

**Application for Approval in Accordance with Section 177AE of
Planning and Development Act 2000 (as Amended) for**

‘Nore River Facilities Kilkenny’

Prepared by

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For

Kilkenny County Council



Kilkenny County Council
Comhairle Chontae Chill Chainnigh



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1. INTRODUCTION AND BACKGROUND

The proposed development consists of the provision of a water sports activity centre and associated public realm development on existing lands currently used as car parking facilities, commissioned by Kilkenny County Council, as part of the Platform for Growth scheme, under Fáilte Ireland. Platform for Growth is a scheme under Fáilte Ireland with the aim to support the development of shared facilities at waterways in the Republic of Ireland through the provision of funding. The funding is made available to County Councils only. A shortlist of 136 potential locations was whittled to a shortlist of 20 locations including Kilkenny.

The Facility Centres are typically on or adjacent to Blue Flag Beaches or Green Coast accredited sites. Three additional inland sites were also identified as accredited Blueway sites / well established water sports destinations - Kilkenny being one of them. It boats already established riverbend adventures - boat trips, kayaking, canoeing, stand-up paddle boarding and dragon boat clubs and activities. It was selected as a site for investment with an existing culture of water sports and potential future Blueway. (See Volume 1, Section 8.4 of the current Kilkenny City & County Development Plan). Please refer also to *the Platforms for Growth – A Programme for Tourism Investment 2019-2025 (Failte Ireland) at Appendix O*.

The intention is to consolidate existing tourism offerings and elevate the appeal of the area by providing adequate facilities. The Failte Ireland funding is supported by detailed design specifications and additional supports; however, each site has potential for site specific alterations/additions as deemed necessary by the individual Local Authorities. The scheme is guided also by the County Development Plan, National Tourism Policy and the Kilkenny Tourism Strategy.

Kenneth Hennessy Architects Ltd (now trading as Ailtirí Architects) were commissioned in late 2022-early 2023 to deliver a water sports activity centre on an urban site within the grounds of the Civic Offices along John Street in Kilkenny City Centre. The site, currently in use as a car park with a small maintenance store, lies adjacent to the River Nore across the river from Kilkenny Castle. Planning design for this project is now complete, with this report forming part of the Application by Kilkenny County Council to An Bord Pleanála. Approval is sought for this development in accordance with the procedure outlined in Article 249 of the Planning and Development Regulations 2000 (as amended) and Section 177AE of the Planning and Development Act 2000 (as amended).

The proposed scheme represents an opportunity to revitalise an under-utilised, river-adjacent site within the city, and to ensure that it provides suitable and accessible facilities for all. The proposed facility will create a safe place for people to sit and enjoy, engage in river-based activities, as well as pass through, with the potential for the facility to be used for community events and activities. By simply occupying the space and promoting a vibrant culture adjacent to the water, it is envisaged that any potential for anti-social behaviour can be mitigated, and the facility users can feel safe. In addition, the buildings, including covered exterior spaces, will be secured after hours to prevent loitering in these areas. The whole area will be CCTV monitored and adequately lit without negative impact upon flora/fauna along the riverbank. A condition of the Failte Ireland – Platforms for Growth Scheme is that the Local Authority enters into a Management Agreement to maintain ongoing upkeep, cleaning, maintenance and repair of the facility where necessary. See Appendix O – Platforms for Growth – A Programme for Tourism Investment by Failte Ireland, for further details.



Figure 1 – Existing site within council carpark area. Maintenance store to left for demolition to accommodate new scheme



Figure 2 – Existing flood defence berm (right) & grasscrete access road alongside carpark. View looking towards Maudlin St.



Figure 3 – View of proposed site within existing carpark area looking towards County Hall and Johns Street.

2. OBJECTIVES AND CONSTRAINTS.

The key objectives of the proposed development are as follows;

- To create a river facilities centre for Kilkenny to support community, recreational and commercial activities, thereby boosting tourism in the area,
- To create a renewed connection between the city and the River Nore for the local community and visitors to the area,
- To develop a currently under-utilised, river-adjacent site and maximise its potential as an amenity for the community,
- To provide storage space, changing, training and meeting facilities for local clubs and groups,
- To provide facilities such as accessible bathrooms and outdoor seating areas which will have a positive impact on the city and enhance its appeal as a destination for the local community and visitors alike.

The key constraints to the development were identified as follows.

- The site is bounded by a Special Area of Conservation (SAC 002162) as well as a Special Protection Area (SPA 004233),
- Possible flood risk considerations and the proximity of the site to an existing OPW flood risk mitigating measure - The site is located within the OPW 1/1000-year flood zone mapping. A site-specific Flood Risk Assessment report has been prepared and is presented in Appendix E.
- There is a Zone of Notification on the banks of the River Nore associated with a historic Dovecote, in close proximity to where a floating pontoon is proposed,
- Proximity of the development to historic city wall line – addressed within Appendix L – Archaeological Desktop Assessment
- Vehicular access requirements, including access for deliveries and emergency services, turning area for canoe/kayak/rowing boat/dragon boat loading and unloading,
- Existing infrastructure within the site, such as buried fibre internet cable,
- Existing trees foliage within the site. Insofar as possible the design was developed to minimize disruption to existing vegetation, but some is to be removed*
- Constraints with falls of existing storm / foul drainage and distance to shared system
- The site is in close proximity to an existing car park to the north-east, and a vehicular access route to the River Court Hotel running along the south-eastern boundary of the site.
- Maintaining existing walkers route atop the existing berm
-

*Note: 20 number mature trees within the lands have been identified within Appendix E of the Kilkenny City & Environs Development plan. None of the trees identified within are proposed for removal as part of these works. As per the EclA the trees being removed are willow, which have low to negligible roost potential for bats. No roosting was identified within the trees being removed. See image overleaf plotting the approximate location of the trees identified within Appendix E of the Development Plan cited above.

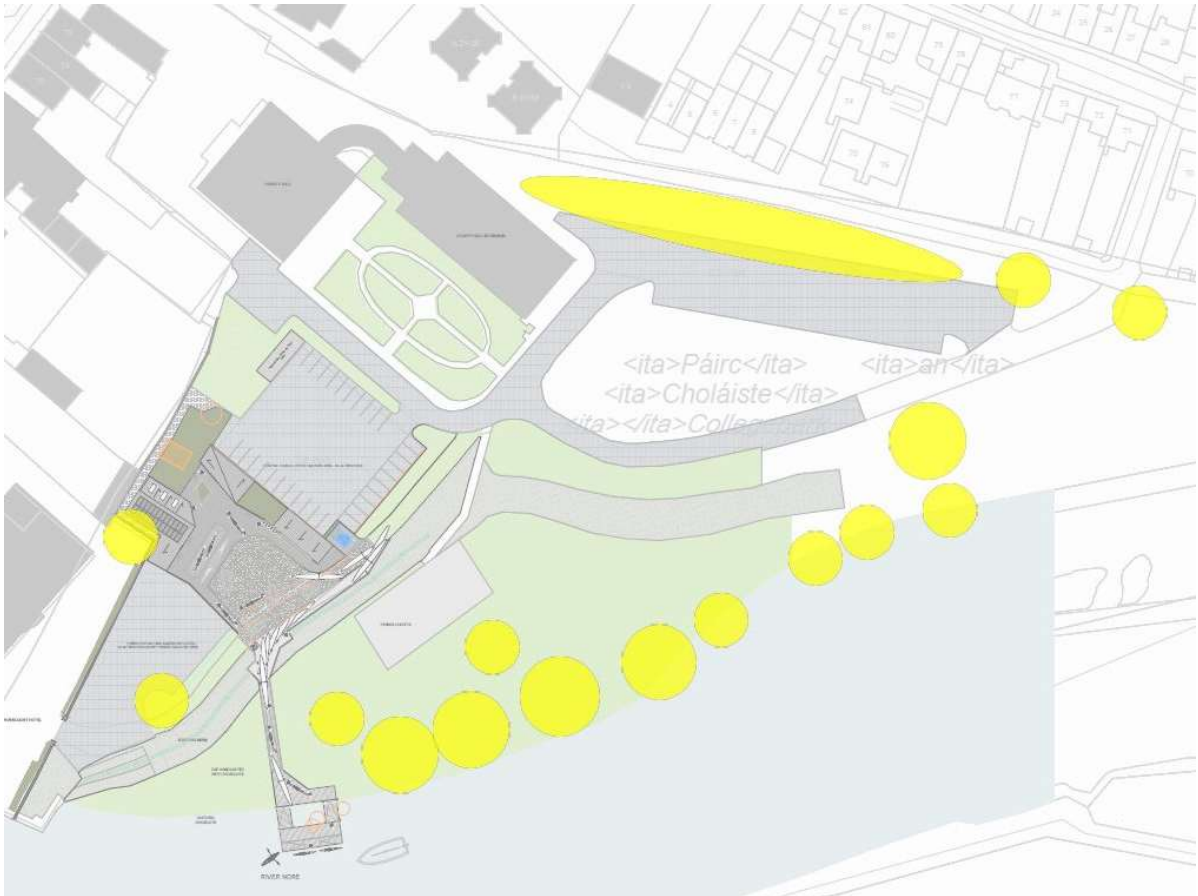


Figure 4: Proposed Site Location – Aerial View (Google Maps April 2024)

