Comhairle Chontae Chill Chainnigh
Halla an Chontae Sraid Eoin Cill Chainnigh
R95 A39T

Pobail agus Áiteanna Inbhuanaithe a Chruthú

Kilkenny County Council
County Hall John Street Kilkenny
R95 A39T

Creating Sustainable Communities and Places

TO: **AN CATHAOIRLEACH**
& EACH MEMBER OF KILKENNY COUNTY COUNCIL

RE: **PART VIII** - **Development of Cultural Hub at the former Smithwicks Brewery Squash Court building, Abbey Quarter, Kilkenny.**

Planning & Development Acts 2000 (As Amended)
Planning & Development Regulations 2001 (As Amended)

Date: 08th May 2025.

Dear Councillor,

In accordance with Section 179 of the Planning & Development Act 2000, as amended, please find attached the Report of the Director of Services, including the Planning Report, in relation to the public consultation process undertaken for the proposed Development of Cultural Hub at the former Smithwicks Brewery Squash Court building, Abbey Quarter, Kilkenny. This public consultation was undertaken in accordance with the requirements of Part VIII of the Planning & Development Regulations 2001, as amended.

I am satisfied that the proposed development is consistent with the proper planning and sustainable development of the area and is consistent with the provisions of the Kilkenny City & County Development Plan 2021 – 2027.

Third Party Submissions

1 Philip Brennan, Member of the Public
2 Kieran Kelly, Member of the Public
3 Dept. of Housing, Local Government and Heritage - DAU
4 Tearmann, James Kelly, Adjacent Business Owner
5 Uisce Eireann
6 Watergate Theatre
7 Asylum Productions
8 An Taisce Kilkenny Association
9 Conservation Officer, Kilkenny County Council.

Lar Power,
Chief Executive.

KILKENNY COUNTY COUNCIL

Comhairle Chontae Chill Chainnigh

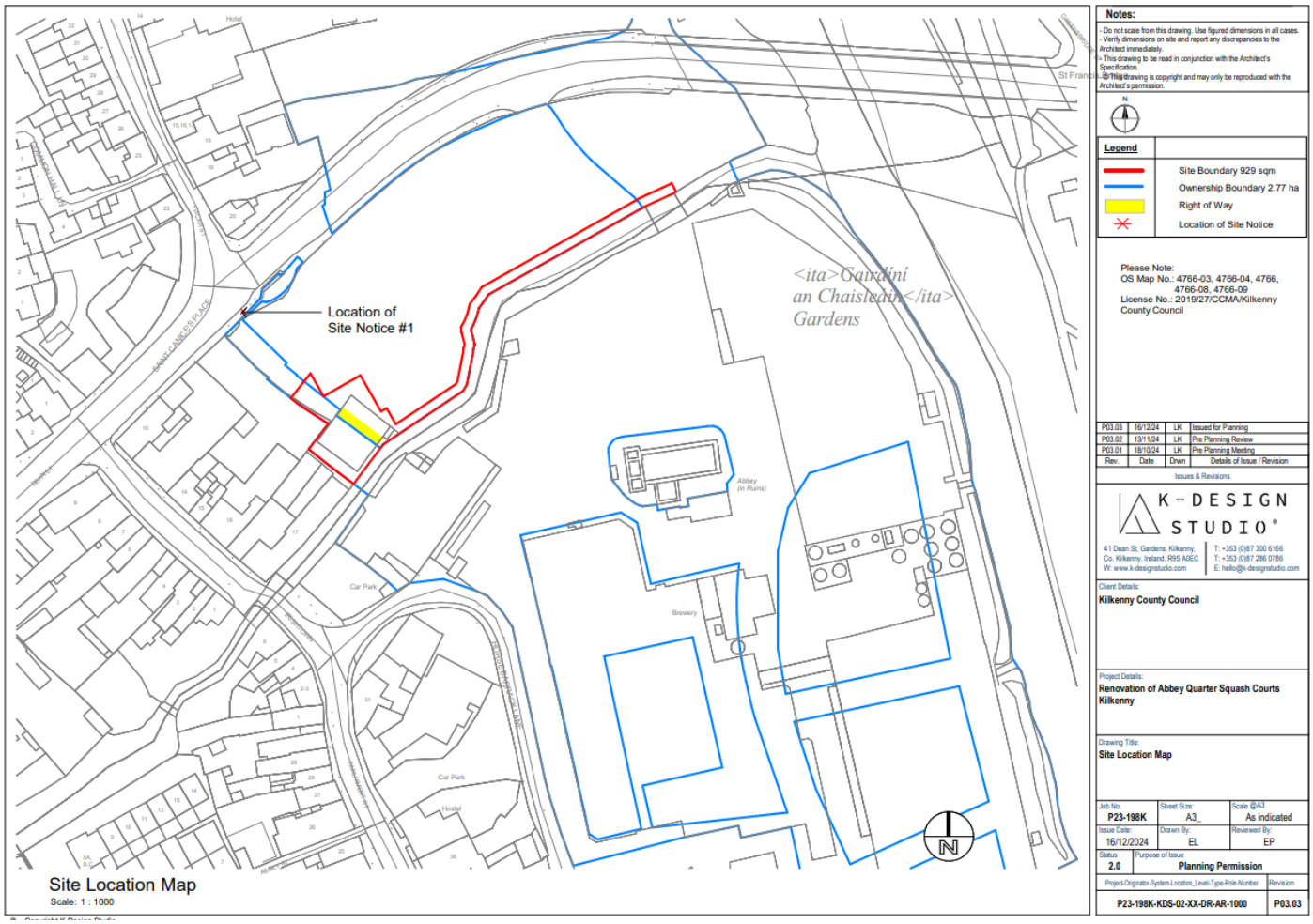
Chief Executives Report on the Consultation process for the proposed Development of Cultural Hub at the former Smithwicks Brewery Squash Court building, Abbey Quarter, Kilkenny.

May 2025

This document has been prepared in accordance with the requirements of Section 179 of the Planning & Development Act 2000 (As Amended) and Part VIII of the Planning & Development Regulations, 2001 (As Amended).
The proposed project will involve the development of Cultural Hub at the former Smithwicks Brewery Squash Court building, Abbey Quarter, Kilkenny.

1.1 Public Consultation

Notice of the proposed development was advertised by Notice in the Kilkenny People newspaper published on Wednesday 22nd January 2025. Public Notice was also erected at the Pedestrian Entrance to Abbey Quarter Car Park and the Squash Court Building on 21st January 2025.



A copy of the public notice is provided in Appendix 'A'.

Details of the proposed scheme were also advertised via the Kilkenny County Council Public Consultation Portal http://consult.kilkenny.ie/

Plans and particulars for the proposed Scheme were available for inspection from Wednesday 22nd January 2025 until Wednesday 19th February 2025 at the following locations:

- Planning Dept., County Hall, John St., Kilkenny.
- www.kilkennycoco.ie
- https://consult.kilkenny.ie/

Submissions and observations were invited with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be carried out, with a final date for receipt of submissions on Wednesday 5th March 2025.

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

- Uisce Eireann
- DHLGH - DAU

The documents on public display were as follows:

- Project Drawings
- Stage 2a Report – Design Statement
- Archaeological Impact Assessment
- Conservation Engineers Report
- Consultant Engineers Report
- Sustainability Report
- Environmental Impact Screening Assessment
- Habitats Directive Project Screening Assessment
- Letter of Consent from Abbey Quarter Development Ltd.
- Public Notice

2.0 BRIEF DESCRIPTION OF THE PROPOSED WORKS

2.1 Existing site

he existing building is located within the Architectural Conservation Area (ACA) of St Canices as per the Kilkenny City & County Development Plan 2021-2027. It is within a zone of Archaeological Potential (KK019-026 'City').
The site itself is steeped in history and located on the former Smithwicks Brewery site, immediately to the north of the River Breagagh. The other former brewery buildings in the area of the squash court have been demolished to concrete slab level and developed into a temporary car park. The squash court is currently located within the new carpark.
The squash court is bounded to the south-east by the River Breagagh, to the north-east by the new carpark
(former brewery site), to the south-west by the back of properties on Irish town and to the north-west by a private carpark. The area to the northwest leads to a former access to the Brewery site from St Canices Place through the upstanding remains of the Bull Inn an early seventeenth-century hostelry fronting onto Saint Canice's Place, a street formerly known as Bull Alley Lane.
The existing building is divided into two separate units. The north-eastern half of the building was formerly used as a grain store. The grain store is proposed to be demolished to facilitate the development
of new buildings in this area as provided for in the Abbey Quarter Masterplan. The south-western half of the building contains the squash court and associated facilities. This is the part of the building that will be renovated and used as a new rehearsal space with Offices on the 1st floor.

2.2 Description of the proposed development.

The details of the proposed development as presented in the Planning Notice for the development are as follows:

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

2.3 DESIGN CRITERIA

The design of the proposed works to the Watergate Theatre, Parliament Street, Kilkenny has taken into consideration the requirements of the following Regulations and Policy Documents:

- Building Regulations.
- Planning & Development Act 2000, as amended.
- Planning & Development Regulations, 2001 as amended.
- Kilkenny City & County Development Plan 2021 - 2027.
- Abbey Quarter Masterplan 2023

3.0 SUBMISSIONS RECEIVED

Submissions received in relation to this Part VIII planning application as summarised in the following table:

No.	Name
1	Philip Brennan, Member of the Public
2	Kieran Kelly, Member of the Public
3	Dept. of Housing, Local Government and Heritage - DAU
4	Tearmann, James Kelly, Adjacent Business Owner
5	Uisce Eireann
6	Watergate Theatre
7	Asylum Productions
8	An Taisce Kilkenny Association
9	Conservation Officer, Kilkenny County Council.

Full copies of the submission received is attached, (Appendix 4). The particular issues raised in the submission are outlined and considered in the Senior Planner's Report, (Appendix 2).

4.0 IMPLICATIONS FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

The Planning Authority has determined that the proposed development is consistent with the proper planning and sustainable development of the area of the proposed development (see planners report in Appendix. 2) the proposed development is consistent with the provisions of the Kilkenny City and County Development Plan 2021 – 2027

KILKENNY COUNTY COUNCILS INTENTION WITH REGARD TO THE PROPOSED DEVELOPMENT

Proposed Development	Part VIII Proposal Development of a Cultural Hub at the former Smithwicks Brewery Squash Court building, Abbey Quarter, Kilkenny.

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans and particulars made available for public inspection and taking into account the recommendations made by the Planning Department and other commitments given in this report.

Signed: Martin Prendiville

Martin Prendiville
Director of Services

Appendix 1

COPY OF PUBLIC NOTICE

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

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

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

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

The proposed development will consist of:

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

Plans and particulars of the proposed development, including Environmental Impact Assessment (EIA) screening and Appropriate Assessment (AA) screening reports, will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy during office hours from Wednesday 22nd January 2025 until Wednesday 19th February 2025 inclusive, at the following Kilkenny County Council offices

- Planning Dept., Kilkenny County Council, County Hall, John St., Kilkenny City from 9am to 1pm & 2pm to 4pm Monday to Friday (excluding weekends and Bank Holidays).

- Details of the proposed development can also be viewed at https://consult.kilkenny.ie/ and www.kilkennycoco.ie

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

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

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

As per Article 120(3) of the Planning and Development Regulations 2001 (as amended) where any person considers that the development proposed to be carried out would be likely to have significant effects on the environment, they may, at any time before the expiration of 4 weeks beginning the date of the publication of this notice apply to An Bord Pleanala for a screening determination as to whether the development would be likely to have a significant effect on the environment.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be carried out, may be made online at https://consult.kilkenny.ie/, in writing to the Planning Section, Kilkenny County Council, County Hall, John Street, Kilkenny or sent to the following e-mail address Abbeyquarterculturalhub@kilkennycoco.ie.

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

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

Martin Prendiville, Director of Services
Date: 22nd January 2025

Appendix 2

Planner's Report

Chontae Chill Chainnigh
Kilkenny County Council
Planning Report

Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended

Ref. : **Part 8**

Development: **Part 8 01/25 Development of a Cultural Hub at the Abbey Quarter Squash Courts, Kilkenny**

Site Location and Description
The refurbishment of the existing former Smithwicks Brewery Squash Court building, located within the Abbey Quarter directly west of the River Breagagh, into a multi-functional Rehearsal Studio (208.5m2).

Works include the demolition of the existing Hop Store (125m2), redesign and recladding of the Squash Court building, new main entrance, and all associated internal finishing's and M&E services.

New services will be provided via the current Abbey Quarter carpark. Landscape works include the provision of new bicycle parking, new ramp and steps to the building, signage, and minor conservation/ stabilisation works to a section of historic stone boundary wall to the north of the site.

Kilkenny City and County Development Plan 2021 - 2027
The site is zoned General Business and is located within the City Centre Architectural Conservation Area.
The site location is within a Zone of Notification of Recorded Monuments
The site is located in the Abbey Quarter Masterplan area and the applicable site is Urban Block B12.

