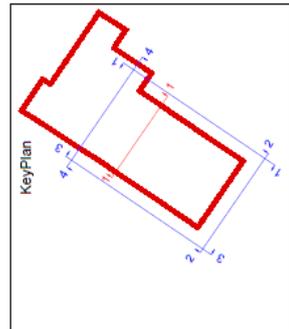
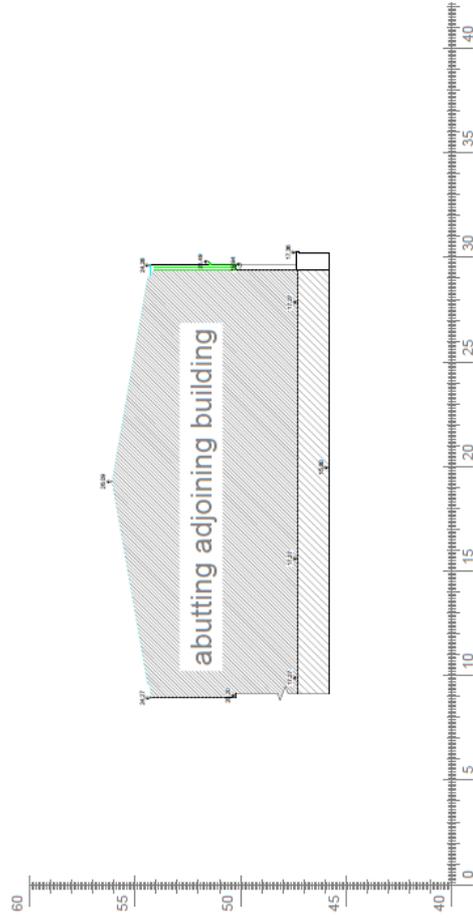
ERHIO  
Engineering & Planning  
2004-2005  
100% Irish Owned  
100% Irish Staff  
100% Irish Services

Drawn By: OJD  
Date: 02-10-2020  
Scale: 1:100(A3)  
Revision 3 of Site at  
Newry Community Hall, Co. Kilkenny  
Client:  
Drawing No. 200130  
Rev 0

All points are contained relative to Irish Transverse Mercator (ITM) derived from the Ordnance Survey's Virtual Reference System.

All elevations are relative to Mean Head derived from the same VRS network.