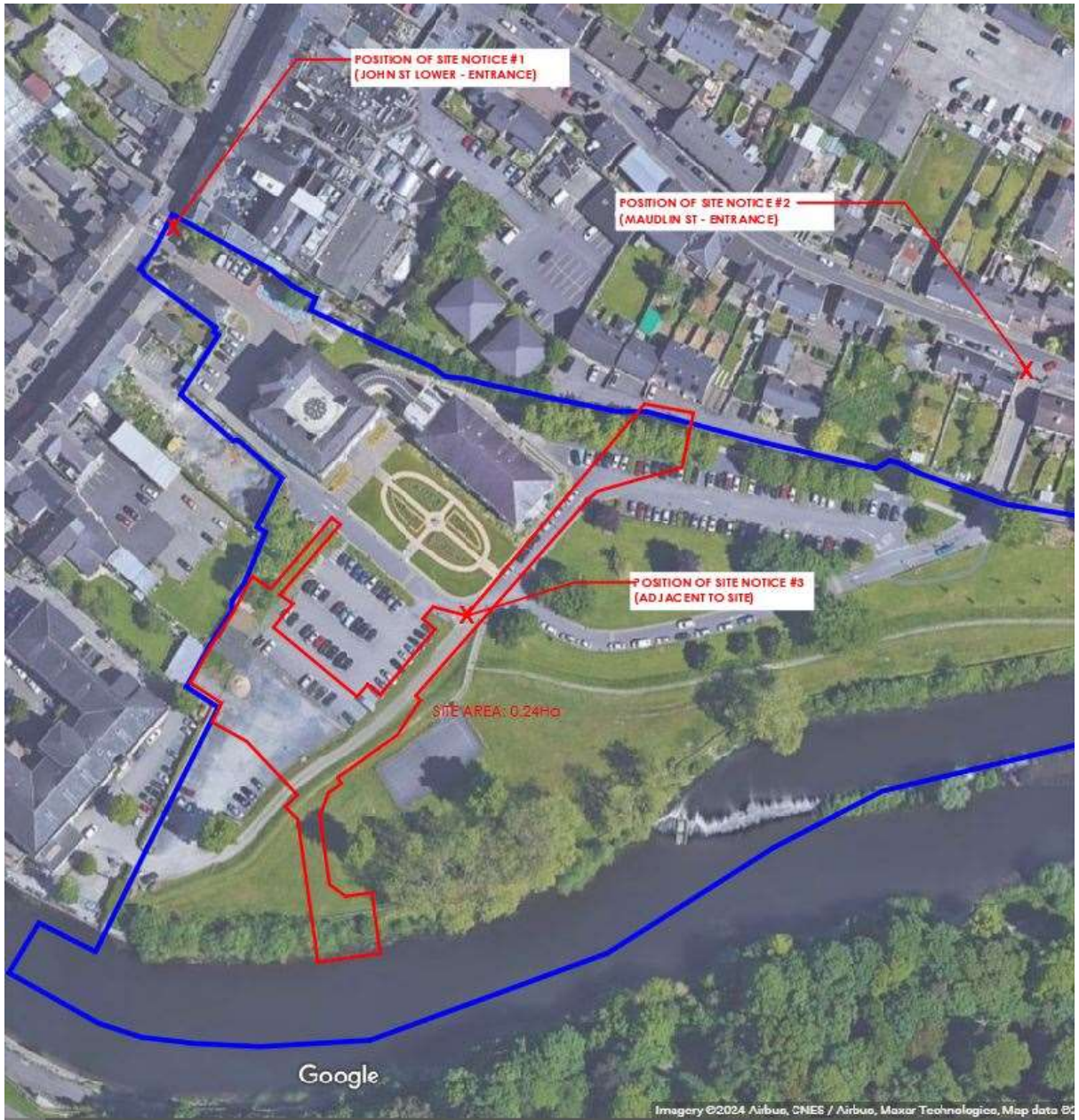


Figure 5: Proposed Site Location – Aerial View (Google Maps April 2024)

3. DESCRIPTION OF PROPOSED DEVELOPMENT

As outlined previously, the primary objective of the proposed development is to maximise the potential of a river-adjacent site, and to create a river facilities centre for the local community and visitors alike.

The site for the proposed development is currently used as a surface car park, and presents a challenge in its separation from the River Nore, and the existence of an OPW flood relief berm bisecting the access route to the river. Responding to the geometry of the site, the proposed building is in an 'L'-shape configuration, and is divided into 3 different volumes, each with unique functions: community, facilities, and storage. Additionally, a gently sloped path is proposed up and over the existing flood relief berm, allowing pedestrians whether ambulant or not, access to a proposed pontoon on the banks of the River Nore. This route has been auto tracked with a dragon boat to ensure it is fit for purpose. The pontoon is secured on piles and able to move up and down with the rivers water level.

Works comprise of the following as outlined in the public notices:

- Construction of a riverside facilities centre comprising the following;
 - a) Demolition of an existing single-storey maintenance store,
 - b) Removal of selected on-site vegetation to facilitate the works,
 - c) Single-storey facilities block with a flat, intensive green roof build-up, containing toilets, universally accessible bathroom, changing places facility, showering / changing cubicles, cleaner's store, outdoor showers, an external plant area, storage lockers, wash trough, and a drying room,
 - d) Single-storey adjoining community block with an asymmetrical pitched roof containing a community room, associated kitchenette, and a plant room / central information point,
 - e) Adjoining external covered terrace area with a flat intensive green roof build-up,
 - f) A single-storey storage block with an asymmetrical pitched roof containing equipment storage, a dragon-boat / rowing boat storage, and a maintenance store,
 - g) A single-storey adjoining block with a mono-pitched roof containing a boat / general storage area,
 - h) A hard landscaped pedestrian central space with raised central planter / seating, planted areas, boat wash-down area and associated surface water UV filtration system,
 - i) Proposed shared surface including a central set-down / vehicular turning area for boat loading / unloading and pedestrian use generally,
 - j) Access route to river over berm comprising a sloped access path with associated retaining wall, steps, landings, balustrading, and associated handrails,
 - k) Raised walkway from top of berm to pontoon with associated balustrading / handrails,
 - l) Part fixed / part floating access pontoon within the river,
 - m) Site services connections and drainage works including connection to existing public foul and stormwater system,
 - n) Universally accessible parking bay and covered bicycle parking area,
 - o) Public lighting to all pedestrian / vehicular / parking areas,
 - p) All necessary landscaping, site boundary and site development works.

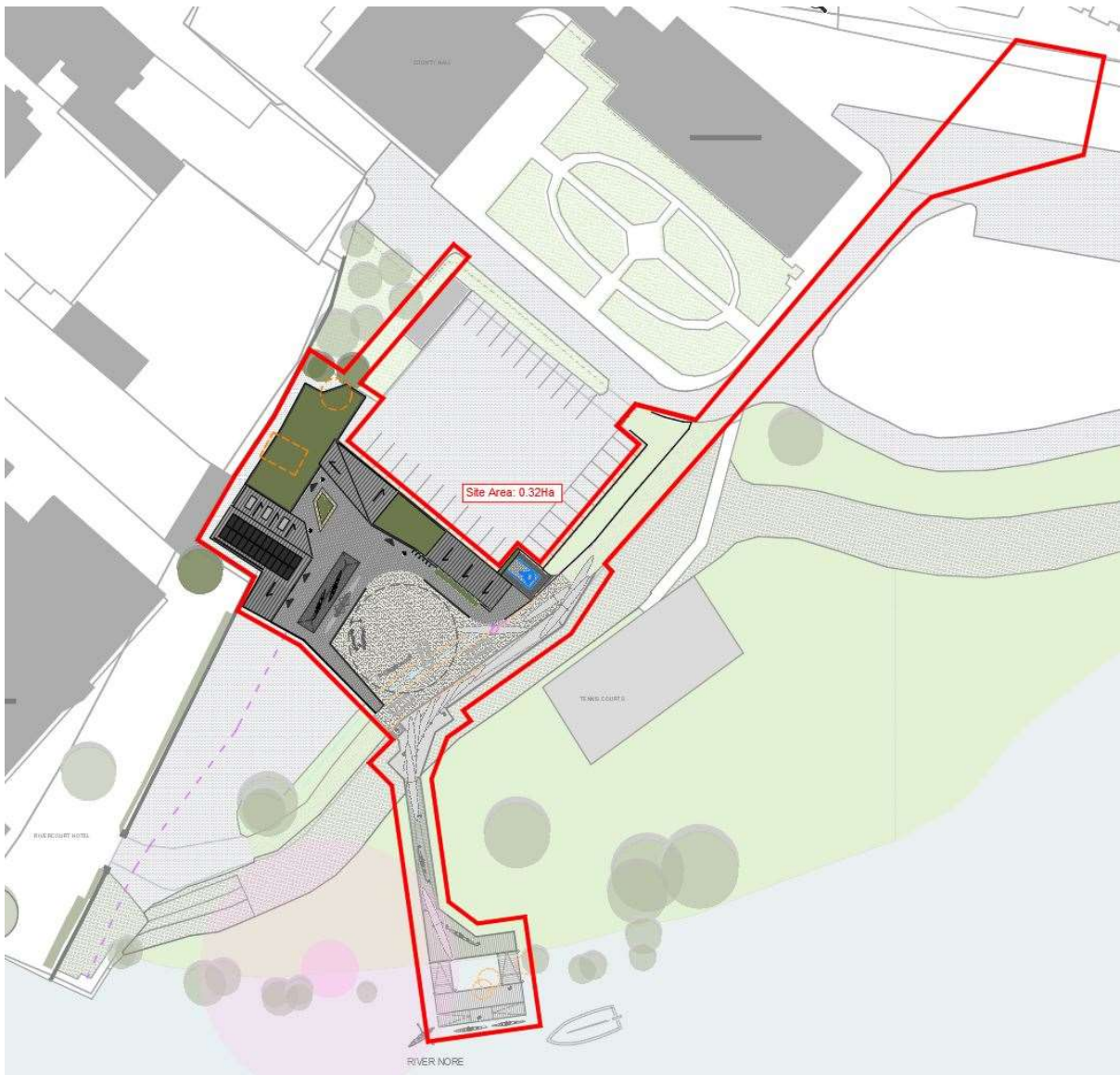


Figure 6: Proposed Site Layout Plan (Ailtirí Architects)

Main Building & Associated Site Works;

As outlined above, the main building of the proposed development is in an 'L' – shape configuration, and is divided into 3 functions; community, facilities, and storage. The overall building is single-storey in nature, with increased ceiling heights in the community and storage areas. The building has a mix of flat-roofs, mono-pitched roofs, and asymmetrical roof sections to delineate the separate functions. Externally, the building finishes include fair-faced concrete walls, accoya timber rainscreen cladding installed in a vertical fashion, select areas of weathered steel and a combination of green roofs and standing seam aluminium in a muted colour. The community section contains a community room and an external covered terrace, defining a key social space.