STATUTORY PROTECTION:
RPS: N/A
NIAH: N/A
ACA: City Centre ACA
ARCHAEOLOGY: Historic City of Kilkenny KK019-026, Bridge KK019-026102-, Inn KK019-026107-

Referrals:

- Conservation – no objections, subject to compliance with recommendations.

Conservation Officer's Report:

The proposed development includes the redevelopment of the building currently known as the Squash Court, which is located in the Abbey Quarter, as a rehearsal studio for the local arts. Signage and select landscape improvements are also proposed. The building lies just north River Breagagh, and within he the ZAP, connected with the historic city of Kilkenny, Franciscan friary, and Kilkenny City's walls.

An Archaeological Impact Assessment and a Conservation Engineer's report accompany the submission. It is noted that the long-term strategy is to provide access through the Bull Inn site (effectively through the two upstanding sections of wall). The service trench shall be monitored by a qualified archaeologist working under license from the NMS, this is one of the mitigation measures put forward in the AIA.
The conservation report also details a number of mitigating measures such as the vibration monitoring which will be essential as part of the future ground works.

The conservation engineers report details a strategy: Laser scan and survey the bull Inn (this is for future works), use of vibration monitoring on the bridge abutments and historic walls during groundworks, and the repointing and capping of historic masonry. These are all accepted as necessary conservation works for the site.

The following conditions are recommended:

- *All Mitigation Measures and recommendations as included the archaeological Impact Assessment and the Conservation Engineer's report shall be implemented in full,* including Archaeological monitoring of the proposed trench.
- *The roof finishes and brick corner elements of the building to be to be agreed with the Planning Authority by way of submission of samples.*
- *All new signage, including size, finishes and font to be submitted to the Planning Authority for agreement.*

Screening for Appropriate Assessment
A trench excavation method statement was submitted which, amongst others was screened for Appropriate Assessment. The screening exercise completed showed that no significant environmental impact is likely on any Natura 2000 site.

Environmental Impact Assessment (EIA)
A preliminary examination of the nature, size and location of the proposed development has been carried out which determines that there is no real likelihood of significant effects on the environment arising from the proposed

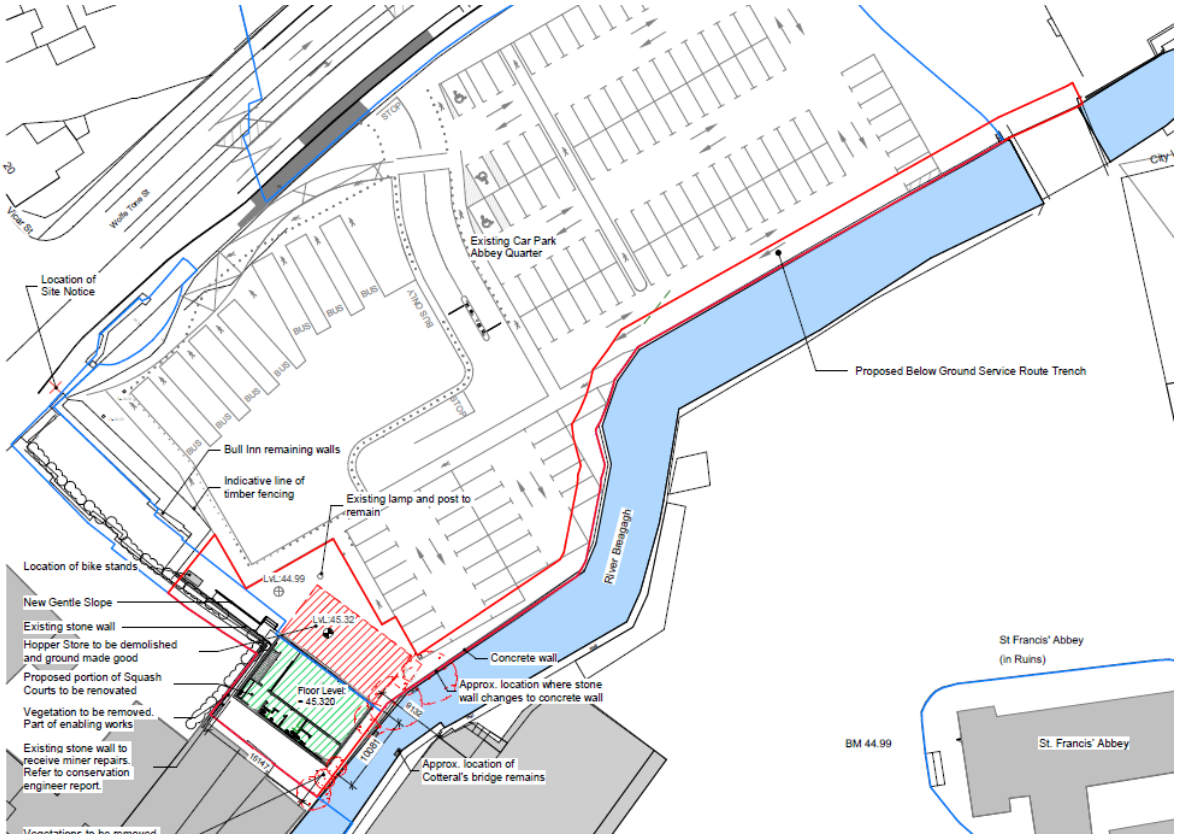
development. It is therefore concluded that an Environmental Impact Assessment Report (EIAR) is not required.

Proposed Development

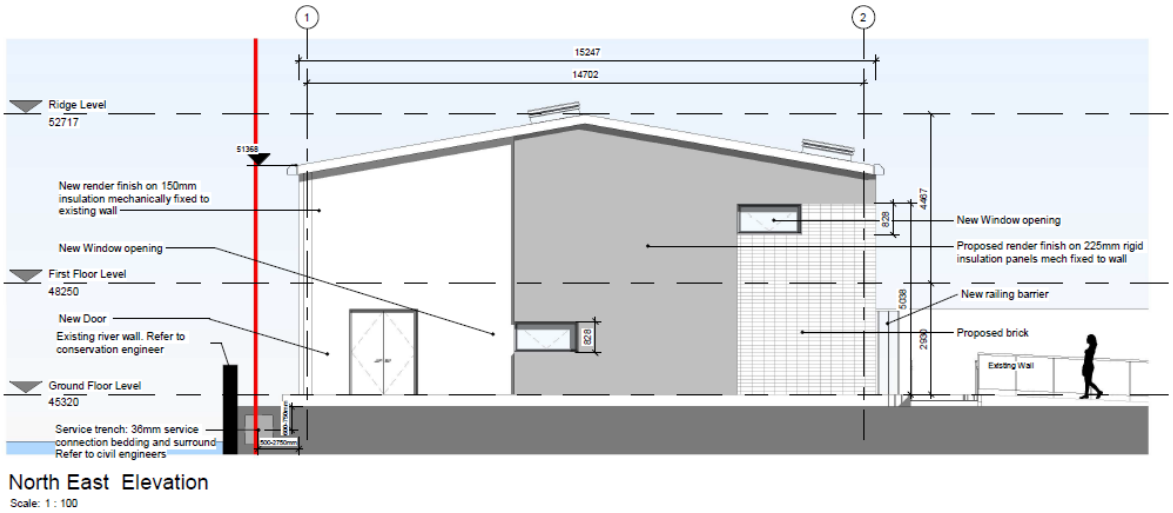
The works to the existing squash court are welcomed as it would render the building functional for the arts and will generally improve its visual appearance. The proposals comprise its transformation into a Multi-functional rehearsal studio of use by the Art community including the Watergate. The works proposed to the building includes the demolition of the existing Hop Store (125m2), redesign and recladding and the provision of a new entrance. This entrance, although from Dean street/St. Francis Bridge, does not include works to the Bull Inn (see responses to submissions below). The development requires the excavation of a new trench from the internal Brewery bridge to provide for a service connection. This will be done within the confines of the existing car park and is separated from the river by an impermeable wall and as such will not affect the River Breagagh (see AA screening of development including construction method statement). Existing services passing underneath the are not altered or removed by the proposed development so the service beneath remains fully protected and not affected by the proposed development.

Landscaping, although including some elements like bicycle park, steps etc will be completed, further landscaping can only take place once the proposed urban block 12 of the Abbey Quarter Masterplan is built out. I consider that the proposed development is consistent with the Abbey Quarter Masteraplan and will not compromise the overall completion of urban block 12 a envisaged.

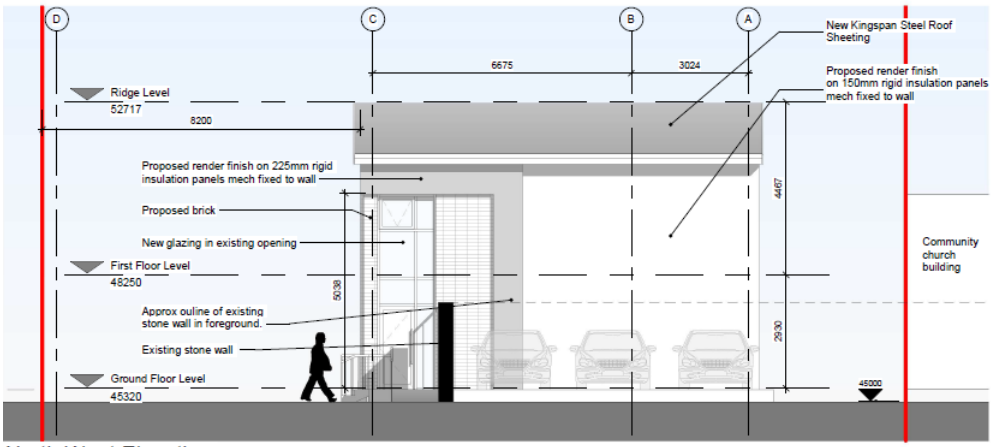
Drawings:



Proposed site layout



Proposed Northern Elevation



North West Elevation.
Scale: 1 : 100

Proposed Western elevations

Submissions and Reponses from the Council:

The Part VIII was placed on display for the statutory period and in response the following submissions were received:

Received from:	**Submission**	**Council Response**
Philip Brennan	Concerns regarding the structure to be retained and the proposed location on the site for a cultural Hub.	The proposed development is an element of the progressive completion of the Abbey Quarter Masterplan. As noted in the submission part of the entirety of the building could not be retained as it was part located within the footprint of proposed urban block 12 of the Abbey Quarter Masterplan. However, the remaining element of the existing building, namely the former Squash Court is being retained and renovated for an alternative use. This use as a Cultural Hub providing a space for preforming arts rehearsals and a resource space for the arts community. The Arts community has requested such a space for many years. Its primary purpose is not intended as being open to the general public. The Arts Community was consulted in respect of the proposed location noting the overall Abbey Quarter Masterplan.

Kieran Kelly	Concerns about the location of the cultural Hub in respect of public accessibility and prominence of the location.	The proposed development is an element of the progressive completion of the Abbey Quarter Masterplan. The entirety of the building could not be retained as it was part located within the footprint of proposed urban block 12 of the Abbey Quarter Masterplan. However, the remaining element of the existing building, namely the former Squash Court is being retained and renovated for an alternative use. This use as a Cultural Hub providing a space for preforming arts rehearsals and a resource space for the arts community. The Arts community has requested such a space for many years. Its primary purpose is not intended as being open to the general public. The Arts Community was consulted in respect of the proposed location noting the overall Abbey Quarter Masterplan.
James Kelly	Concerns relates to an existing clay surface water outlet that discharges into the river Breagagh. Requested to ensure that this service is not compromised in any way and that a new non-return valve be installed.	The existing service passes underneath the existing floor slab of the existing Squash Courts. This slab is not altered or removed by the proposed development so the service beneath remains fully protected and not affected by the proposed development. The request for a flap valve is on a private service. However, Kilkenny County Council commit to further discussion with the landowner in respect of the requested flap valve and will consider whether it is possible within the technical and planning constraints of the proposed scheme.
Uisce Eireann	No objection subject to a set of conditions.	Kilkenny County Council agreeable to the conditions set down by Uisce Eireann in relation to the water main connection.

An Taisce Kilkenny	Submission noting the location within the Abbey Quarter Masterplan and that the proposed use is an acceptable use for the structure. Submission refers to failure to incorporate the Bull Inn and No.22 Vicar Street into the proposals. Questioned lack of landscaping in the proposed and the proposed finishes to the building.	The authors comment that it is acceptable use of the structure is noted and welcomed. Both the Bull Inn and the upstanding remains of No 22 Vicar are beyond the scope of the proposed development being located outside of the site boundaries. However, it is acknowledged that the Bull Inn is part of the long-term plans for the Abbey Quarter Masterplan area and more specifically how building Block 12 will be developed. No 22 Vicar Street will also form part of those considerations given its directly adjacent to Building plot 12 so incorporation into those proposals in some ways seems a logical step. The timeline on the development of Building Plot 12 is not certain. Following discussion with the DAU of DHLGH in the context of the Bull Inn Kilkenny County Council has agreed to bring together a steering group, including the Conservation officer and Heritage Officer to look at the best ways to secure the structure in the short to medium term noting in the long term it will form part of the access network to the Abbey Quarter development and Building Plot 12. This steering group will also identify funding sources to complete any necessary investigations or works deemed necessary to protect the Bull Inn into the future. Landscaping is not proposed as part of the proposed development noting it is a very confined development plot of an existing building and any permanent landscaping can only be determined in the context of the long-term landscaping plans for building plot 12, but KCC will consider the inclusion of removable planters at detailed design stage. It is also noted that the major Park located nearby is shortly due to commence construction. KCC is satisfied that the finishes proposed are appropriate to the proposed location.