Elevation-4

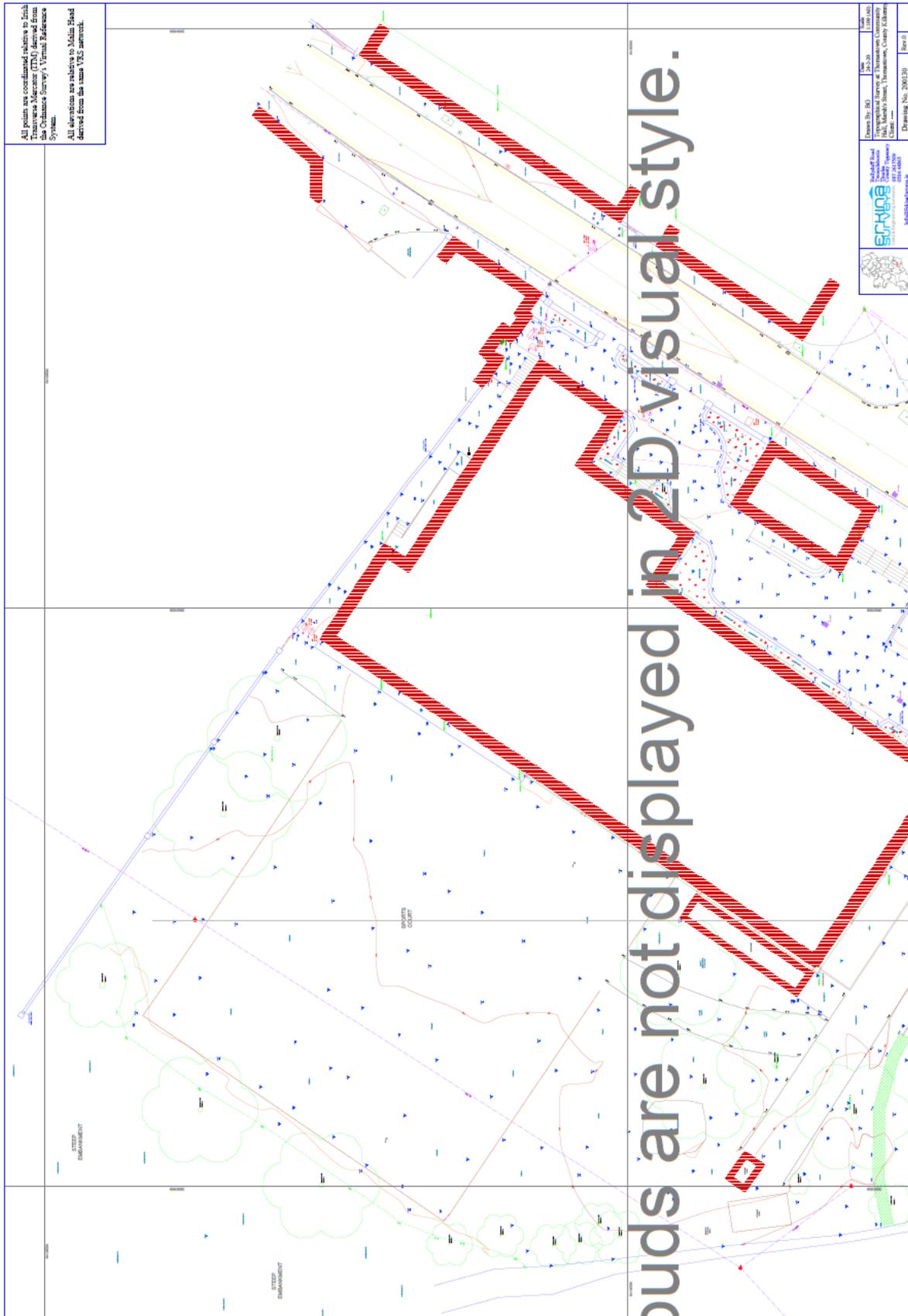


ERMIA  
Engineering & Construction Services