The community room is finished externally with vertical accoya rainscreen cladding, a fair-faced concrete plinth, and an asymmetrical roof section in a dark grey, standing-seam metal finish. The covered terrace has a fair-faced concrete finish, and a flat roof over with an intensive green roof. Tucked into the

community block is a centrally located plant room and an information display point. This is visible to all users and may highlight important rules governing water safety, building use, hygiene etc.

The facilities section of the building provides toilets, a universally accessible W/C, a Changing Places Facility in accordance with TGD M 2022, shower and changing facilities, outdoor showers, washdown area, storage lockers, and a drying room. The facilities section is externally finished with fair-faced concrete and has a flat roof over with an intensive green roof build-up. The green roofs will also be used for rainwater attenuation – Refer to the Engineers drawings and report for further details (Appendix A and D respectively)

Finally, the storage portion of the scheme comprises sloped volumes with high level north facing light only, for the storage of equipment, dragon-boats, a maintenance store and a general storage area. These areas boast asymmetrical roofs with a standing-seam metal finish in a dark grey colour. The external walls are finished in vertical accoya rainscreen cladding, with a fair-faced concrete plinth. Access doors to the storage section are finished in weathered ‘corten’ steel or similar.

Finally, a central space is anchored with the addition of a raised planter/ seating area in accoya and cast concrete with discreet drainage channels throughout in stainless steel. Limestone is envisaged for the public realm with a variety of sizes and finishes delineating the specific use, such as the washdown area or universal access parking bay. Refer to the landscaping plan/report at Appendix C for details.

These materials have been chosen not only for their aesthetic qualities and durability, but also to maintain a consistent material palette, giving brand identity to all water-based activity centres that have been developed by Fáilte Ireland.

Proposed Pontoon

A proposed pontoon is located to the south of the proposed building, on the banks of the River Nore, allowing for improved access to the river, to engage in river-based activities. This proposed pontoon will have an upper fixed portion, and a lower portion floating on the river, restrained with a series of piles. This will allow it to respond to the changing water levels within the river during the year.

The pontoon will be a steel framed structure supported on piles with a fibre-cement board finish providing a low maintenance slip resistant finish. The walkway to it is of a similar construction on pad footings and will have negligible impact both aesthetically and environmentally upon the landscape. Refer to the Engineers Report at Appendix D and the Construction Environment Management Plan within Appendix J for more information on construction methods and mitigation.

As outlined previously, it is located within a Zone of Notification associated with a historic dove cote to the west but has been located approximately eleven metres from the dovecote as positioned per NIAH reference. Refer to the Architects Proposed Site Plan drawing – 2257-P-1001 within Appendix A for details. A 10m buffer zone is identified as the industry standard within the Archaeological Desktop Assessment and has been observed here. Please refer to the report within Appendix L for further details. The dovecote was previously uncovered, and its location accurately recorded. See images overleaf of excavations carried out by Ian Doyle circa 2003.

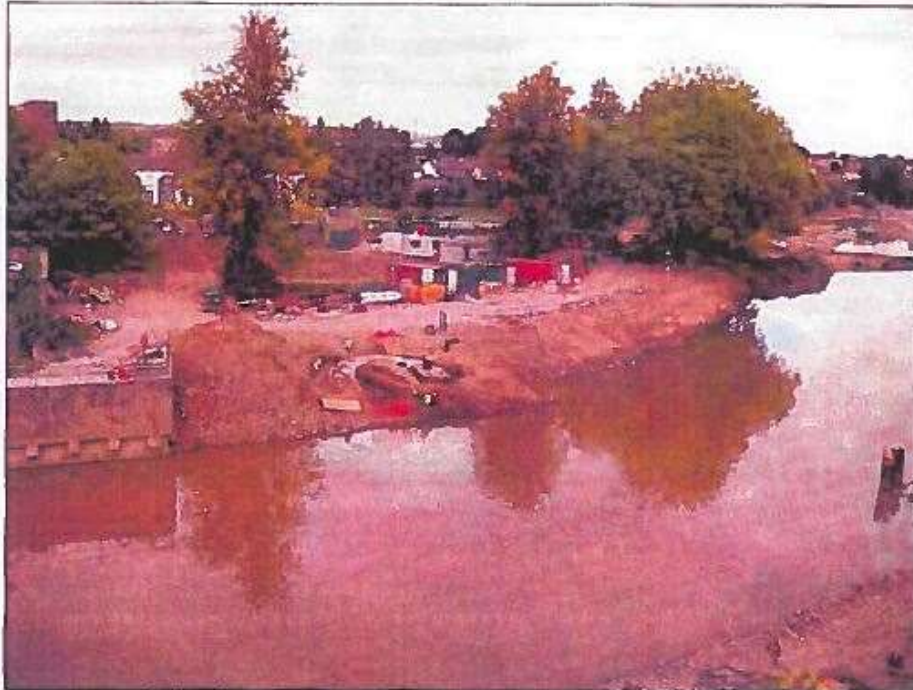


Plate 9 College Park Site B viewed during excavation from Kilkenny Castle



Plate 10 College Park Site B viewed after excavation from the north

Figure 7: Images of dovecote excavations circa 2003 by Ian Doyle taken from NIAH (cited below)

(NIAH Ref: Doyle, I.W. and O'Meara, B. 2004 River Nore (Kilkenny City) drainage scheme archaeological excavations at John's Quay/Mayor's Walk and College Park, Kilkenny 2003, 01E0821. Unpublished report. Margaret Gowen and Co Ltd.)

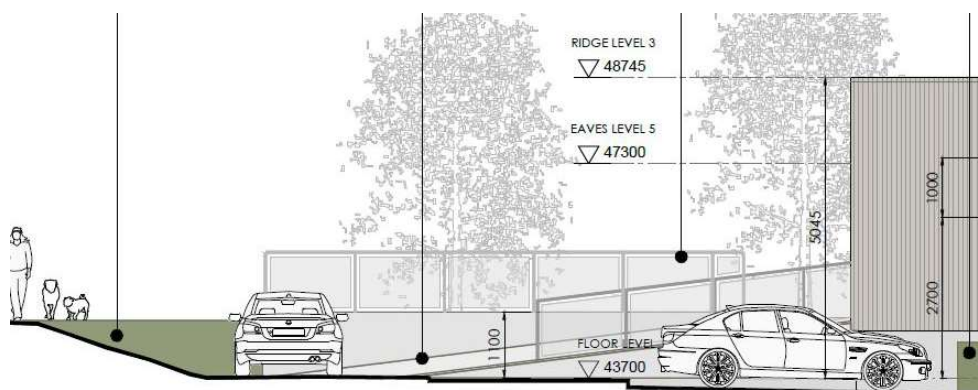
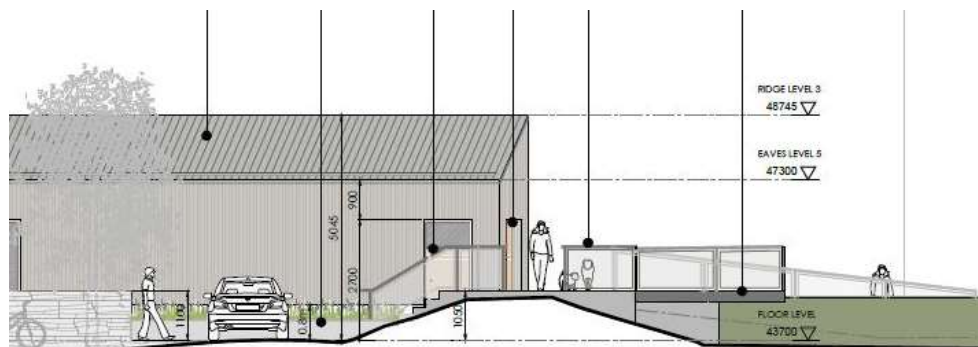
Access Ramp

A gently sloping path is proposed to navigate up and over the exiting flood relief berm and traverse the level changes without diminishing the OPW flood defences. This berm provides much needed flood relief mitigating measures, with the area not recording any flooding since they were carried approximately twenty years ago. Refer to the Site-Specific Flood Risk Assessment in Appendix E for further details. Careful design consideration taken with the approach to negotiate the level differences, without compromising the functionality of the berm.

The proposed solution is to create an in-situ fair-faced concrete path, including edge protection, that runs parallel to the berm and rises to a height just above the top of the berm, where it levels off to merge with the existing walker's path, then a second leg leads from there down to the pontoon at the waters edge. The maximum pitch of these paths has been kept to 1:21 for ease of use. A retaining wall maintains the structural integrity of the berm on the inside edge with a glass / stainless steel balustrading on the open edges meeting the requirements of TGD K and M respectively. The material and construction of the walkways are covered elsewhere in this report. Please refer to the Engineers report within Appendix D for further details relating to the berm.

The ramp and landing area are oversized to allow for the transport of Dragon boats etc to and from the water as indicated on the architects site drawing within Appendix A – Proposed Site Layout 2257-P-1003-P01. A flight of TGD M compliant steps was incorporated into the design of the proposed landing coinciding with pedestrian desire lines.

Figures 8/9: Excerpts form Architects Elevation/Section drawings indicating the proposed walkway and steps over the berm



The proposed works to the existing berm were the subject of a separate Section 09 Application, made directly to the OPW. The works outlined above were approved with conditions. A written record of this consent from the OPW can be found at Appendix M.