Department of Housing, Local Government and Housing	The submittal from DHLGH has recommended 7 archaeological mitigation measures to be completed.	
	No 1 refers to full compliance with the AIA prepared by AMS in respect of the proposed development.	Kilkenny County Council confirm compliance with the recommendation in the AIA report submitted shall be completed.
	No 4, 5, 6 & 7 refers to archaeological monitoring and reporting during the construction and post construction phase.	Kilkenny County Council confirm compliance with conditions 4-7 shall be completed.
	No 2 & 3 refer specifically to the Bull Inn.	On foot of the submission from the DHLGH Kilkenny sought a meeting with the DAU of DHLGH in relation to recommendations 2 & 3 and clarity on same. Kilkenny considered issues in relation to the Bull Inn to be beyond the scope of the proposed development. However, it was acknowledged that the Bull Inn is part of the long-term plans for the Abbey Quarter Masterplan area and more specifically how building Block 12 will be developed. The NMS expressed concern that the timeline on the development of Building Plot 12 is not certain and therefore the long-term future of the Bull Inn was uncertain. To address the NMS concerns and to address their recommendation 2 & 3 KCC committed to formulate a steering group, including the Conservation officer and Heritage Officer to progress the appointment of a Grade 1 Conservation Architect to develop a short to medium term plan noting in the long term it will form part of the access network to the Abbey Quarter development and Building Plot 12. This steering group will also identify funding sources to complete any necessary investigations or intervention works deemed necessary to protect the Bull Inn into the future. There will be consultation on the development of and implementation of any conservation plan specific to the Bull Inn.

		The group to remain in existence until the long terms plans for building plot 12 are realised.
The Watergate Theatre	Submission in Support of the Development.	The authors support for the development is noted and welcomed. No specific action required.
Asylum Productions	Submission in support of the proposed development. Commented on some of the previous submitted submissions.	The authors support for the development is noted and welcomed. No specific action required.
Kilkenny County Council's Architectural Conservation Officer	Submission supportive of the proposed development. KCC's Architectural Conservation Officer has made a submittal in support of the development but has made some recommendations	The authors support for the development is noted and welcomed. Recommendations will be addressed and incorporated during detailed design and subsequent construction stages for the proposed development.

Conclusion and Recommendation

The Planning Authority considers that subject to the commitments by the Council made in the responses, the proposed design of the works is acceptable at this location and accords with the proper planning and sustainable development of the area. The development has been screened for appropriate assessment, which found that no significant environmental impact is likely on any Natura 2000 site.

It is thus recommended that the Part 8 application for the development of a Cultural Hub at the Abbey Quarter Squash Courts be approved by the Council subject to the drawings and details submitted with this Part8 proposal, and subject to the recommended conditions as per the reports of the Conservation Officer.

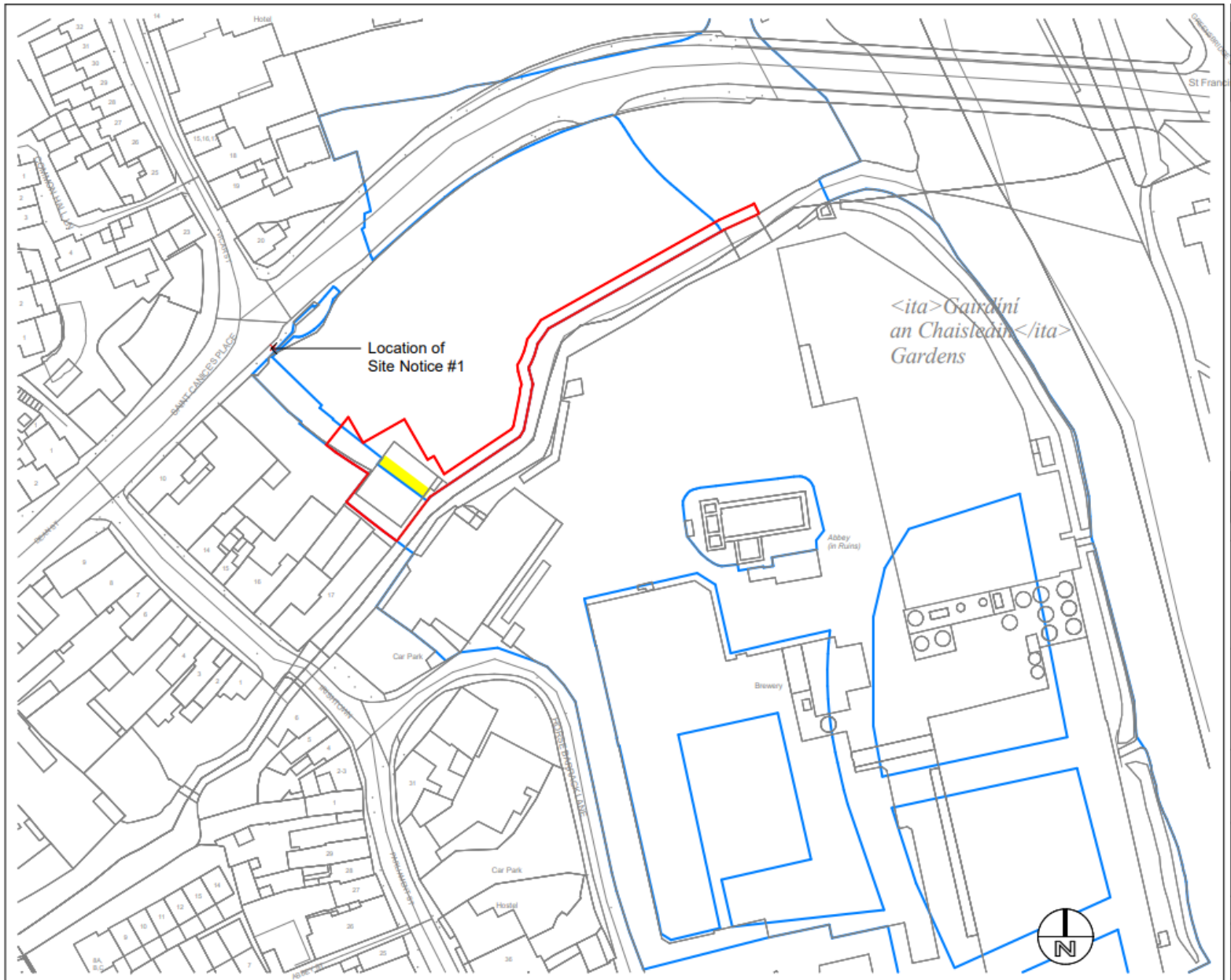
05/06/'25

N. Louw, Senior Executive Planner

D. Malone, Senior Planner

Appendix 3

Part 8 Scheme Drawings



Site Location Map

Scale: 1 : 1000

© Copyright K Design Studio

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

N

Legend	
	Site Boundary 929 sqm
	Ownership Boundary 2.77 ha
	Right of Way
	Location of Site Notice

Please Note:
OS Map No.: 4766-03, 4766-04, 4766, 4766-08, 4766-09
License No.: 2019/27/CCMA/Kilkenny County Council

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny, Co. Kilkenny, Ireland, R95 A0EC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

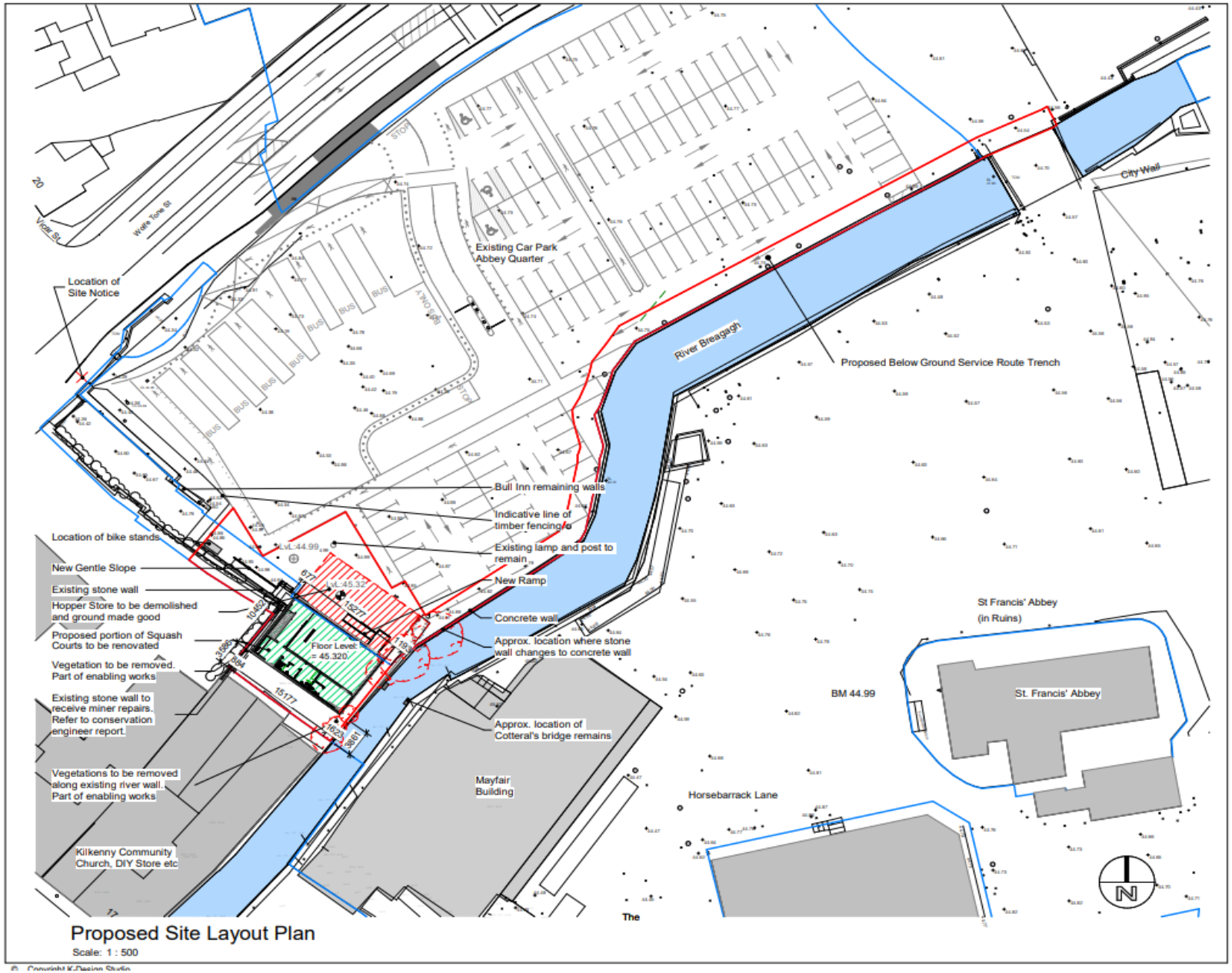
Client Details:
Kilkenny County Council

Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

Drawing Title:
Site Location Map

Job No.	Sheet Size:	Scale @A3
P23-198K	A3_	As indicated
Issue Date:	Drawn By:	Reviewed By:
16/12/2024	EL	EP
Status	Purpose of Issue	
2.0	Planning Permission	

Project-Originator-System-Location_Level-Type-Role-Number	Revision
P23-198K-KDS-02-XX-DR-AR-1000	P03.03



Proposed Site Layout Plan

Scale: 1 : 500

© Copyright K-Design Studio

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

Legend

- Site Boundary 929 sqm
- Ownership Boundary
- Location of Site Notice
- Existing Neighbouring Bldgs
- Existing to be renovated
- Proposed Demolition
- Proposed Levels
- Existing Levels

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny, Co. Kilkenny, Ireland, R95 A0EC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

Client Details:
Kilkenny County Council

Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

Drawing Title:
Proposed Site Layout Plan

Job No.	Sheet Size:	Scale @A3
P23-198K	A3_	As indicated
Issue Date: 16/12/2024	Drawn By: EL	Reviewed By: EP
Status 2.0	Purpose of Issue: Draft Planning Permission	
Project-Originator-System-Location_Level-Type-Role-Number		Revision
P23-198K-KDS-02-XX-DR-AR-1001		P03.03

Aerial View of Site

Scale: 1 : 1000

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

Legend

	Site Boundary 929 sqm
	Ownership Boundary 2.77 ha
	Right of Way
	Location of Site Notice

Please Note:
OS Map No.: 4766-03, 4766-04, 4766, 4766-08, 4766-09
License No.: 2019/27/CCMA/Kilkenny County Council

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny, Co. Kilkenny, Ireland, R95 A0EC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