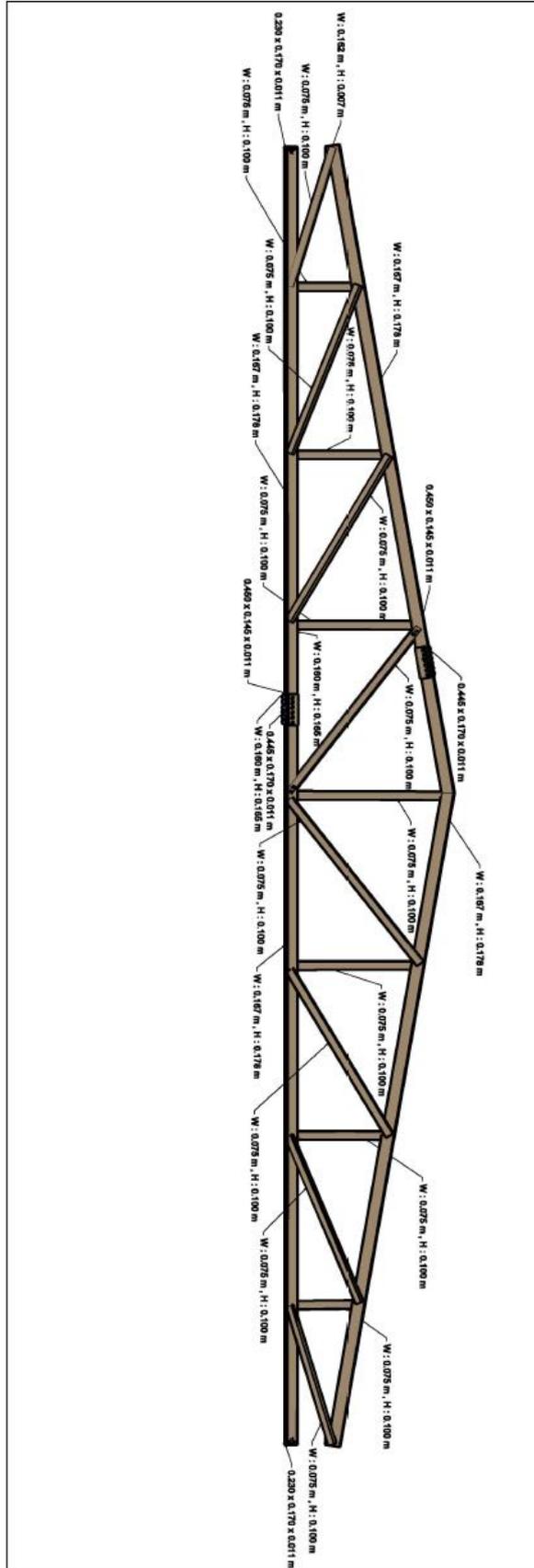
Drawn By: CD  
Date: 2012/05  
Scale: 1:100 A3