4. DESIGN PROCESS

Introduction / Design Team

The design proposals for the Nore River Facilities Kilkenny have been developed by a multidisciplinary design team and additional consultants, consisting of the following:

- Architectural input from Ailtirí Architects.
- Engineering & Flood Impact Assessment input from DRA Consulting Engineers.
- Ecological and Environmental input from Ross Swift Ecology Ltd.
- Landscape design input from Cathal O’Meara Landscape Architects.
- Mechanical & Electrical Engineering input from Ronan Meally Consulting Engineers Ltd.
- Archaeological input from John Cronin & Associates.

The development of the design has been guided by all relevant directorates within Kilkenny County Council, in particular Ken Boland, a Senior Executive Engineer, with ties to local water based clubs, who has been central to the development of the brief and scheme design on behalf of Kilkenny County Council. He provided essential in-depth knowledge of the clubs and activities in the area and the River Nore itself helping to facilitate a public consultation process. This was undertaken at initial design stage, allowing us to take on board input from various stakeholders, local clubs, community groups, members and water enthusiasts.

The facilities block was closely developed alongside Failte Ireland and their Platforms for Growth Facility Centres for Water Sports Activities Guidelines, in addition to their updated exemplar and specification. This was adapted as necessary to accommodate the numerous constraints of a site within an inland urban area. The ethos of the Platforms For Growth has been maintained and the identity of the scheme synonymous with other Failte Ireland water facilities by maintaining the material palette and ultimately offering the same services within.

Consultation

A comprehensive public consultation process was undertaken by the design team leader in conjunction with Kilkenny County Council. Active groups and interested parties from the area were invited to a presentation and discussion on the scheme in March of 2023. Kilkenny Recreation & Sports Partnership compiled a contact list and promoted the event via their own channel. Interested parties were invited to a public consultation evening on Wednesday 01st February 2023 at 7.30pm. The evening was hosted in the Rivercourt Hotel adjacent to the site, with approximately 50 persons in attendance. These were a combination of local club members, residents, water safety and council staff predominantly.

Here, they were each given the opportunity to voice concern/requests for facilities to be provided within the Centre. This data was recorded and fed into a matrix to help inform the project brief. (See Figures 4 and 5 below). Follow up meetings were arranged with a member of each club/party that expressed interest at the open consultation evening. The information offered by these clubs/community groups/commercial interests helped to define the project brief and ultimate programme. See excerpt below indicating the schedule of accommodation compiled at design stage following the initial consultation period.



 Kilkeny County Council Conhairle Chontae Chill Chainnigh		KCC Water Sports Activity Centre - Feedback Matrix														 KHA											
FACILITY / SPACE		GROUP / INDIVIDUAL														Item Provided, Considered or Declined	Architects Notes / Rationale										
		Faite Ireland Design Brief	Kilkeny County Council (Client)	Kilkeny Water Safety	Kilkeny Triathlon Club	Commercial Operator - Boat Trips & SUP	Kilkeny Sub Aqua Club	Kilkeny Aqua Canoe Club	Commercial Operator - Roger Mc Clure	Grailge Canoe Club	KCC LEADER Partnership #1	Commercial Operator - Hydrobikes	Commercial Operator - Go with the Flow	Rowing Enthusiast - E.O'Donoghue	KACC - Beginner Kayaker	Kilkeny LEADER Partnership #2	Masters Swimming Club	Tom Farmer - Kayaker	Canoeing Ireland - Steve Fahy	On Your Roobar - Roisin Hickey	Kilkeny Triathlon Club	EPA / Nore Dragon Paddlers	KCC Cycling Officer - Caitiona Corr	Other			
Storage																										Should be considered within masterplan for future Water Safety storage container being removed? Demand & within scope - Will be provided	
Parking / Accessibility																											Demand & within scope - Will be provided A limited amount to be provided Council to consider. Would encourage longer stays is a must for the proper functioning of the facility
Building Facilities																											Within Faite Ireland Brief - Online booking? KCC requested this. Management of it is key Within Faite Ireland Brief Will depend on management of building Controlled access To be considered. Difficult to subdivide perhaps Powerful / subdivided. TBC
Outdoor Facilities																											Essential to facility Within Faite Ireland Brief Within Faite Ireland Brief Within Faite Ireland Brief Depends on size etc
Water Access, Use & Safety																											Will be provided as part of the brief Will be provided as part of the brief There will be an information point included Should be provided if possible
Aspirations																											Should be provided if possible Should form part of brief for renovation of park Area for this could form part of masterplan Area for this could form part of masterplan Will be provided within community space Not possible within remit of this scheme Not possible within remit of this scheme Not possible within remit of this scheme Council to consider works under other remit
Concerns																											Will be considered in design/material choice etc Wheelchair access to water to be investigated Council to arrange this - Part of the management Will depend on business model for facility To be considered by designer at all stages Adhering mostly to Faite Ireland brief. Has there been discussions on this? Not possible within remit of this scheme Must be included. Washdown area. UV Filtration
Operation & Maintenance																											Was found that anyone asked was agreeable Those looking for boat storage happy to pay a fee*
		Spaces / Facilities Requested Included Within Brief To Be Considered Not Catered For																									

Figure 10: Public Consultation Matrix (Aitiri Architects)

Schedule of Accommodation for KCC Water Sports Activity Centre

04-Apr-23

Ref	Item	No.	Area M ²	Total Sqm	Comments
HUB BUILDING - MAIN BLOCK					
1.1	Changing / Shower Room - Combined	6	2	12	Guidance on how many to cater for. Failte Ireland?
1.2	Community Room & Draught Lobby	1	45	45	Flexible indoor space - Open to outdoor covered area / terrace
1.3	Kitchenette*	1	2	2	Adjoining the community space / access via hatch also?
1.4	Toilets - Unisex	4	2	8	Individually accessed. No lobbies as per FI brief
1.5	Universal Access WC / Changing / Shower	1	8	8	Easily Accessible / Centrally located
1.6	Reception / Information Area	1	1	1	Easily visible by all / Adjacent entrance
1.7	Drying Room*	1	10	10	TBC - Pending scale of building etc
1.8	Secure Locker Area	20	0.1	2	Close proximity to dining area / lobbied.
1.9	First Aid Facilities	1	0.0	-	No room required. Defibrillator location TBC & First Aid Kit Stored
1.10	Plant Room	1	6.0	6	Centrally located but discreet. Management access only
1.11	Cleaners Store	1	1.0	1	Discreet but secure. Management access only
				95	
OUTDOOR FACILITIES - COVERED OR ADJOINING HUB					
2.1	Outdoor Washdown Area or Plunge Troughs	1	2	2	Open plan - machines/weights along perimeter
2.2	Outdoor Showers - Cold	4	1	4	Not enclosed. Screen from wind. For people in wetsuit or similar
2.3	Outdoor covered area	1	24	24	For induction lessons etc before entering water
2.4	Yard Area for washdown of boats etc	1	20	20	Needs to be adjoining building / well drained / pedestrian only
				50	
WATER ACCESS / USE & SAFETY					
3.1	Accessible Pontoon with slip incorporated	1	30	30	Modular - 3x2m modules x 5
3.2	Safety Notices / First Aid Facilities	1	0.0	-	Need to be clearly visible / Adjacent to pontoon
3.3	Walkway created to slip through berm	1	30	30	Contentends with changes of level & flood risk. Route & Size TBC
3.4	Boat Slip for launching Dragon Boats	1	15	15	Contentends with changes of level & flood risk. Route & Size TBC
				75	Not included in overall area figures below
STORAGE - TO BE CONFIRMED WITH KCC					
4.1	Boat Storage Containers*	2	30	60	Consider hardstand area for container storage or future build?
4.2	Equipment Storage*	1	30	30	Kilkenny Water Safety seeking container on site. TBC
4.3	KCC Maintenance Store	1	15	20	For items currently in the shed on site being demolished
4.4	Secure Storage - Future Bicycle Hub by KCC*	1	50	50	Locate on masterplan / Help design / In area of previous shelter
				160	
PARKING / ACCESSIBILITY					
5.1	Short term parking area	6	12.5	75	Number of spaces TBA with KCC. Need to see how many lost*
5.2	Covered Bicycle Parking	1	15	15	Location TBC. Directly accessible from path / building
5.3	E-Bike Charging Hub*	1	10	10	Location TBC. Easily accessible for all. Liaise Caitriona KCC
5.3	Car/Boat Trailer Turning & Unloading Area	1	60	60	Exact Location & Layout TBC
				160	Not included in overall area figures below
Total Facilities (ex. circulation)				305	
Circulation / Wall Thickness 5%				15	Note: Circulation area envisaged to be external & unheated predominantly
Total Floor Area (including external spaces)				320	

Notes:

Parking & Accessibility figures have not been added to area calculations
 Items listed are provisional only & are subject to approval from Kilkenny County Council
 Circulation factor of 5% is used as circulation will be external / allows only for wall thicknesses

Figure11: Accommodation Schedule developed after Public Consultation (Ailtirí Architects)

5. DESIGN STATEMENT

Introduction and Project Justification

Faite Irelands Platforms for Growth document outlines numerous National and Regional Policies relevant to Kilkenny, with the general objective to enhance tourism and leisure amenity to cater for a growing population and also promote active tourism. These policies and objectives (listed below) recognise the need for investment in order to draw additional tourism to regional areas, grow activity tourism and help bolster local economy, while utilising the countries natural assets such as its waterways.

Project Ireland 2040 National Planning Framework (NPF)

The above policy contains ten National Strategic Outcomes and 75 National Policy Objectives. These set out where investment should be directed in order to help shape the national, regional and local spatial development from a socio-economic and environmental standpoint:

Invest in and enable access to recreational facilities, including trails networks, designed and delivered with a strong emphasis on conservation, allowing the protection and preservation of our most fragile environments and providing a wellbeing benefit for all.

National Tourism Policy 2015: People, Place and Policy: Growing Tourism to 2025

Policy Proposal 1.3.3 states: The design of future supports for capital investment in tourism will recognise the need for investment in both physical assets and in other areas that provide a lasting improvement in the overall quality of the visitor experience.

The proposed development and schemes like it are critical to enhancing that visitor experience and provide a facility which meets and surpasses the users expectations, thereby implementing key national policy.