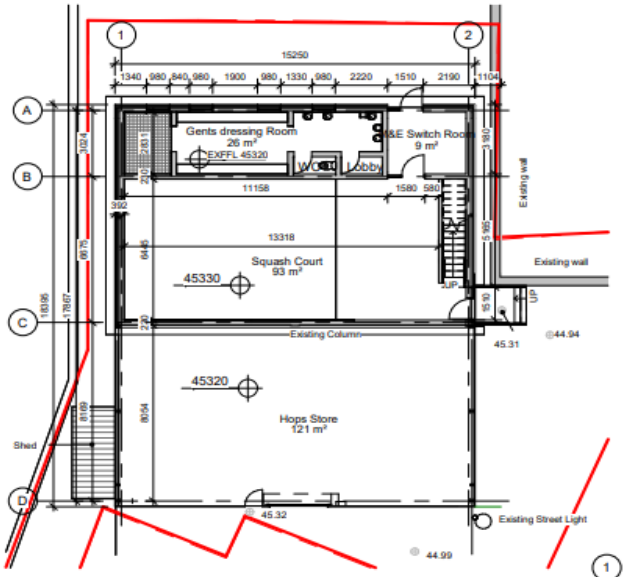
Client Details:
Kilkenny County Council

Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

Drawing Title:
Site Locality & Site Notice Plan

Job No.	Sheet Size:	Scale @A3
P23-198K	A3_	As indicated
Issue Date: 16/12/2024	Drawn By: EL	Reviewed By: EP
Status 2.0	Purpose of Issue Draft Planning Permission	

Project-Originator-System-Location_Level-Type-Role-Number	Revision
P23-198K-KDS-02-XX-DR-AR-1002	P03.03



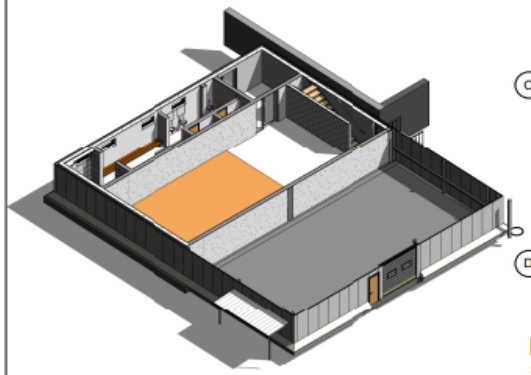
L00_Existing Ground Floor Plan

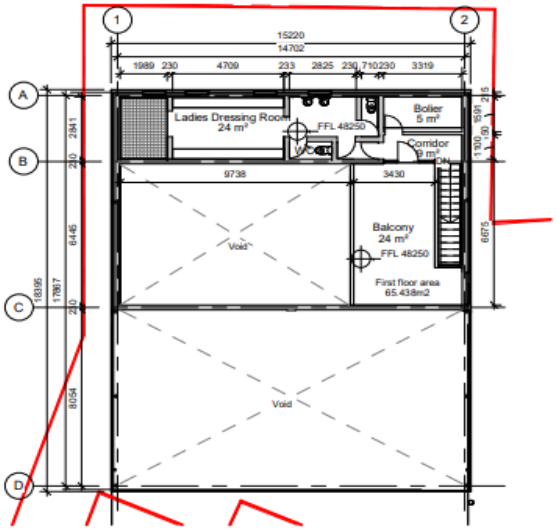
Scale: 1 : 200

Squash Court floor area - 140.623m2

Hope Store floor area - 115.163m2

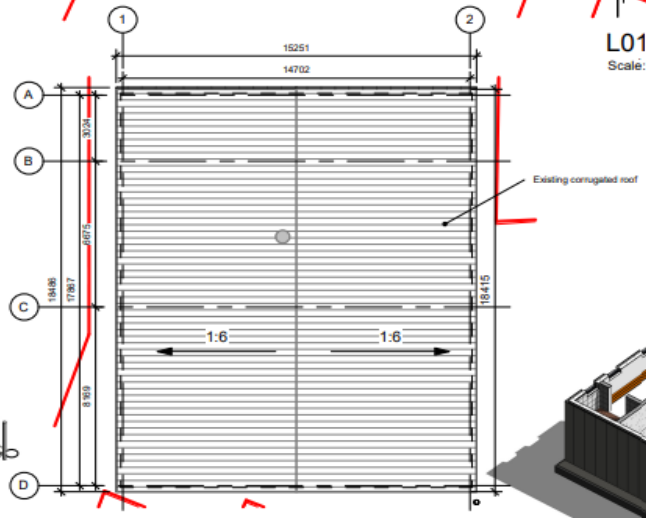
Floor area - 255.786m2





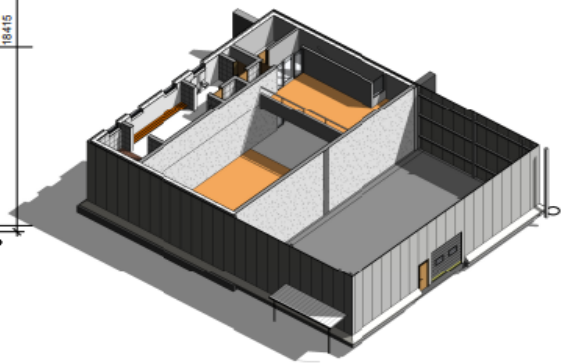
L01_Existing First Floor Plan

Scale: 1 : 200



Existing Roof Plan

Scale: 1 : 200



Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

LEGEND

- Existing Levels
- Elevation Levels

TOW	Top of Wall
FFL	Finished Floor
EX SSL	Existing Slab Level
RFL	Finished Roof Levels
EX	Existing
Ridge Level	RL
Top of Window	Top of Window

Existing Walls

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny, Co. Kilkenny, Ireland, R95 A0EC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

Client Details:
Kilkenny County Council

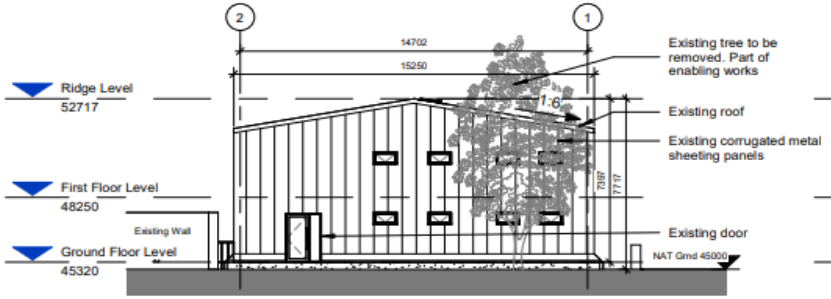
Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

Drawing Title:
Existing Ground Floor, First Floor Plan and Roof Plan

Job No.	Sheet Size:	Scale @A3
P23-198K	A3_	As indicated
Issue Date: 16/12/2024	Drawn By: EL	Reviewed By: EP
Status 2.0	Purpose of Issue: Draft Planning Permission	

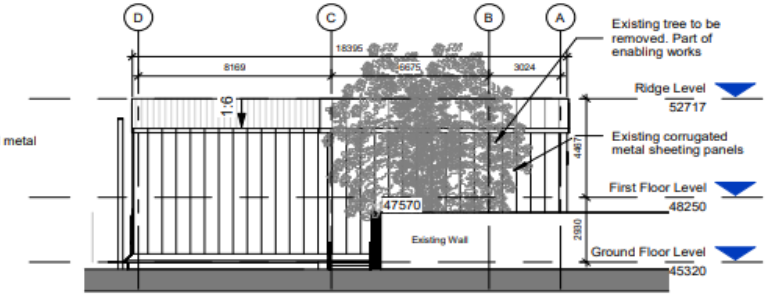
Project-Originator-System-Location_Level-Type-Role-Number	Revision
P23-198K-KDS-02-ZZ-DR-AR-2001	P03.03

© Copyright K Design Studio



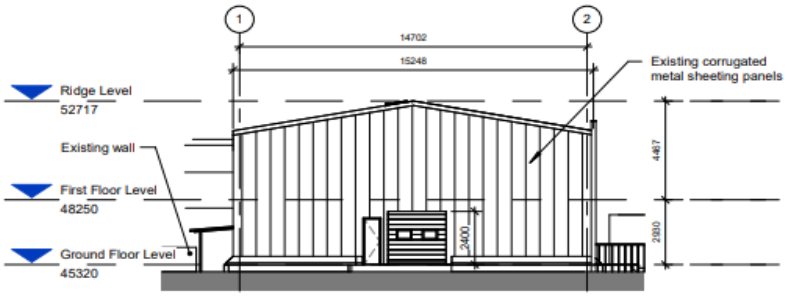
South West Elevation - Existing

Scale: 1 : 200



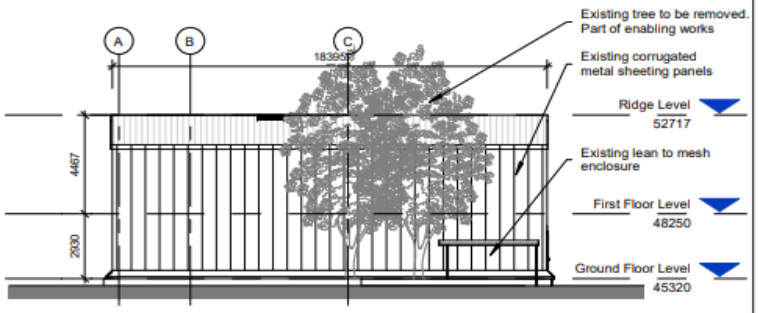
North West Elevation - Existing

Scale: 1 : 200



North East Elevation - Existing

Scale: 1 : 200



South East Elevation - Existing

Scale: 1 : 200

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

Key Plan

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny, Co. Kilkenny, Ireland, R95 A0EC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

Client Details:
Kilkenny County Council

Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

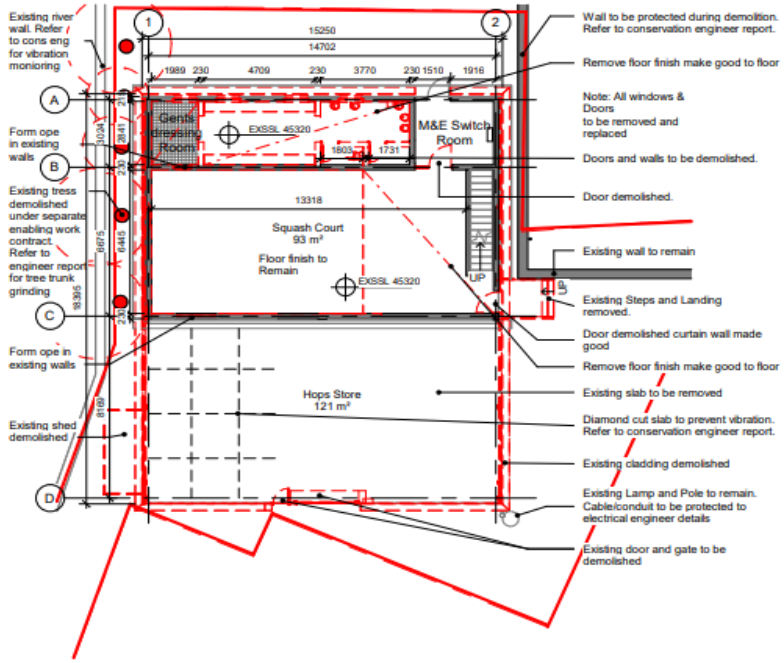
Drawing Title:
Existing Elevations

Job No.	Sheet Size:	Scale @A3
P23-198K	A3_	As indicated
Issue Date: 16/12/2024	Drawn By: EL	Reviewed By: EP
Status 2.0	Purpose of Issue: Draft Planning Permission	

Project-Originator-System-Location_Level-Type-Role-Number: P23-198K-KDS-02-ZZ-DR-AR-2002

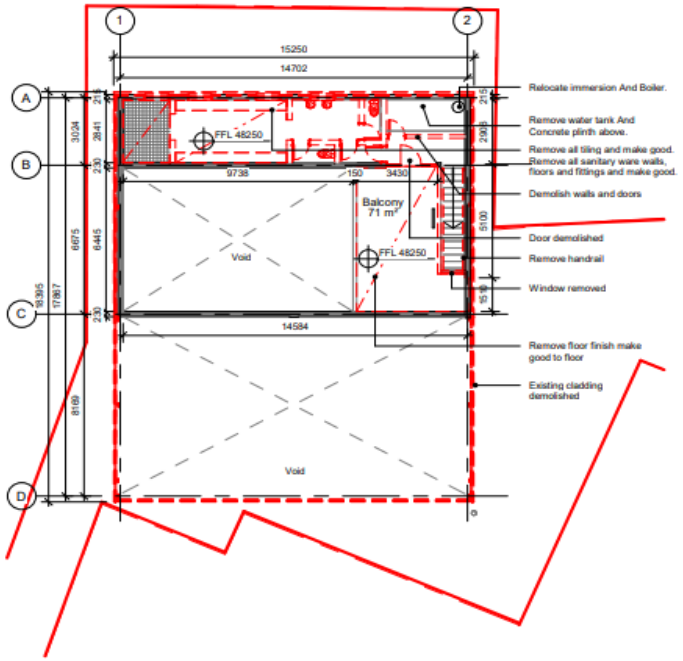
Revision: P03.03

© Copyright K Design Studio



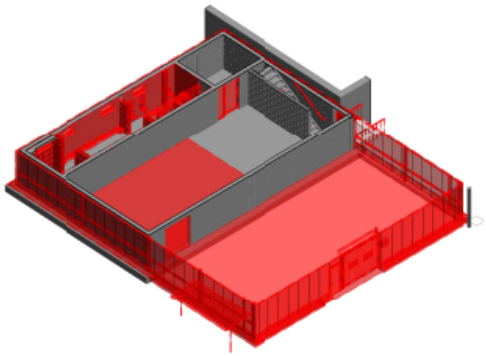
L00_Demolition Ground Floor Plan

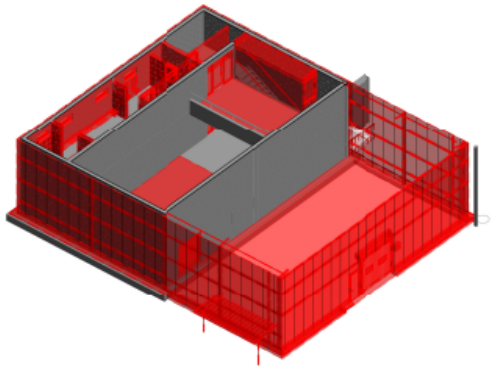
Scale: 1 : 200



L01_Demolition First Floor Plan

Scale: 1 : 200





Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

DEMOLITION LEGEND

	Existing Levels
	Existing Structure
	Proposed demolition

Demolition Items Generally.
Remove all tiling and make good.
Remove all sanitary ware, fittings and make good. Remove the existing ESBboard.