Project: Planning for  
Thamesmead Community Hall, Co. Kilkenny.  
Client: Thamesmead  
Drawing No.: 200130  
Rev: 0

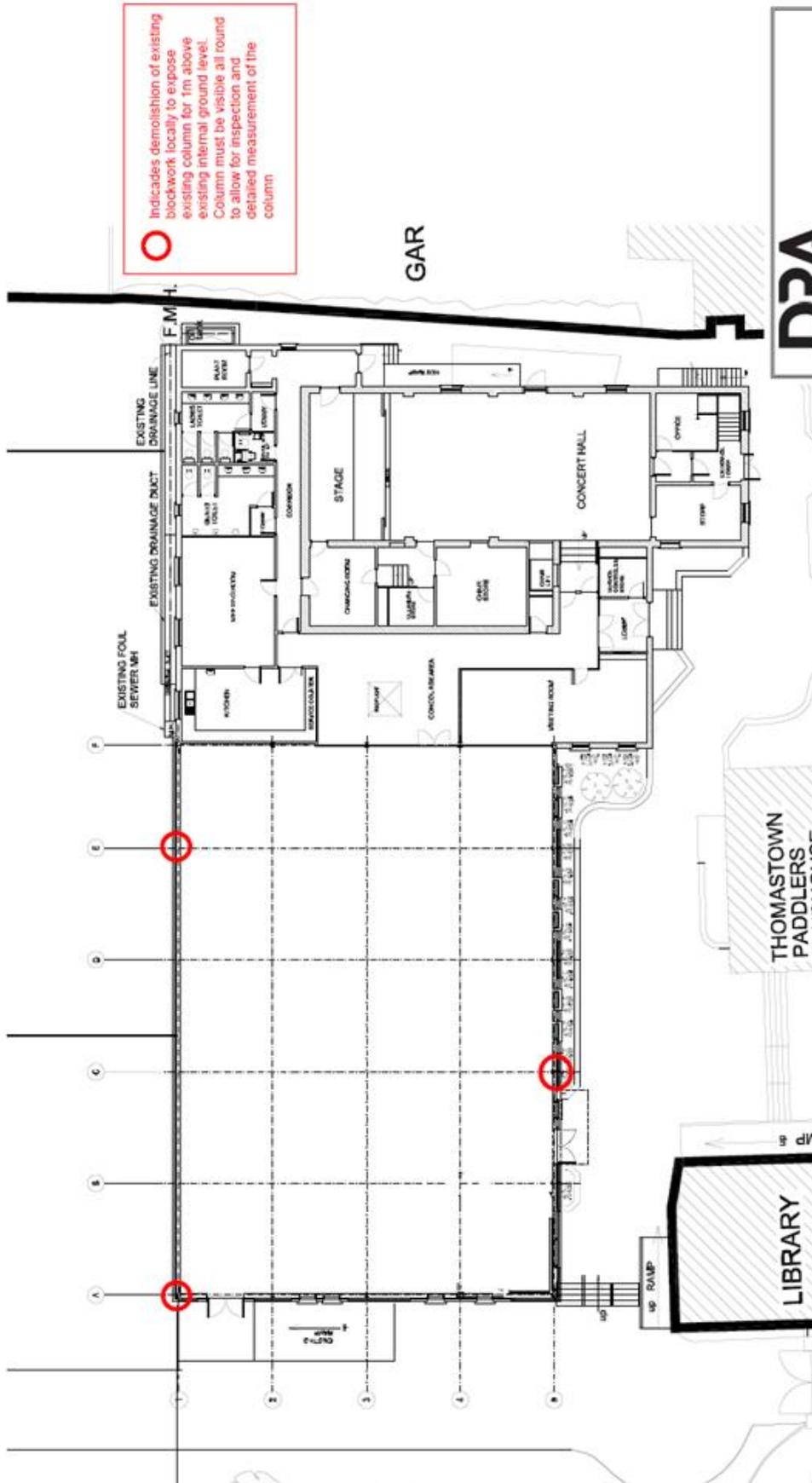








## Appendix C – Column Opening Up Works

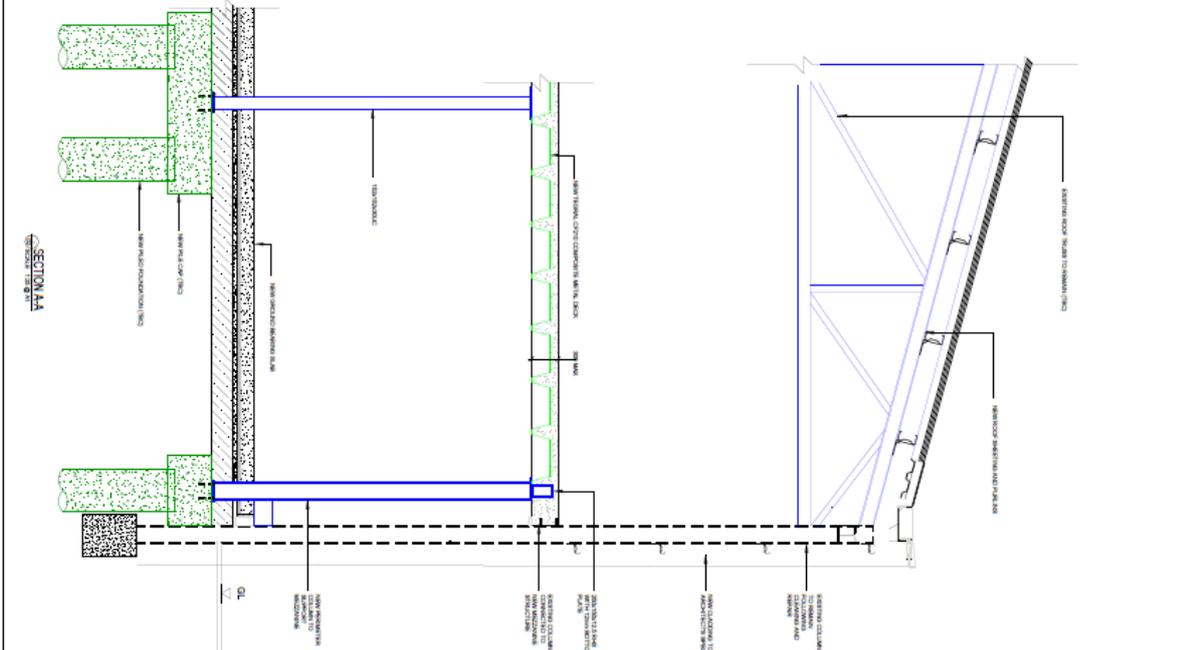
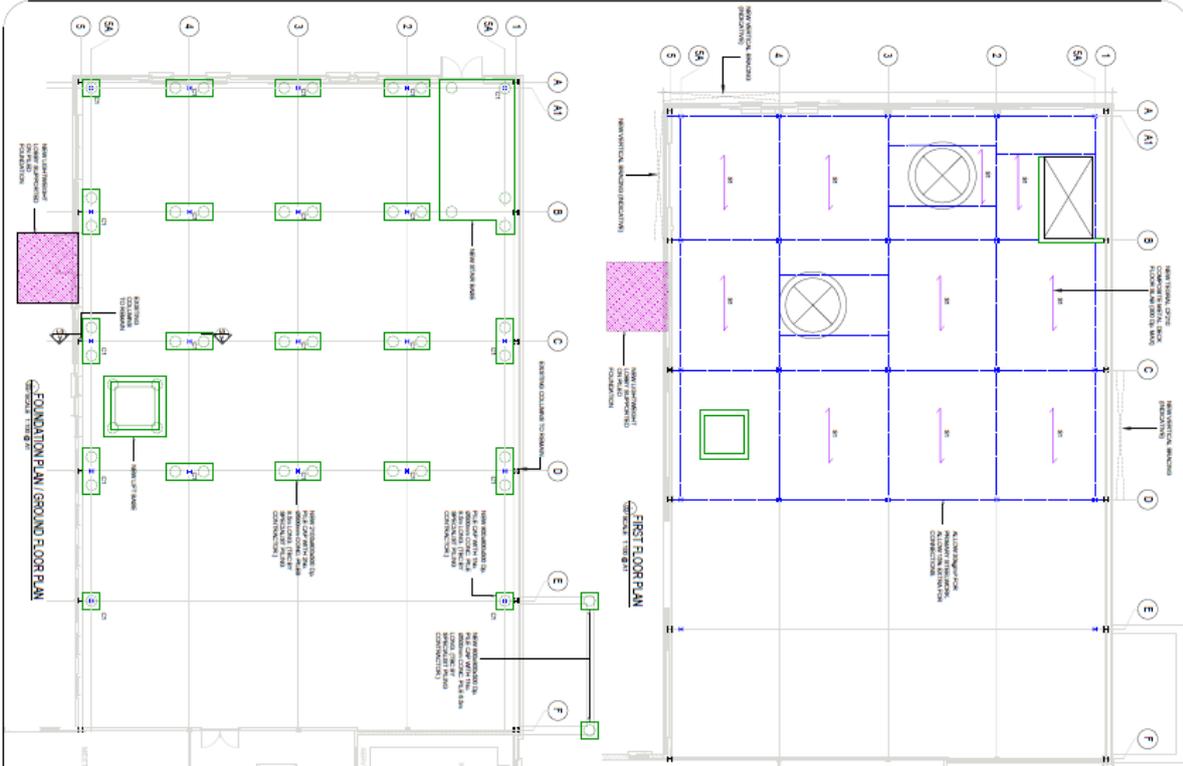


Indicates demolition of existing blockwork locally to expose existing column for 1m above existing internal ground level. Column must be visible all round to allow for inspection and detailed measurement of the column

<b>DRA</b> CONSULTING ENGINEERS	
Status	For Information
Job Title	Thomastown Community Centre
Drawing Title	Proposed Opening Works
Scale	NTS
File Ref	
Drn.	BH
Date	05/12/19
Chd.	
Job No.	K199
Dwg No.	SK-01
Rev	

04 SITE PLAN  
SCALE 1:100

## Appendix D – Concept Structural Sketches



**NOTES**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

**REVISIONS**

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	10/10/2023	...	...

**CONCEPT**

**DRA**

**PROJECT INFORMATION**

PROJECT NAME	...
CLIENT	...
LOCATION	...
DATE	...

**CLIENT INFORMATION**

NAME	...
ADDRESS	...
CONTACT	...

**ENGINEER INFORMATION**

NAME	...
REGISTERED NO.	...
EXPIRES	...

**DATE** 10/10/2023

**SCALE** 1:100





## Appendix E – Irish Water Asset Map