National Marine Planning Framework (NMPF)

This frameworks objectives are the development of marine based human activities. It is a key in policy making until 2040 for state and government departments, regulatory authorities alike where marine activities are concerned.

Policies such as the following promote the sustainable development of water-based sports and recreation, while enhancing wellbeing and always considering the environmental impact – Sports & Recreation Policy 1 / 4. In addition, access to our beaches and waterways is outlined on other proposals, including enhanced and inclusive public access subject to appropriate environmental measures and decision by competent authorities – Access Policy 2. The Tourism Policy 1 recognises that where appropriate the need to support proposals enabling the additional utilisation of existing assets, promoting sustainable tourism growth and usage beyond typical patterns.

Regional Spatial and Economic Strategy Southern Region

Kilkenny falls into the Strategic Planning Area (SPA) known as The South-East Planning Area. The proposed development is supported by the following Regional Policy Objective 53 –

- a) *Enhance provision of tourism and leisure amenity to cater for increased population in the Region including recreation, entertainment, cultural, catering, accommodation, transport and water infrastructure inter alia;*
- b) *Promote activity tourism subject to appropriate site selection and environmental assessment processes;*

Kilkenny City and County Development Plan (2021-2027) Volume 2 – City

Kilkenny Cities own development plan includes policies reiterating those above and initiatives to promote suitable development enhancing the user experience of its waterways.

Design Concept / Context

The design concept for the proposal developed in response to the geometry, location, and nature of the site, as well as the intended use of the facility. Community spaces are aligned along the public edge, with facilities and storage stacked along the back of the site, resulting in an ‘L’-shaped configuration. A central open space with hard landscaping provides an area to traverse the scheme, move, clean, and store equipment and boats, and provide seating areas. 3 specific sections were identified in the scheme, namely Community, Facilities, and Storage. Subsequently, the concept and layout of the scheme was derived from the organisation of these specific uses. This is also expressed in the materiality and overall form of the scheme. Other site constraints that informed the design concept were the existing flood relief berm, the existing access road running along the eastern edge of the site, and the travel distance between the proposed facility, and the banks of the River Nore.

Site Location

The proposed site is located within the grounds of the County Hall, behind the Kilkenny River Court Hotel, along John Street, facing the northern banks of the River Nore. The existing surface car park to the north-east of the site, has a vehicular access route running north-east to south-west to access the rear of the River Court Hotel. Running parallel to this access route is an OPW flood relief measure, consisting of a berm, atop which is a pedestrian walking path. There is an existing tennis court to the eastern end of the site on the wet side of the berm accessed via an existing ramp/steps. Vehicular access to the site is possible from the east, through the entrance on Maudlin Street, and to the north by an access road off of John Street Lower, used to access the County Hall. Both entrances are restricted by barriers at certain times of the day. It is intended to retain this arrangement.

The site is located adjacent to the River Barrow and River Nore SAC (002162), as well as the River Nore SPA (004233). The River Nore SPA has been designated a Natura 2000 site under the Birds Directive. In addition, the River Nore SAC under the Habitats Directive is also classed as a Natura 2000 site. In acknowledgement of the ecological designations of the site and its environs, potential for additional disturbance to the natural environment cannot be underestimated and has been analysed in depth in this report and its appendices, particularly Appendix G – Natura Impact Statement (NIS).

Furthermore, the entirety of the site is located within the John Street Architectural Conservation Area, as outlined in the Kilkenny City and County Development Plan 2021-2027. This was taken into account when designing the building and choosing a material palette sensitive to the surrounding context, Kilkenny Castle, City Hall and its environs.

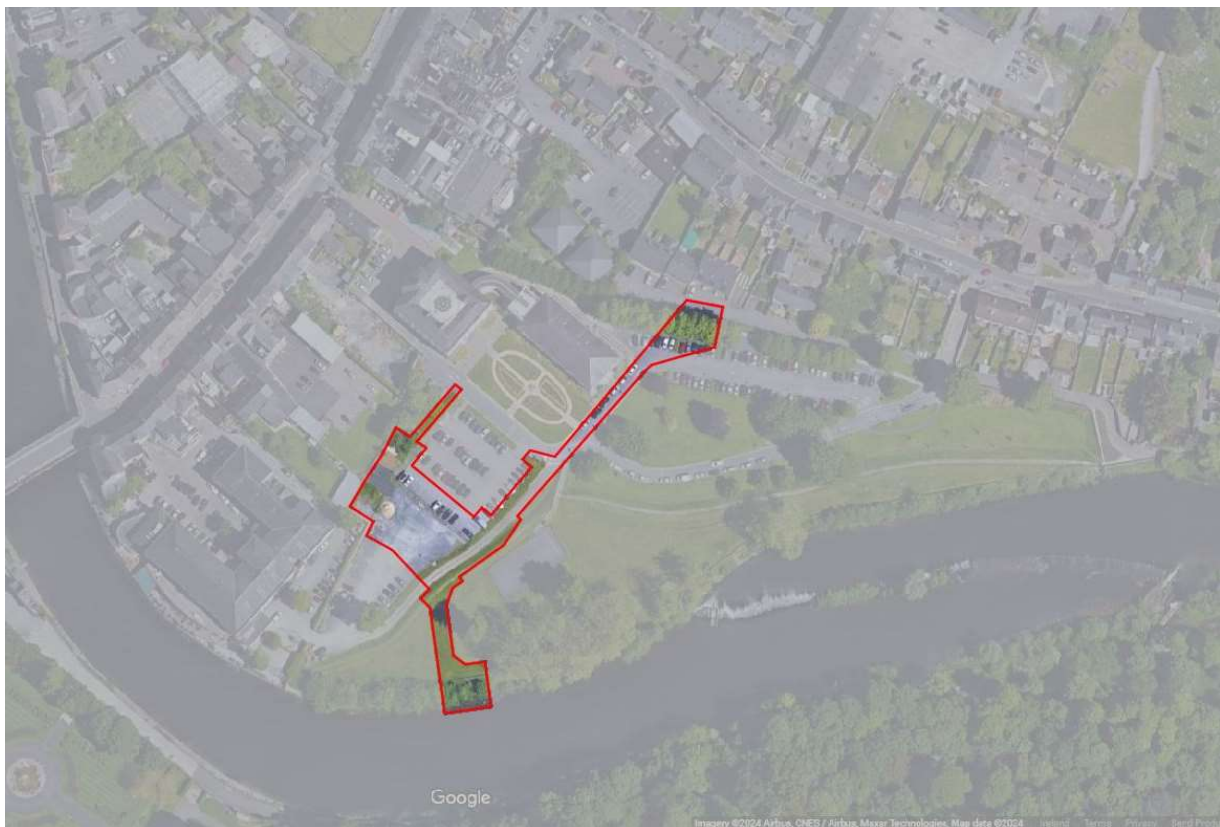


Figure 12: Site Location – Google maps image edited by author. Development site outlined in red

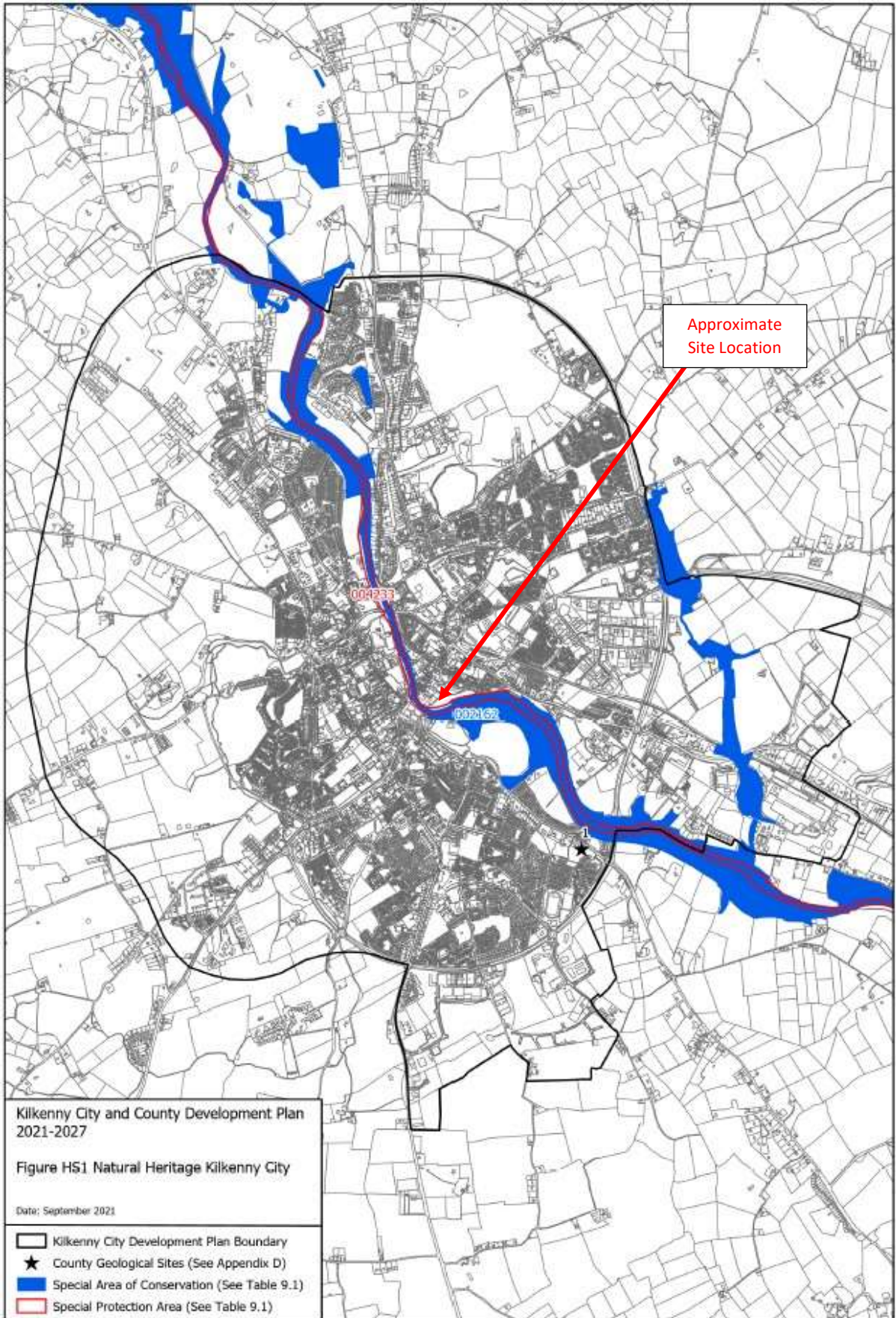


Figure 13: Site Location in relation to the River Nore SAC and SPA

6. PLANNING AND DEVELOPMENT

The likely consequences for proper planning and sustainable development on the development site, as well as Kilkenny City as a whole, will be addressed in this section.