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny, Co. Kilkenny, Ireland, R95 A0EC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

Client Details:
Kilkenny County Council

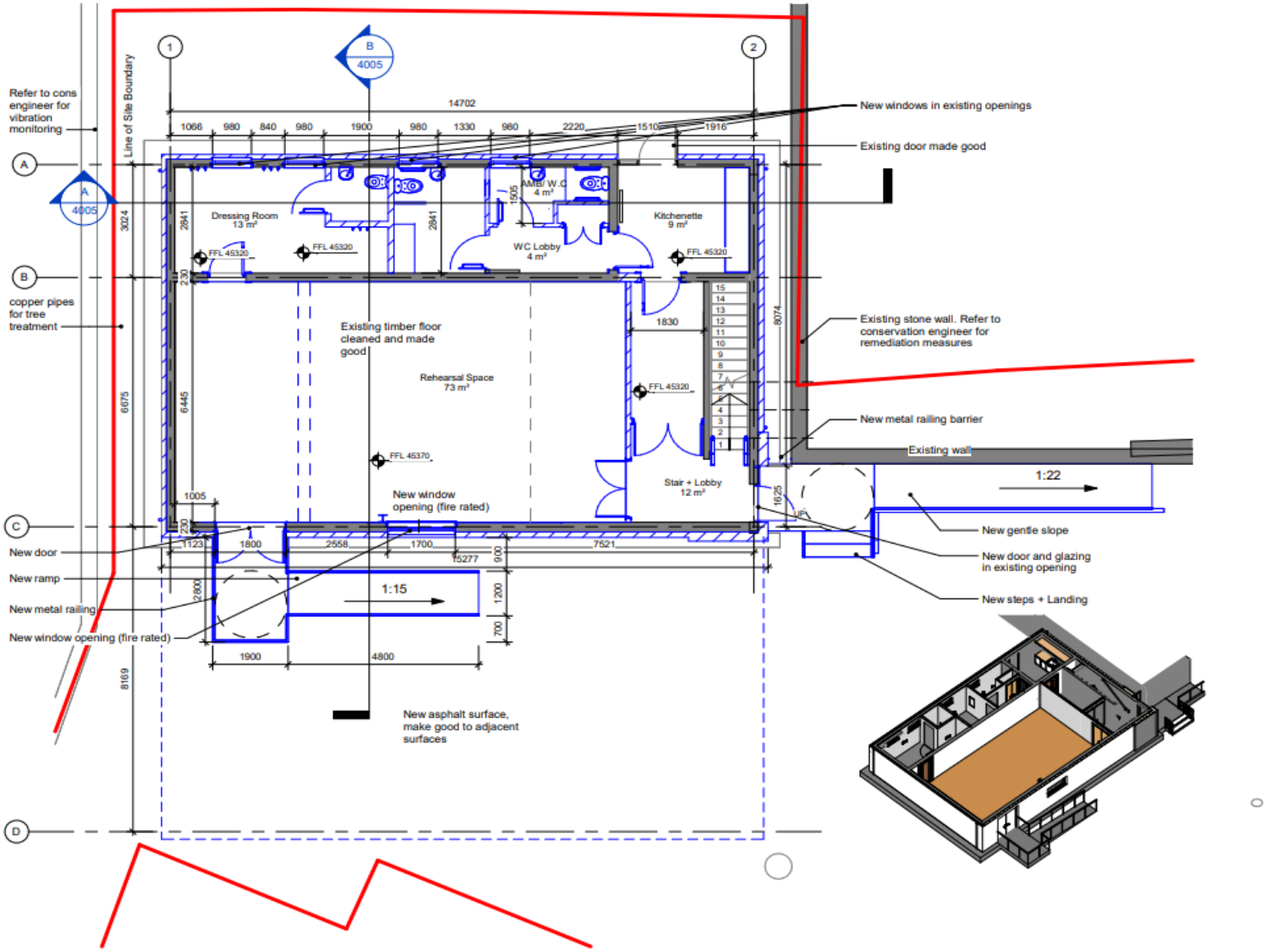
Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

Drawing Title:
Demolition Ground Floor and First Floor Plan

Job No.	Sheet Size:	Scale @A3
P23-198K	A3_	As indicated
Issue Date: 16/12/2024	Drawn By: EL	Reviewed By: EP
Status 2.0	Purpose of Issue: Draft Planning Permission	

Project-Originator-System-Location_Level-Type-Role-Number	Revision
P23-198K-KDS-02-ZZZ-DR-AR-3000	P03.03

© Copyright K Design Studio



Proposed Ground Floor Plan

Scale: 1 : 100

Proposed 3D ground floor.

Scale:

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

LEGEND

- Existing Levels
- Proposed Levels
- Elevation Levels

TOW	Top of Wall
FFL	Finished Floor
EX SSL	Existing Slab Level
RFL	Finished Roof Levels
EX	Existing
Ridge Level	RL
Top of Window	Top of Window

- Existing walls
- Proposed new construction

Proposed area:
L00= 137.5m²
L01= 71m²
TOTAL= 208m²

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny, Co. Kilkenny, Ireland, R95 A0EC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

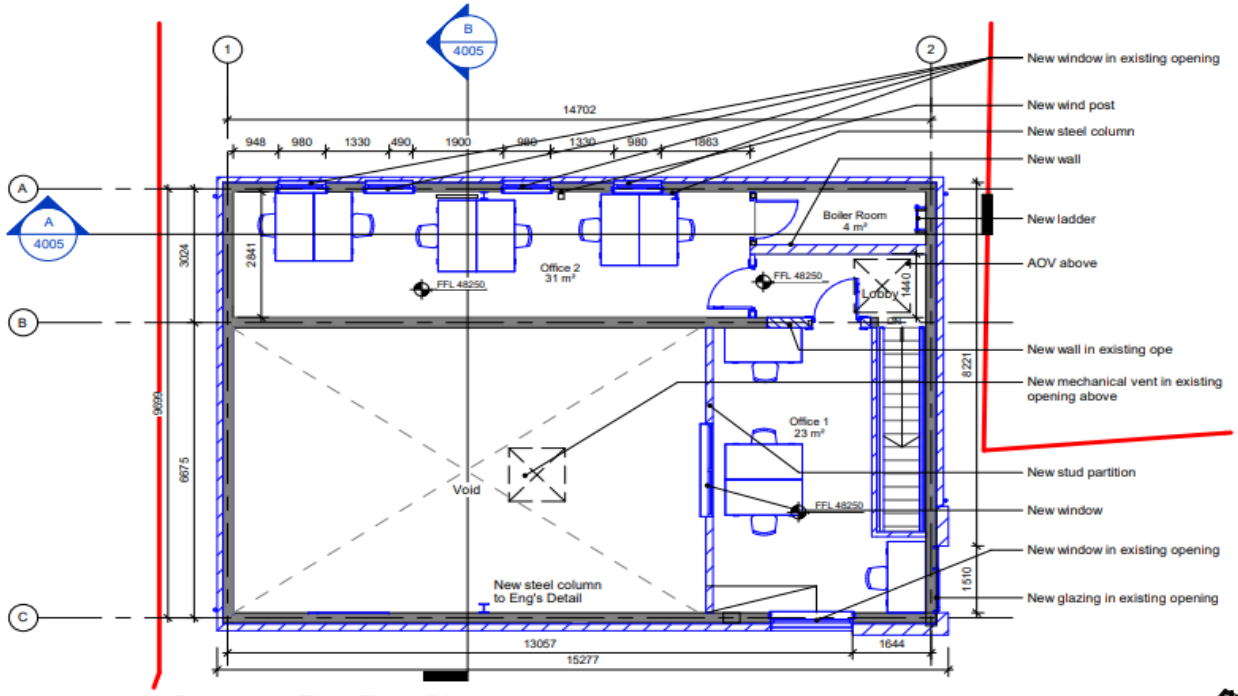
Client Details:
Kilkenny County Council

Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

Drawing Title:
Planning Proposed Ground Floor Plan

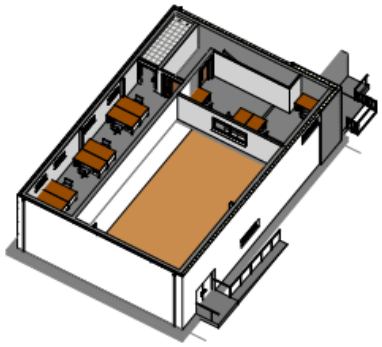
Job No.	Sheet Size:	Scale @A3
P23-198K	A3_	As indicated
Issue Date: 16/12/2024	Drawn By: EL	Reviewed By: EP
Status 2.0	Purpose of Issue: Draft Planning Permission	
Project-Originator-System-Location_Level-Type-Role-Number		Revision
P23-198K-KDS-02-00-DR-AR-4001		P03.03

© Copyright K-Design Studio



Proposed First Floor Plan

Scale: 1 : 100



Proposed 3D first floor.

Scale:

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

LEGEND

- Existing Levels
- Proposed Levels
- Elevation Levels

TOW	Top of Wall
FFL	Finished Floor
EX SSL	Existing Slab Level
RFL	Finished Roof Levels
EX	Existing
Ridge Level	RL
Top of Window	Top of Window

- Existing walls
- Proposed new construction

Proposed area:
L00= 137.5m²
L01= 71m²
TOTAL= 208m²

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny,
Co. Kilkenny, Ireland, R95 ADEC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

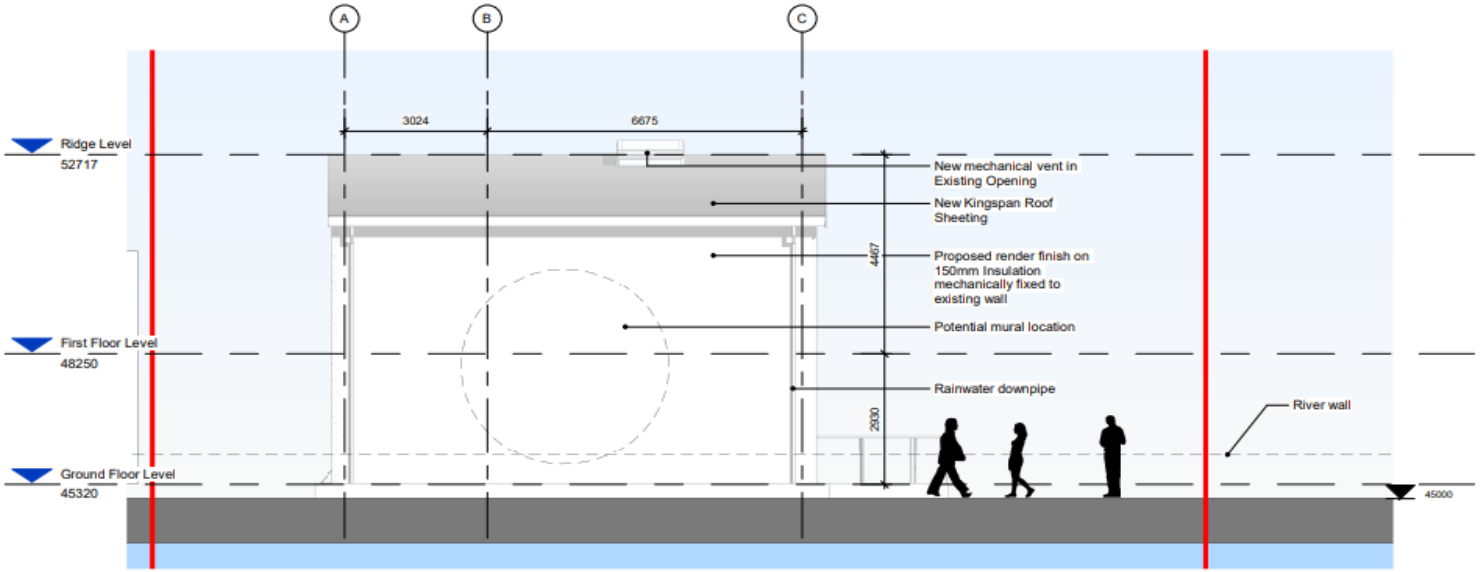
Client Details:
Kilkenny County Council

Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

Drawing Title:
Planning First Floor Plan

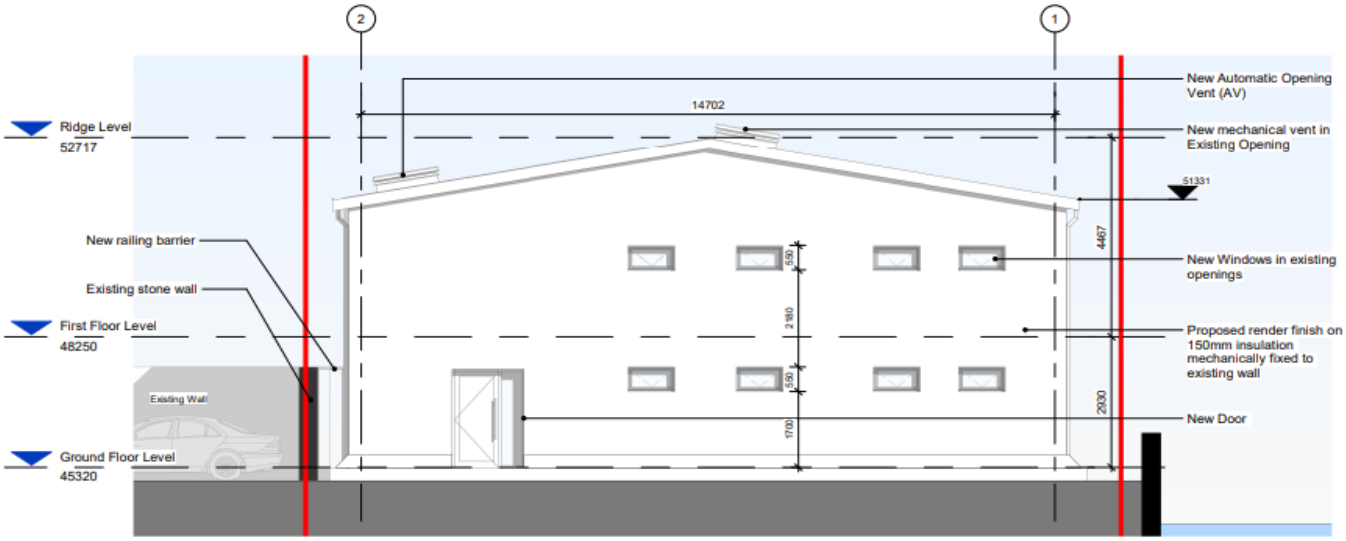
Job No.	Sheet Size:	Scale @A3
P23-198K	A1_	As indicated
Issue Date: 16/12/2024	Drawn By: EL	Reviewed By: EP
Status 2.0	Purpose of Issue: Draft Planning Permission	

Project-Originator-System-Location_Level-Type-Role-Number	Revision
P23-198K-KDS-02-01-DR-AR-4002	P03.03



South East Elevation

Scale: 1 : 100



South West Elevation

Scale: 1 : 100

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

Key Plan

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny, Co. Kilkenny, Ireland, R95 A0EC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

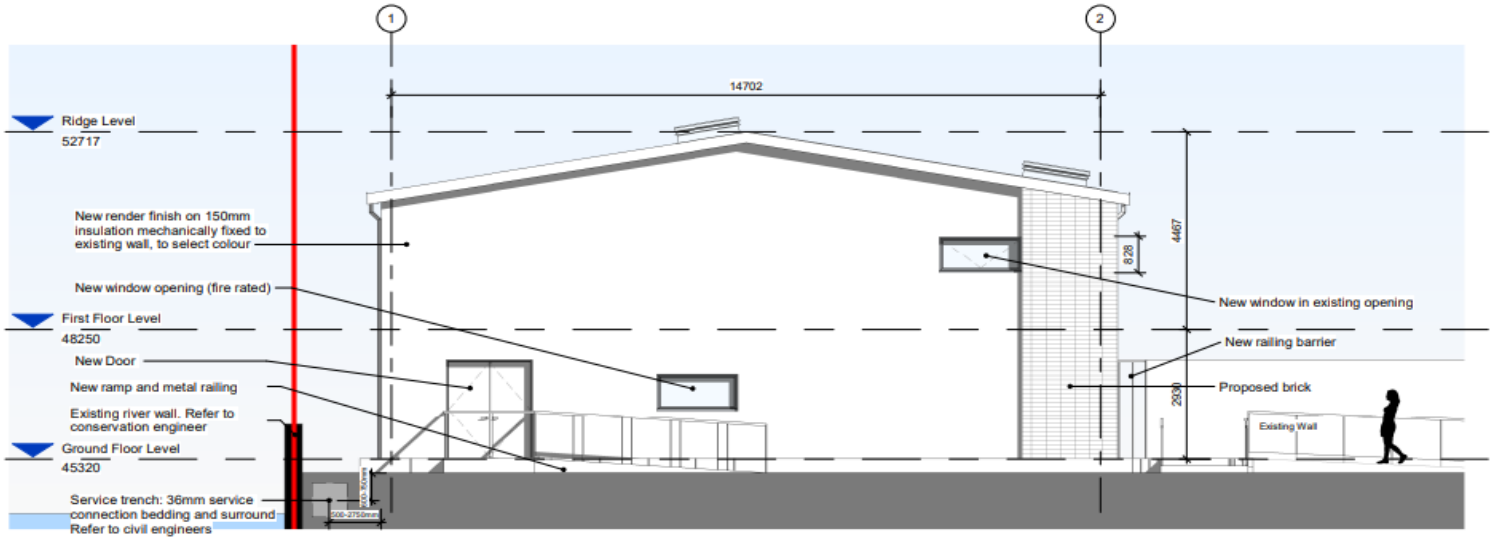
Client Details:
Kilkenny County Council

Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

Drawing Title:
Proposed Elevations SE & SW

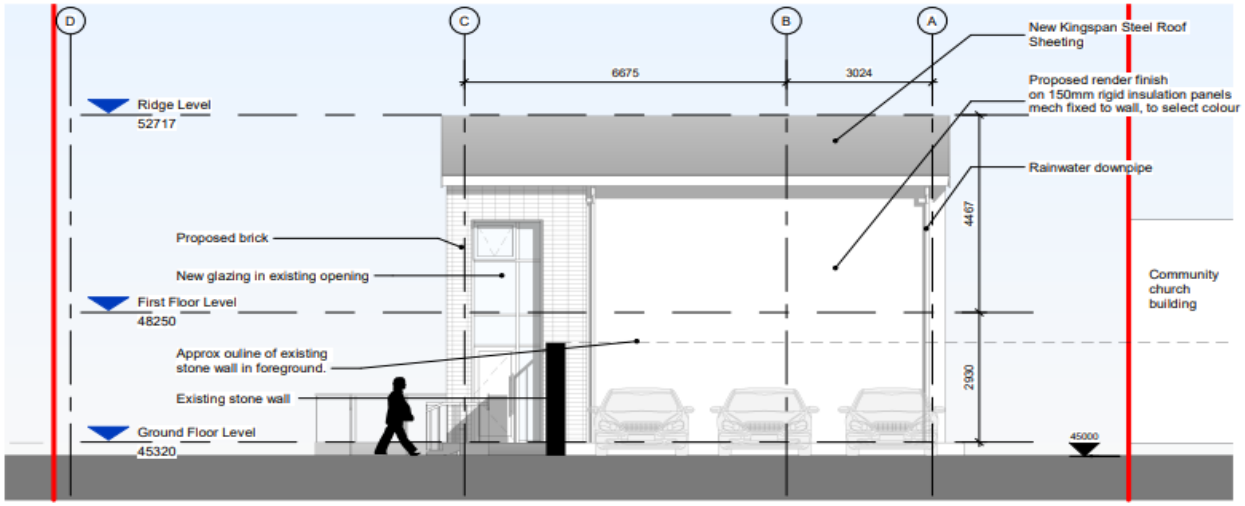
Job No.	Sheet Size:	Scale @A3
P23-198K	A3_	As indicated
Issue Date: 16/12/2024	Drawn By: EL	Reviewed By: EP
Status 2.0	Purpose of Issue Draft Planning Permission	

Project-Originator-System-Location_Level-Type-Role-Number	Revision
P23-198K-KDS-02-ZZ-DR-AR-4003	P03.03



North East Elevation

Scale: 1 : 100



North West Elevation.

Scale: 1 : 100

© Copyright K-Design Studio

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

N Key Plan

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny, Co. Kilkenny, Ireland, R95 A0EC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

Client Details:
Kilkenny County Council

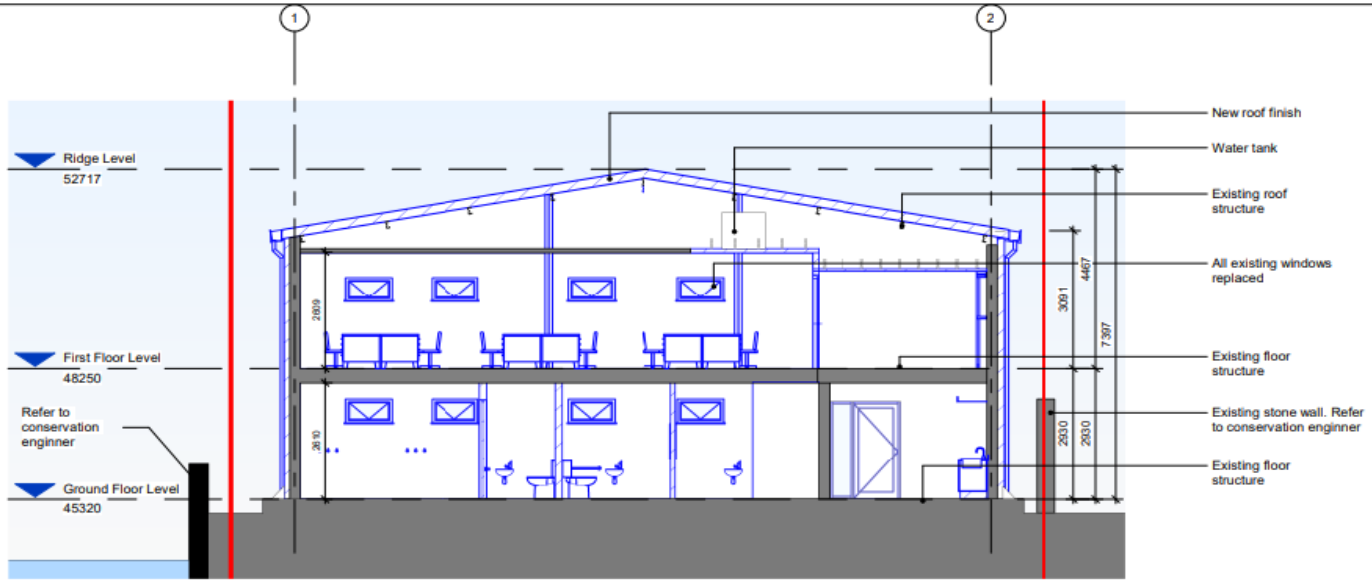
Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

Drawing Title:
Proposed Elevation NE & NW

Job No.	Sheet Size:	Scale @A3
P23-198K	A3_	As indicated
Issue Date: 16/12/2024	Drawn By: EL	Reviewed By: EP
Status 2.0	Purpose of Issue Draft Planning Permission	

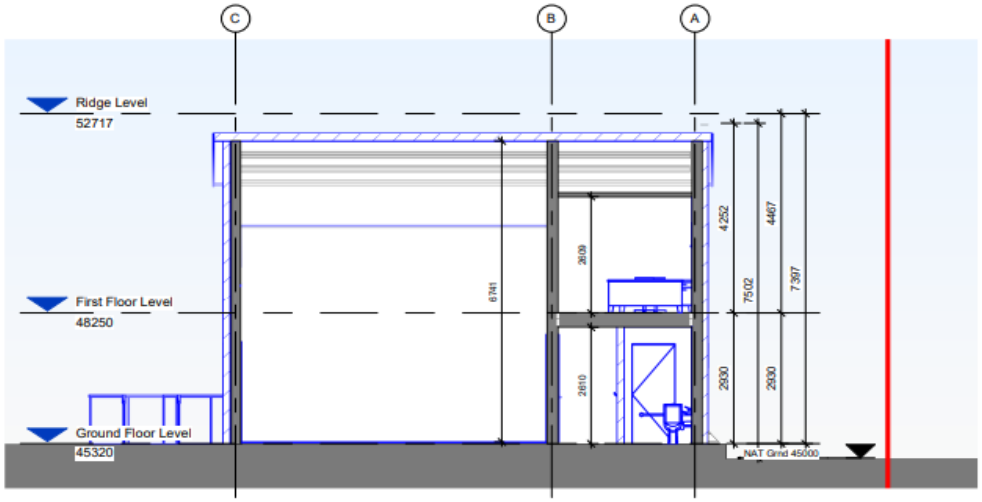
Project-Originator-System-Location_Level-Type-Role-Number: P23-198K-KDS-02-ZZ-DR-AR-4004