The document referenced in this section will be the *Kilkenny City and County Development Plan 2021 – 2027 – Volumes 1 & 2*

Planning and Development Requirements

This section will deal with issues relating to site designation, parking, planning history, and general provisions of the Planning and Development Acts.

Site Zoning and Designations

Under the current Kilkenny City and County Development Plan, the site of the proposed development is zoned as “Community Facilities”. The primary objective of the zoning designation is to ‘protect, provide, and improve community facilities. Permitted uses under this zoning designation consist of;

- Educational Facilities
- Incubator businesses linked to established third level facilities
- Religious and Cultural Facilities
- Public Buildings
- Churches
- Hospitals
- Convents
- Community Centres and Halls
- School Playing Fields
- Hostels
- Halting Sites
- Cemeteries
- Libraries
- Public Service Installations
- Nursing Homes

The proposed development is aligned with the objective of the zoning designation for the development site and falls within the permitted uses of the zoning designation as it is considered to be a public building / community centre.

Protected Structures, ACAs and ZAPs

There are no protected structures located within or adjacent to the site, however, there are numerous protected structures to the north-west of the site, along John Street. The entirety of the site is located

within the John Street Architectural Conservation Area as outlined within the current Development Plan. This is discussed in detail in the Architectural Heritage Assessment in Section 7 of this report.

The site is not located within a Zone of Archaeological Potential (ZAP), but the section of the site containing the proposed pontoon is partially located within a Zone of Notification under Section 12 of the National Monuments Act that is associated with a historic dove cote. (See Figure 14 below). Potential interference was mitigated with the design of the proposed pontoon being separated by approximately 11 metres from the dovecote highlighted below. In addition, the construction will be steel driven piles at sufficient separation, limited footprint with any vibrations dampened by the water to prevent damage to the dovecote. Refer to the CEMP at Appendix J for more details on construction methodology.

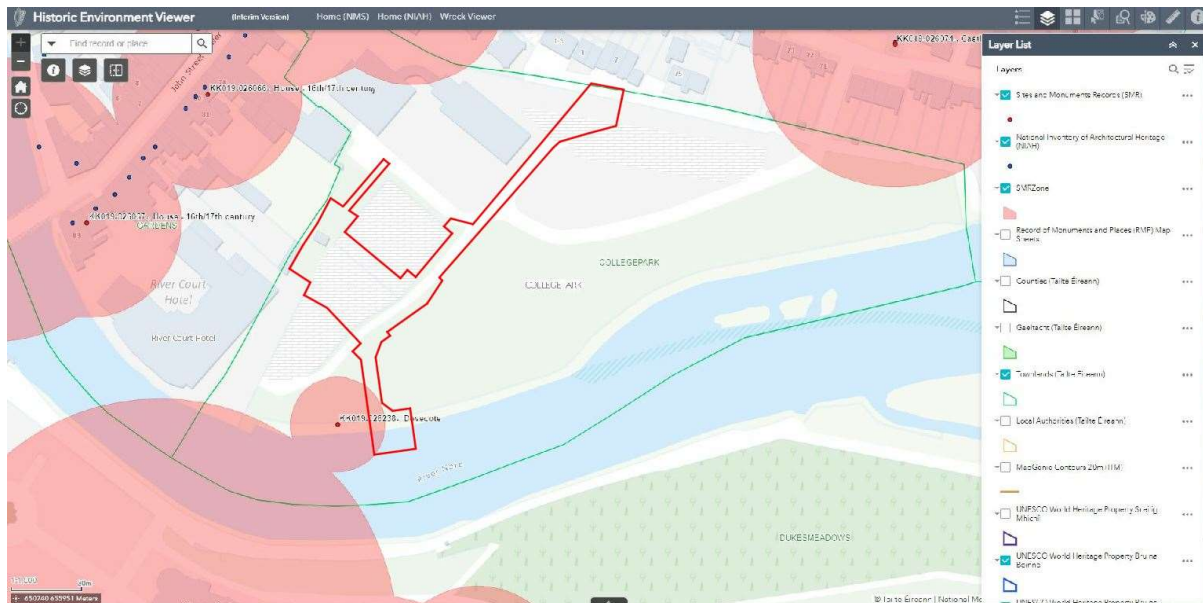


Figure 14: Protected Structures and Zones of Notification in relation to the site location

In the course of the construction works, should any archaeological material be uncovered, the developer will be required to allow a reasonable amount of time for any required excavation, monitoring, recording, consideration of excavation report and / or the removal of any material. Please refer to the Archaeological Report contained in Appendix L for further information on Archaeological Monitoring.

Planning History

There are no previous or pending planning applications in relation to the proposed development site. The site is currently used as a shared over-flow surface car park between Kilkenny County Council, and the River Court Hotel adjacent.

Planning and Development Policies: EU and National Level

Any proposal located within the proposed development site will be informed by a range of planning policies. The design process for the proposed development has been informed by key pieces of national and regional legislation, particularly with regards to habitats and the environment. The following provide for the legislative framework of the principal concerns requiring attention in the design process from which a comprehensive design response has been formulated.

Key European Legislation and Conventions

- The EU Habitats Directive (92/43/EEC) Amended by Council Directives 97/62/EC & 2006/105/EC & 2013/17/EU
- The EU Birds Directive
- Convention on Biological Diversity
- The Convention of Wetlands of International Importance
- The EU Environmental Impact Assessment (EIA) Directive (2011/92/EU as amended by 2014/52/EU), and Strategic Environmental Assessment (SEA) Directive (Directive 2001/42/EC)
- The Environmental Liability Directive
- Environmental Liability Regulations (SI 547 of 2008).

Natura 2000 Sites and Appropriate Assessment

The obligation to undertake Appropriate Assessment is derived from Articles 6 (3) and (4) of European Union (EU) Council Directive 92/43/EEC (Habitats Directive) and transposed into Irish Law by the European Communities (Birds and Natural Habitats) Regulations S.I. No 477 of 2011.

Please note the following documents and their respective Appendices that have been prepared in support of this planning application where ecology and environment are concerned:

- Appendix F – Environmental Impact Assessment Screening (EIA)
- Appendix G – Natura Impact Statement (NIS)
- Appendix H – Ecological Impact Assessment (EclA)
- Appendix J – Construction Environmental Management Plan (CEMP)

Legislation concerning water quality and protection

- European Communities (Water Policy) Regulations 2003 (S.I. 722 of 2003)
- Water Framework Directive 2000/60/EC (WFD)
- EC Water Policy Regulations (Amendment) (S.I. No. 413 of 2005)
- The European Communities Environmental Objectives (Surface Waters) Regulations 2009 (S.I. No. 272 of 2009)
- Urban Waste Water Treatment Directive (91/271/EEC) (Amended by Directive 98/15/EEC)
- Urban Waste Water Treatment Regulations 2001 (S.I. No. 254 of 2001).

Alien Invasive Species

- EU Regulations 1143/2014
- EU Biodiversity Strategy to 2030

For further information on invasive species please refer to the appendices listed above, in particular the Natura Impact Statement at Appendix G.

National Legislation

- Planning and Development Act 2000 (as amended)
- The Wildlife Act 2000 (as amended)
- Flora (Protection) Order 2000
- Irish Red Data Books
- Tree Preservation Orders and Tree Felling Licenses

Planning and Development Policies: Regional and Local Level

At a local level, the *Kilkenny City and County Development Plan 2021 – 2027* is the most relevant piece of guidance in relation to the nature, extent, and development of schemes, such as the one which is the subject of this report. Within Volume 2 of the development plan, key strategic issues have been identified for Kilkenny City over the current plan period, with the applicable issues in relation to this specific development outlined below;

- To support urban regeneration through the investment in the Abbey Quarter & other initiatives to improve the public realm and regenerate underused land and buildings in the City.
- Facilitating the recovery from the impacts of Covid-19 on the Tourism sector in the city and county and further development of the tourism product as a ‘Hero site’ within Fáilte Ireland’s branding of Ireland’s Ancient East.
- Maintain the quality of life offered in Kilkenny City which is renowned, as evidenced in its population growth which has exceeded the national average over the period 2006 – 2016.

The proposed river facilities centre is relevant to these key issues for Kilkenny City and is aligned with the Council’s goals and objectives in terms of boosting tourism opportunities in the City centre, and providing community facilities. Specific objectives outlined in the Development Plan, are noted below.

Development Plan Objectives

Chapter 5 – Economic Development

Strategic Aim: To provide a framework for the implementation of the Council’s economic strategy by fostering competitiveness and innovation in all sectors within a high-quality physical environment while having due regard to the protection of the environment and heritage, in order to position the county for sustainable economic growth.

Objectives

5C - To continue to develop sustainable high-quality tourism, leisure and complementary activities for the City & County with the key stakeholders enhancing the position of Kilkenny as a Hero site within Ireland’s Ancient East branding.