Revision: P03.03



Section AA

Scale: 1 : 100



Section BB

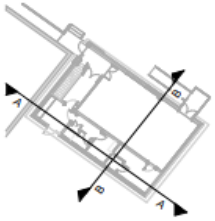
Scale: 1 : 100

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

LEGEND

- Existing Levels
- Proposed Levels
- Elevation Levels
- Existing walls
- Proposed walls



Key Plan

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny, Co. Kilkenny, Ireland, R95 A0EC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

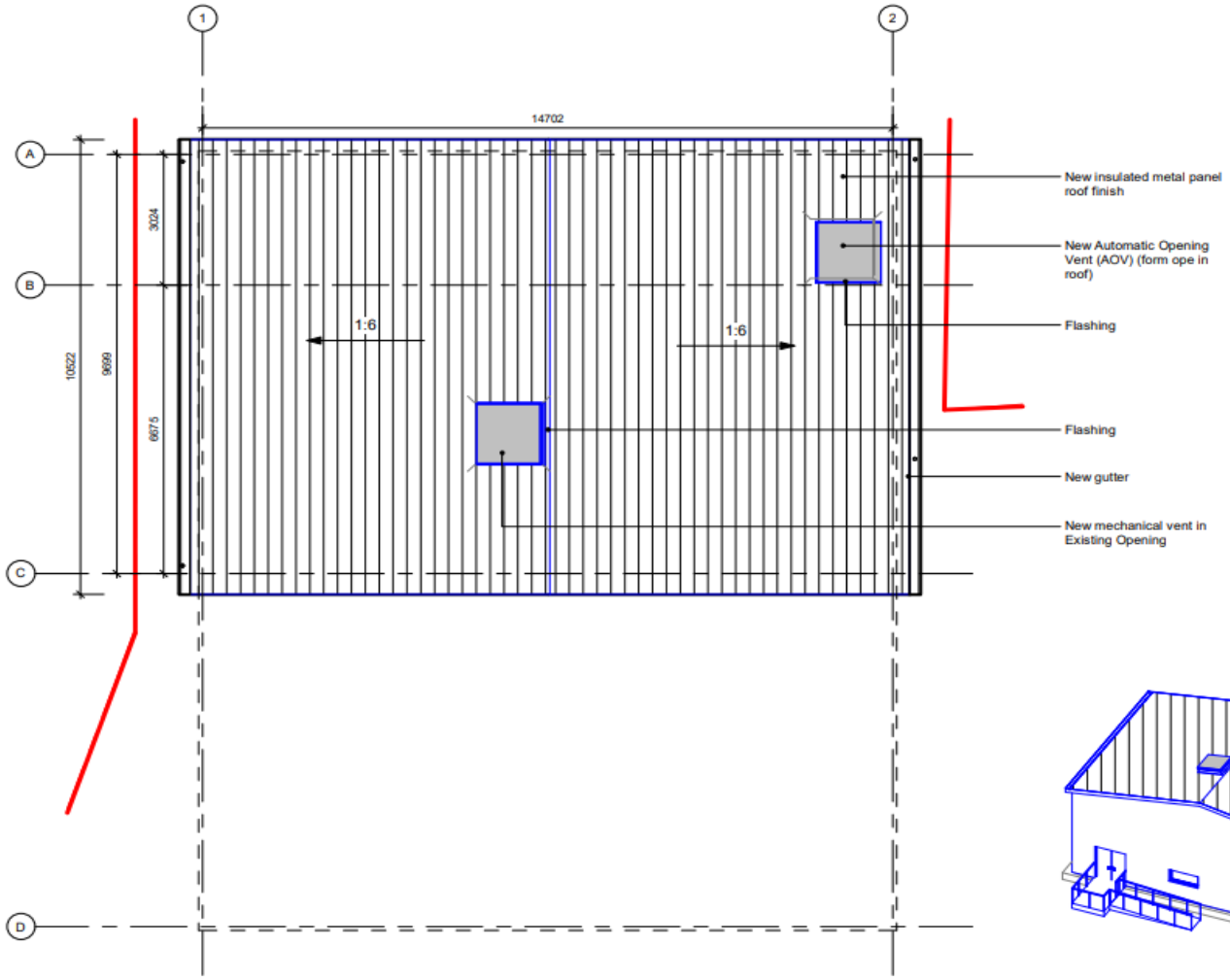
Client Details:
Kilkenny County Council

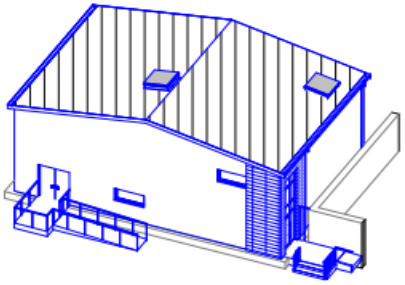
Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

Drawing Title:
Proposed Sections

Job No.	Sheet Size:	Scale @A3
P23-198K	A3_	As indicated
Issue Date: 16/12/2024	Drawn By: EL	Reviewed By: EP
Status 2.0	Purpose of Issue Draft Planning Permission	

Project-Originator-System-Location_Level-Type-Role-Number: P23-198K-KDS-02-ZZ-DR-AR-4005
Revision: P03.03





Proposed Roof Plan

Scale: 1 : 100

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny, Co. Kilkenny, Ireland, R95 ADEC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

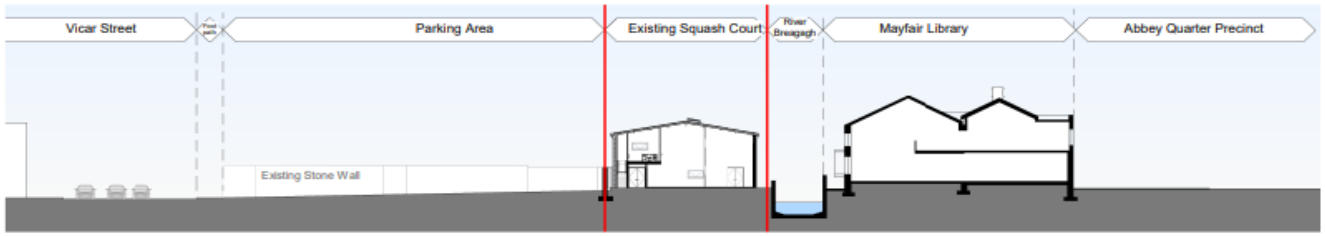
Client Details:
Kilkenny County Council

Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

Drawing Title:
Proposed Roof Floor Plan

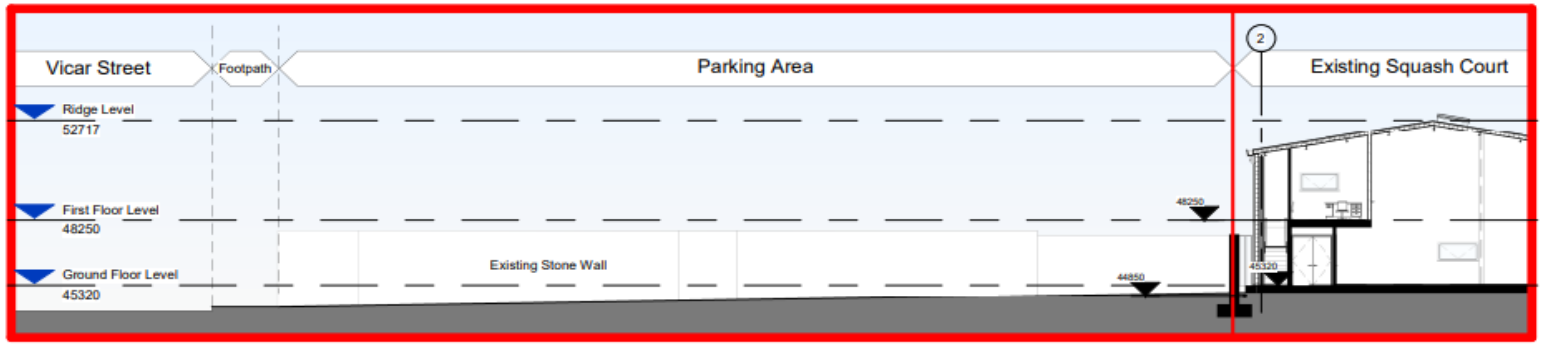
Job No.	Sheet Size:	Scale @A3
P23-198K		1 : 100
Issue Date: 16/12/2024	Drawn By: EL	Reviewed By: EP
Status 2.0	Purpose of Issue: Draft Planning Permission	

Project-Originator-System-Location_Level-Type-Role-Number	Revision
P23-198K-KDS-02-ZZ-DR-AR-4006	P03.03



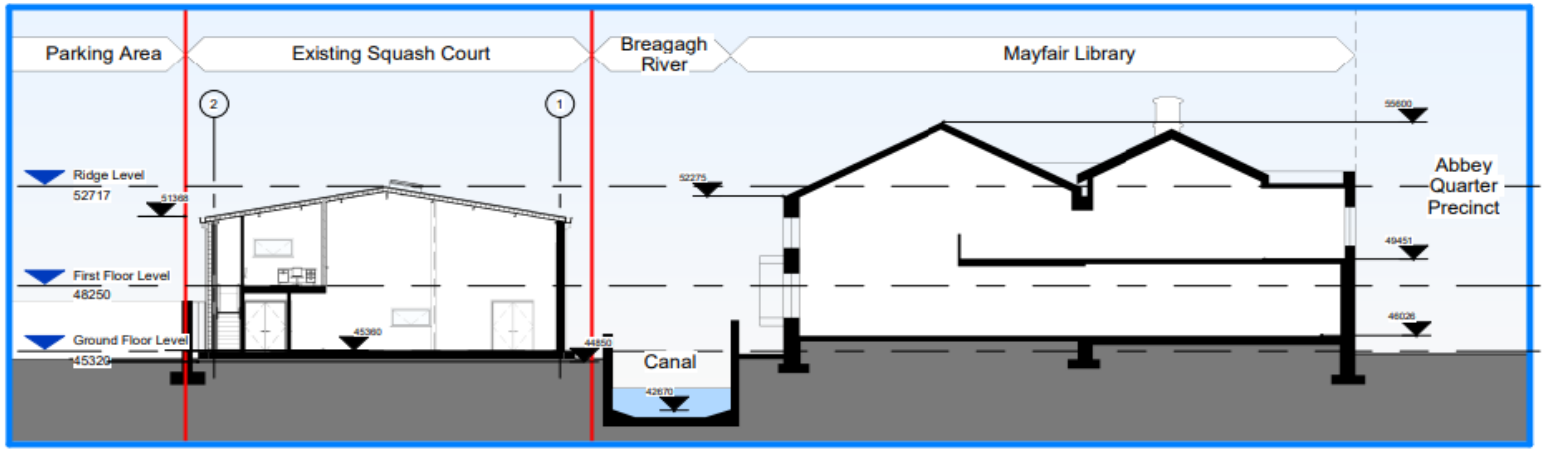
Contextual Section A

Scale: 1 : 500



Contextual Section A - Part 1

Scale: 1 : 200

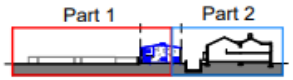


Contextual Section A - Part 2

Scale: 1 : 200

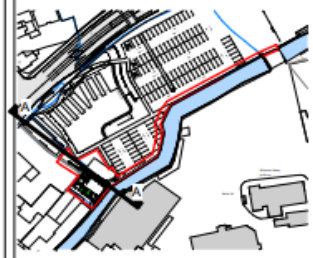
Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.