5E - Invest in public realm to create more multi-functional vibrant and inviting public spaces in urban areas and villages, which will greatly enhance the overall quality of place and act as a catalyst to stimulate private sector development. The public realm will be informed by the Kilkenny Access for All Strategy 2018-2021. The Council will ensure that the maintenance, cleanliness and animation of public spaces is managed in order to encourage visitors to dwell more in these spaces.

5H - Continue the development of projects for submission under the Outdoor Recreation Infrastructure Scheme (ORIS) and other funding schemes (e.g. LEADER Programme).

5X - To promote investment in Place-Making and high-quality public realm through new development, and the enhancement of existing public realm in the City as well as throughout the County's centres. The aim is to provide more attractive and vibrant urban centre and village locations, supporting retail activity and the wider commercial economy of our settlements and thereby increase footfall.

The proposed Nore River Facilities Kilkenny is a collaborative development between Kilkenny County Council and Fáilte Ireland, under the Platform for Growth Scheme. Please refer to Appendix O – Platforms for Growth – A Programme for Tourism Investment for more information.

The proposed Nore River Facilities Centre for Kilkenny City is envisaged to not only be a high-quality amenity space for the local community, but also as an economic driver, boosting tourism and visitors to the area. The proposed site, being within the city centre, is an optimal location for this type of development given its proximity to other tourist attractions in the city.

The proposed development will act as an anchor in an under-utilised space within the city centre and will develop the connection between the city and the river. Community facilities, areas to sit and gather, and facilities to engage with the river will add to the quality of life afforded to those not only within the city centre, but also visitors and tourists.

Chapter 6 – Housing and Community

Strategic Aim: To develop and support vibrant sustainable communities in an attractive living and working environment where people can live, work and enjoy a high quality of life, with access to a wide range of community facilities and amenities, while ensuring coordinated investment in infrastructure that will support economic competitiveness.

Objectives

6B - To secure, through the application of Development Management Requirements within the Plan, the making of quality urban spaces embodying inclusive and universal access design principles for our building stock, public realm, amenities and transport services.

6Ba - To ensure that people are at the centre of all placemaking activities. To ensure that co-design and participatory processes are used to engage people in shaping their built environment, with a particular focus on supporting harder to reach communities to take part in public engagement processes.

As has been outlined previously, a public consultation with the relevant stakeholders, community groups, and local individuals was integral to the design process, and has resulted in a development which strives to meet the needs of the local community, as well as visitors and tourists to the area. The development will also create a public amenity space within an under-utilised area of the city, and will improve upon the connection between the City centre, and the River Nore.

Chapter 8 – Open Space and Recreation

Strategic Aim: To ensure the provision of open space and recreational facilities in order to maintain, and improve open spaces that contribute to the well-being and making of place for the benefit of residents, workers and visitors to the County while protecting and enhancing biodiversity.

Objectives

8D - *To undertake a feasibility study to determine the optimal location for, and to develop, a water sports hub on the River Nore*

The proposed development aligns with the councils objective of providing a water sports hub on the River Nore. The development site is on lands currently owned by the council, and is strategically located in an under-utilised, river-adjacent site within the city centre, in close proximity to other areas of interest, such as Kilkenny Castle. The proposed site is currently used as an over-flow surface car park, shared between Kilkenny County Council and the River Court Hotel. Developing this site, without having to select a previously undeveloped site, mitigates the environmental impact of the proposed development.

Chapter 9 – Heritage and Culture

Strategic Aim: To seek the protection and sustainable management of the arts, culture and heritage of Kilkenny for the benefit of current and future generations; to encourage the collection of knowledge to inform its protection; and to promote access to, awareness of and enjoyment of Heritage, Arts and Culture, to further develop the infrastructure and actively support engagement with communities.

Objectives

9J - *To ensure the preservation of the special character of each ACA listed in this Plan (See Table 9.2 and Volume 2 Heritage Strategy) with particular regard to building scale, proportions, historical plot sizes, building lines, height, general land use, fenestration, signage, and other appendages such as electrical wiring, building materials, historic street furniture, paving and shopfronts.*

As has been outlined previously in this report, the proposed development site is located within the John Street ACA (please see figure 9 below). As such, the scale of the proposed development had to be considered in relation to the surrounding context. The development is single-storey in height, thus reducing the visual impact of the proposal on the surrounding context, and retains the view of Kilkenny Castle from the Dublin Road, which is to the North-East of the proposed development.

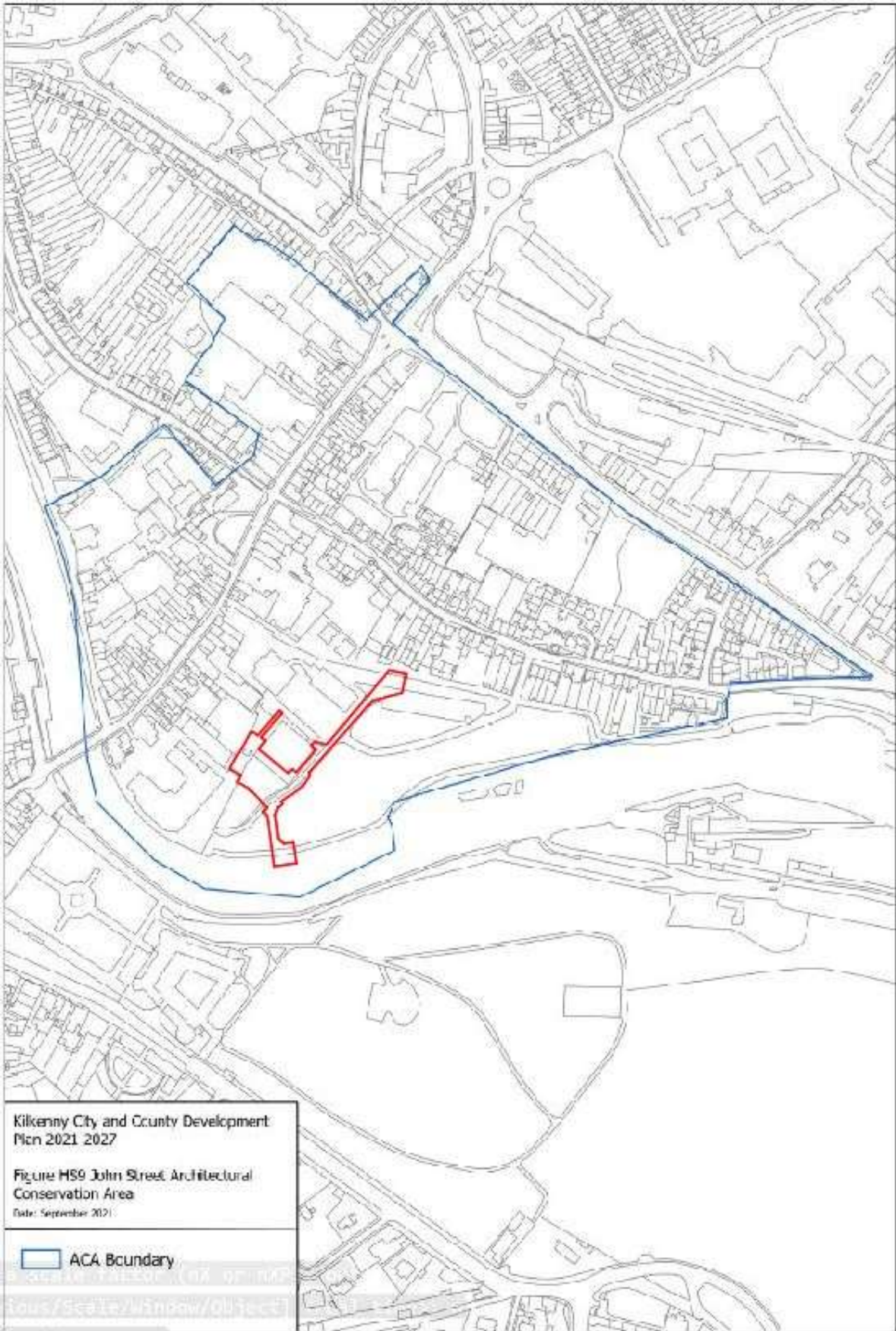


Figure 15: The proposed development site location in relation to the John Street ACA

7. EFFECTS ON THE ENVIRONMENT

The specific likely significant effects on the European site of the proposed development are dealt with in this section, both during construction, and during the operational phase of the proposed development. These include environmental factors, such as Cultural Heritage, Biodiversity, Soils, Air, Climate, and Noise.

This section should be read in conjunction with the following appendices;

- Appendix F – Environmental Impact Assessment Screening (EIA)
- Appendix G – Natura Impact Statement (NIS)
- Appendix H – Ecological Impact Assessment (EclA)
- Appendix J – Construction Environmental Management Plan (CEMP)

Impact on other designations

The proposed development is not located within a Natural Heritage Area, or a Proposed Natural Heritage Area. However, the site of the proposed development is adjacent to, with the proposed pontoon within the River Nore - Special Area of Conservation (SAC 002162), and Special Protection Area (SPA 004233). As outlined within the NIS, the River Nore, which runs along the south-eastern and southern boundaries of the development site is designated as a Natura 2000 site. Given the proximity and type of development proposed, it is considered to be within the Zone of Influence (Section 4.0 of the NIS). Please refer to the Natura Impact Statement (NIS) at Appendix G for further information on the likely significant effects of the proposed development.

Construction Phases and Impacts

A full description of the proposed development can be found in Section 3 of this report. Details regarding the construction of the proposed development can be found in the associated Architects and Engineers drawings within Appendix A. For further information relating to details of the construction and operational phases and impacts, likely emissions and/or discharges, phasing, and any mitigation measures proposed, please refer to the *Construction Environmental Management Plan (CEMP) of Nore River Facilities Kilkenny 2024*, prepared by Swift Ecology Ltd within Appendix J.

The CEMP communicates the key environmental obligations that apply to all site personnel, sub-contractors and visitors to the site, while carrying out construction activities as part of the proposed development. It also defines the approach to environmental management at the proposed development site, outlining the work practices, construction procedures and responsibilities to be undertaken during the construction phase. Compliance with the CEMP, the procedures, work practices and controls would be mandatory and must be adhered to by all personnel and sub-contractors employed during the construction phase. The CEMP outlines, where necessary, the control measures that are required to avoid, minimise or mitigate potential effects on the environment and the surrounding area.

Construction Methodology Statement and Material Choice

Please refer to the Architects drawings within Appendix A for further information relating to the material choices for the proposed development, and particularly drawing 2257-P-7001 which highlights material precepts. Below is the Failte Ireland material palette which has since been adapted for inland facilities to use accoya in lieu of corten steel.



Figure 16: Failte Ireland – Original material palette – Now updated to include accoya for inland facilities.

Please also refer to the Construction Environment Management Plan (CEMP) within Appendix J as stated above. The material palette has been chosen to align with Failte Irelands – Platforms for Growth facilities nationwide. Accoya timber has been added to this inland facility and elements of limestone given the sensitive nature of the site and its proximity to Kilkenny Castle and other historic monuments in the city centre generally. Green roofs have been utilised where possible over the flat portions to both attenuate water but also to soften the form within the urban landscape.

Architectural Heritage Impact Assessment

The site of the proposed development is located within the John Street Architectural Conservation Area, as outlined within the Development Plan. The site is not located within a Zone of Archaeological Potential (ZAP), but the section of the site containing the proposed pontoon is partially located within a Zone of Notification under Section 12 of the National Monuments Act that is associated with a historic dove cote. There are no protected structures located within or adjacent to the site, however, there are numerous protected structures to the north-west of the site, along John Street. In relation to the management requirements based on the assessment of the special character of the John Street ACA, the specific objectives relating to the proposed development are as follows;

JSACA 6: *To ensure any new developments to the south of Maudlin St. are sensitive in scale to the surrounding buildings and that any future re-development of the former petrol station and adjoining sites on the Dublin Road is sensitive in scale to the surrounding buildings.*

JSACA 9: *To ensure there is no large-scale development which interrupts the visual pleasing skyline of the city from Dublin Road looking north west.*

JSACA 10: *To ensure there is no large-scale development which interrupts the visual pleasing streetscape of John's Quay.*

The proposed development is single-storey in nature, and is located behind the existing street scape on the eastern end of John Street Lower. As such, the proposed development will have a minimal, if negligible visual impact on the surrounding properties. The development does not affect the streetscape of Johns Quay and does not impede the view of the sky-line as seen from the Dublin Road.

In relation to the archaeological impact of the proposed development, please refer to the Archaeological Desktop Assessment prepared by John Cronin & Associates within Appendix L.

In addition, photomontages have been prepared by the architect of the existing and proposed condition of the site – See Appendix A, Architects drawings, 2257-P-6002-P01. These have also been included below at a smaller scale for ease of reference.

Visual Impact and Impact on Vicinity

The form and layout of the proposed development has been derived from the multi-functional nature of the facility, and responds to the geometry, location, and accessibility of the site. The proposal is organised in an 'L' shaped format, surrounding a main, hard-landscaped public space, with community spaces to the north-eastern end, and facilities and storage to the north-western end.

The individual functions of the scheme are articulated by the various roof types, as outlined previously in this report. The materiality of the scheme consists of fair-faced concrete, vertical accoya rain-screen cladding, and select areas of weathered corten steel. Green roofs have been utilised where possible over the flat portions to both attenuate water but also to soften the form within the urban landscape. These materials have been chosen not only for their aesthetic qualities and durability, but also because they follow a consistent material palette across all water-based activity centres that have been developed by Fáilte Ireland. Externally, an open area finished in Kilkenny Limestone paving is provided with a wash down area with a channel drain, as well as a public seating area with a rain garden.

The site of the scheme is currently used as an over-flow surface car park, in an under-utilised, river-adjacent section of the city centre. The main section of the proposal is set back from the riverbank, and has a negligible visual impact on the surrounding buildings, being that it is single storey and sensitive in its expression materially. The scheme is primarily visible from the southern banks of the River Nore, along the Canal Walk and within the curtilage of the lands to the rear of County Hall. It cannot however be seen from Maudlin Street, Johns St. Lower or Johns Bridge.



Figure 17: Existing View of the site looking north-west towards County Hall and Johns St lower.



Figure 18: Proposed view of the site looking north-west (architects' impression)



Figure 19: Proposed view from the site looking west highlighting the material palette – board marked concrete, accoya timber cladding, corten steel, green roofs and limestone paving

From an architectural standpoint, we feel that the proposed scheme is a positive contribution to its environs and poses no negative impact on the curtilage of the County Hall or Kilkenny Castle across the river. It does not impact upon any protected views outlined within the development plan. The proposed development, including the associated pontoon cannot be seen from Johns Bridge and therefore does not impact upon protected views of the castle.

Air, Odour, and Noise Emission Assessment

Please refer to Section 6.0 of the Environmental Impact Assessment within Appendix F for details relating to Noise, Dust and Air Quality.

Ecology / Biodiversity

For details relating to the proposed schemes impact upon ecology and biodiversity, please refer to the Ecological Impact Assessment within Appendix H prepared by Ross Swift Ecology Ltd.

Public Water Supply, Surface Water Drainage, and Public Sewerage Facilities

For details relating to site services connections and applications please refer to the Civil Engineering report within Appendix D.

Flood Risk Assessment, Hydrological Assessment, and Water Framework Assessment

A site-specific Flood Risk Assessment has been prepared for the proposed scheme and can be found within Appendix E. This addresses the items noted above and how they have been considered within the design solution.

Traffic Impact Assessment

There are no proposed alterations to the existing site entrances or internal road network. Additionally, the local road networks and junctions providing access to the site are more than capable of accommodating the type of traffic associated with the proposed centre. No TIA / RSA has been prepared for this reason. Refer to Section 7.0 of the Environmental Impact Assessment Screening Report for more information on traffic movements/impact.

There is currently no parking provided for the public on the site and this will remain the case with the exception being a single universal access parking bay and secure bike parking. The activity centre will displace some parking currently on the site used by KCC staff but the intention within the KCC Development Plan is to encourage walking and cycling in the city centre and therefore result in a reduced parking requirement. Additional staff bike parking is provided elsewhere on the site for council employees. Vehicular movement as a result of the scheme, by operators/users for the delivery/collection of boats or equipment will be limited to set-down only. The vehicular movements associated with the proposed facility will be predominantly on weekends when the County Council offices are closed and the staff car-parking not in use.

There is a portion of the internal access road on approach to our scheme that is currently grasscrete and has no footpath. It was intended as a shared surface but does not function well and is difficult for pedestrians to traverse. While there is no intention to alter this arrangement, it will be resurfaced in a buff-coloured macadam or similar as indicated in the architectural drawings and also the Landscaping layout at Appendix C. this shared surface will extend into our scheme providing a turning area for cars/boat trailers etc, with pedestrian users given the right of way. The surface contrast, flush kerbs, stand-in zones as outlined in the Design Manual for Urban Roads and Streets (DMURS) have all been adhered to.

8. ENVIRONMENTAL ISSUES: The likely significant effects upon a European site

Please refer to Appendix F of this document which contains an Environmental Impact Assessment Screening Report prepared to accompany this application. The likely consequences for proper planning and sustainable development on the site and wider Kilkenny City Centre area are addressed within it. In addition, a Construction Environmental Management Plan has been prepared and is included in Appendix J, prepared by Ross Swift Ecology Ltd.

9. CONCLUSION

The proposed water activity centre along the banks of the River Nore, within the grounds of the County Hall, complies with the various relevant policies and objectives set out in the Kilkenny City and County Development Plan, and accordingly demonstrates that the development is consistent with the proper planning and sustainable development of the area. It has been demonstrated that the development will not have a negative impact on the Natura 2000 network. The proposed stormwater management and SuDS systems, including the UV treatment of washdown area waters, outlined within the Civil Engineering Report at Appendix E, are in line with Kilkenny City and County Development Plan policies and have adequate capacity to facilitate the proposed development.

The proposed development of this under-utilised parcel of land in the heart of Kilkenny City will re-activate and upgrade important riverfront space that is under-utilised at present. The proposed design will deliver long term economic, social and environmental benefits with the aim of improving the quality of life and opportunity within Kilkenny City and along the River Nore for residents, clubs and visitors alike.

Kenneth Hennessy,

Kenneth Hennessy FRIAI

For Ailtirí Architects

10. Appendices

- Appendix A: Drawings - Nore River Facilities Kilkenny
(Ailtirí Architects / DRA Consulting Engineers)
- Appendix B: Public Notices - Newspaper/Site
- Appendix C: Landscaping Layout & Report - Nore River Facilities Kilkenny
(Cathal O'Meara - Landscape Architects)
- Appendix D: Engineering Report - Nore River Facilities Kilkenny
(DRA Consulting Engineers)
- Appendix E: Site Specific Flood Risk Assessment - Nore River Facilities Kilkenny
(DRA Consulting Engineers)
- Appendix F: Environmental Impact Assessment Screening – Nore River Facilities Kilkenny
(Ross Swift Ecology Ltd.)
- Appendix G: Natura Impact Statement - Nore River Facilities Kilkenny
(Ross Swift Ecology Ltd.)
- Appendix H: Ecological Impact Assessment – Nore River Facilities Kilkenny
(Ross Swift Ecology Ltd.)
- Appendix J: Construction Environmental Management Plan – Nore River Facilities Kilkenny
(Ross Swift Ecology Ltd.)
- Appendix K: Lighting Report & Layout – Nore River Facilities Kilkenny
(Ronan Meally Consulting Engineers)
- Appendix L: Archaeological Desktop Assessment – Nore River Facilities Kilkenny
(John Cronin & Associates)
- Appendix M: OPW: Section 09 Application – Written Approval (Letter)
- Appendix N: Notices Issued to Prescribed Bodies (copies)
- Appendix O: Platforms for Growth – A Programme for Tourism Investment (Failte Ireland)