A - Keyplan

Scale: 1 : 1750



Key Plan

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

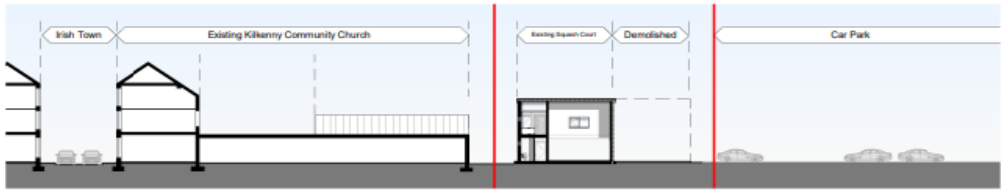
K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny, Co. Kilkenny, Ireland, R95 A0EC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

Client Details:
Kilkenny County Council

Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

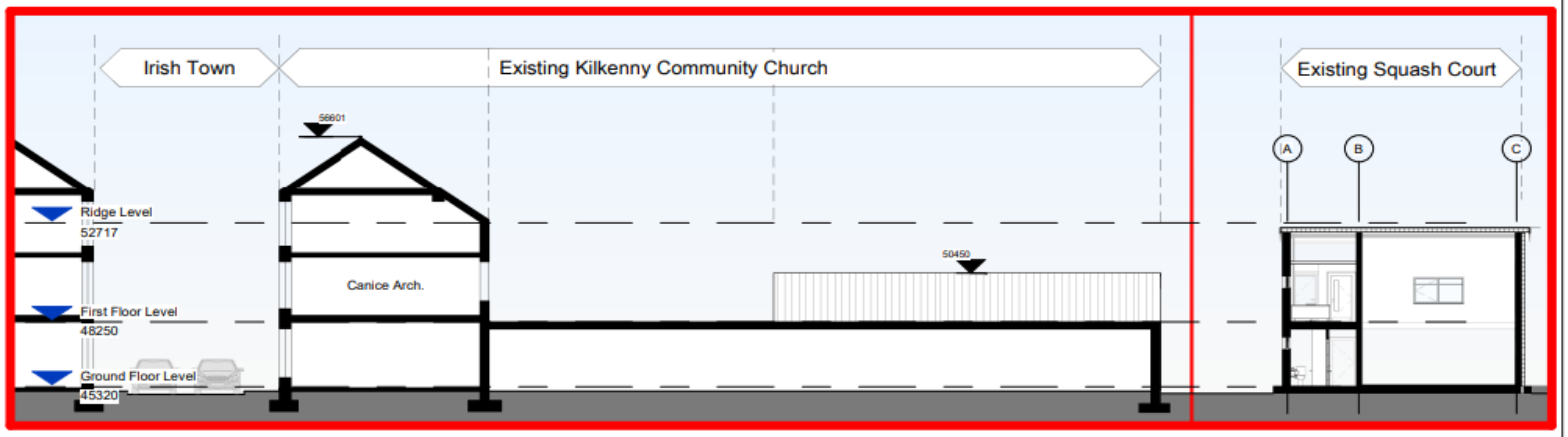
Drawing Title:
Contextual Section A

Job No.	Sheet Size:	Scale @A3
P23-198K		As indicated
Issue Date: 16/12/2024	Drawn By: EL	Reviewed By: EP
Status: 2.0	Purpose of Issue: Draft Planning Permission	
Project-Originator-System-Location_Level-Type-Role-Number		Revision
P23-198K-KDS-02-ZZ-DR-AR-4007		P03.03



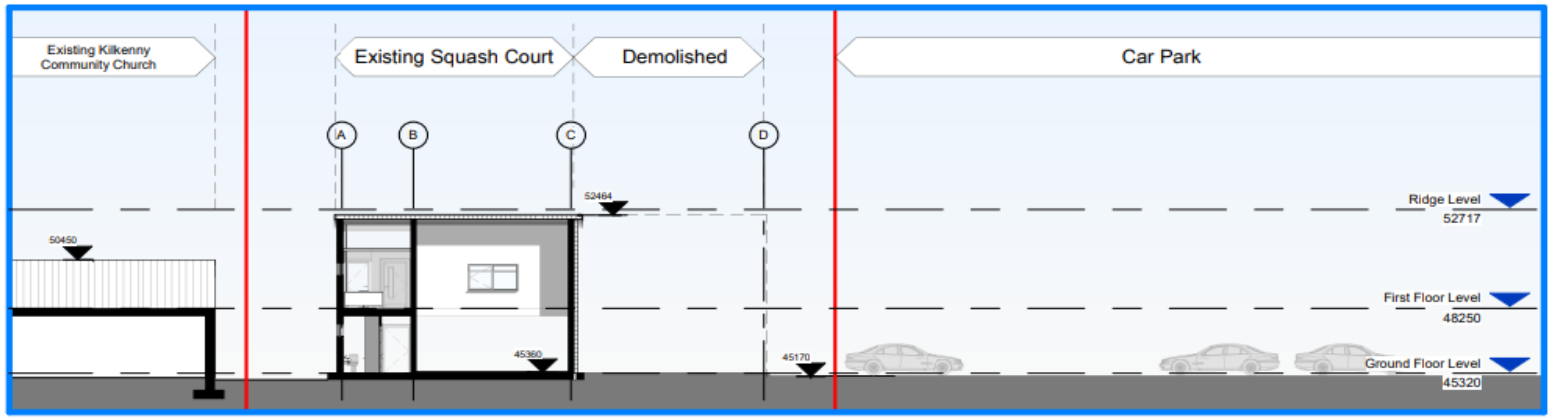
Contextual Section B

Scale: 1 : 500



Contextual Section B - Part 1

Scale: 1 : 200



Contextual Section B - Part 2

Scale: 1 : 200

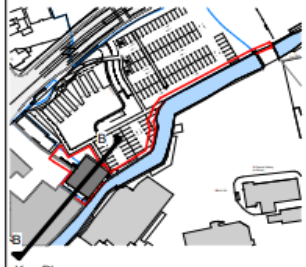
© Copyright K-Design Studio

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

B - Keyplan

Scale: 1 : 1750



Key Plan

Rev.	Date	Drwn	Details of Issue / Revision
P03.03	16/12/24	LK	Issued for Planning
P03.02	13/11/24	LK	Pre Planning Review
P03.01	18/10/24	LK	Pre Planning Meeting

Issues & Revisions

K-DESIGN STUDIO®
41 Dean St, Gardens, Kilkenny, Co. Kilkenny, Ireland, R95 A0EC
W: www.k-designstudio.com
T: +353 (0)87 300 6166
T: +353 (0)87 286 0786
E: hello@k-designstudio.com

Client Details:
Kilkenny County Council

Project Details:
Renovation of Abbey Quarter Squash Courts Kilkenny

Drawing Title:
Contextual Section B

Job No.	Sheet Size:	Scale @A3
P23-198K	A3_	As indicated
Issue Date: 16/12/24	Drawn By: EL	Reviewed By: EP
Status 2.0	Purpose of Issue Draft Planning Permission	
Project-Originator-System-Location_Level-Type-Role-Number		Revision
P23-198K-KDS-02-ZZZ-DR-AR-4008		P03.03

Appendix 4

Part 8 Submissions

Author:

Philip Brennan

Address:

Show

Observations

Part VIII Public Consultation

Title:

Concerns regarding structure and location

Being familiar with this structure, I am aware that the section to be demolished (the "hop store") is more fit for purpose as a rehearsal/performance space than the section to be retained and refurbished (the "squash courts"). The demolition of the hop store is purportedly to make way for a building to be developed at some point in the future.

The location of the proposed "cultural hub" is obscure, meaning there would be less awareness of its location and less chance of passive interest and usefulness to the public. Additionally, this hidden location reduces passive survaillence of the area meaning there is an increased chance of antisocial behaviour and a related reluctance for groups (especially youth groups) to make use of it.

I am concerned that the investments planned for retaining half of an existing structure in this obscure location—whose utility may be further compromised or halted due to the construction of a future adjacent structure—could be more effectively deployed elsewhere. Such a relocation could yield a more permanent, suitable, and accessible cultural hub with a more assured future and a higher return on investment.

Author:

Kieran Kelly

Address:

Show

Observations

Part VIII Public Consultation

Title:

Terrible Location for a Cultural Centre

The proposed location for this cultural centre is deeply concerning. It is disconnected from both the city centre and the Abbey Quarter, making it inaccessible and isolating. The only access points are through a private car park or via the river walk, which creates significant barriers for the people of Kilkenny. A cultural centre should serve as the vibrant heart of the Abbey Quarter, not be tucked away at the rear of a private car park.

It feels as though the county council is is unhappy with the decision of An Bord Pleanála to oppose a public a public car park in front of this location and is now building a case to apply for a future planning application to make the car park a public and bring more cars into the congested city. We've seen such decisions by the council in the past. It's an on going campaign by the council when they are faced with a decision they dont like to build a case to get what they want by alternative means.

I strongly recommend that the cultural hub **not** be built in this location. Instead, we should create a cultural hub that is:

- **Truly integrated into our community**, fostering a sense of belonging and connection.
- **Easily accessible to all residents of Kilkenny**, ensuring it becomes a central gathering place for everyone.
- **Positioned in a prominent, visible location** within the Abbey Quarter, where it can thrive as a cultural and social focal point.

This is an opportunity to build something that reflects the spirit and needs of Kilkenny, not a misplaced project that feels disconnected from the people it is meant to serve. Let’s prioritise a location that celebrates our community and enhances our city’s cultural landscape.

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Planning Ref: Part 8 Abbey Quarter Cultural Hub
(Please quote in all related correspondence)

5 March 2025

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

Via: abbeyquarterculturalhub@kilkennycoco.ie

Re: Notification under Article 28 (Part 4) or Article 82 (Part 8) of the Planning and Development Regulations, 2001, as amended.

Proposed Development: Part 8 development of a Cultural Hub at the former Smithwicks Brewery Squash Court building, Abbey Quarter, Kilkenny

A chara,

I refer to correspondence dated 22 January 2025 received in connection with the above.

Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

Archaeology

The proposed development site is within the zone of notification for the following recorded monument that is subject to statutory protection in the Record of Monuments and Places (RMP) established under section 12 of the National Monuments (Amendment) Act 1930-2014: KK019-026---- Historic town.

It is noted that the proposed development site includes the following recorded monument that is listed in the Sites and Monuments Record: KK019-026107- Inn.

Aonad na nIarratas ar Fhorbairt, Oifigí an Rialtais, Bóthar an Bhaile Nua, Loch Garman, Y35 AP90
Development Applications Unit, Government Offices, Newtown Road, Wexford, Y35 AP90
manager.dau@npws.gov.ie
www.gov.ie/housing

It is also noted that the proposed development site is within the zone of notification for the following recorded monument that is listed in the Sites and Monuments Record: KK019-026102- Bridge (site of).

The Department is in receipt of an Archaeological Impact Assessment report titled 'Archaeological Impact Assessment of the Squash Court Building Fit Out, Abbey Quarter, Kilkenny City' by Dr Paul Stevens and Tony Bartlett of AMS.

According to the report, ground disturbance associated with this development will consist of the excavation of a single new combined services trench, the removal of a concrete ground slab from the eastern half of the building and the construction of a new ramp at the existing entrance to the building.

According to the report, there will be no direct impact on known subsurface archaeological features. Previous investigations have recorded no subsurface archaeology within the route of the proposed combined services trench. There is a potential for previously unknown archaeological features to survive beneath the concrete slab.

It is recommended in the report that groundworks be subject to licensed monitoring by a licence-eligible archaeologist.

The Department agrees with this recommendation.

The Department also notes that a future proposal will allow for a pedestrian-only access, reopening an existing disused lane way, through the Bull Inn (SMR KK019-026107- Inn). The National Monuments Service of the Department and the National Built Heritage Service of the Department met with the Local Authority on site at this proposed development and advised that the Bull Inn, part of the upstanding early fabric of the city, should be integrated into the overall proposal and that the access route is designed to encounter the fabric of the Bull Inn in a meaningful way.

The Department recommends that a long-term Conservation Management Plan for the Bull Inn, informed by previous archaeological investigations, be compiled by a Grade 1 Conservation Architect to guide the overall conservation strategy and integration of the current and any future proposals at this development site.

The Department also recommends the removal of all existing timber fences and the omission of any additional timber fences that obscure the monument and prevent maintenance of the fabric.

Therefore, in line with national policy—see Section 3.7.2 of Frameworks and Principles for the Protection of the Archaeological Heritage 1999—the Department recommends that a Conservation Management Plan and Archaeological Monitoring, as described below, should be required at this proposed development.

Recommended Archaeological Mitigation

1. All mitigation measures in relation to archaeology and cultural heritage set out in the report titled 'Archaeological Impact Assessment of the Squash Court Building Fit Out, Abbey Quarter, Kilkenny City' by AMS, except as may otherwise be required in order to comply with the following recommendations.

2. The developer shall engage a Grade 1 Conservation Architect to develop a long-term Conservation Management Plan, to be informed by previous archaeological investigations, for the recorded monument KK019-026107- Inn to guide the overall conservation strategy and integration of the current and any future proposals at this development site.

3. The removal of existing timber and the omission of any additional timber fences that obscure the monument and prevent maintenance of the fabric of the recorded monument KK019-026107- Inn.

4. The developer shall engage a suitably qualified archaeologist to monitor (licensed under the National Monuments Acts) all groundworks associated with the development. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.

5. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service of the Department, regarding appropriate mitigation [preservation in-situ/excavation].

6. The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service of the Department, shall be complied with by the developer.

7. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service of the Department shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at: manager.dau@npws.gov.ie

Is mise, le meas,

Brian Bone
Development Applications Unit
Administration

Kilkenny County Council
ROAD DESIGN SECTION
17 FEB 2025
RECEIVED

'Tearmann'
Talbots Inch
Kilkenny R95HYD6

12th February 2025

Mr. Martin Prendiville

Director of Services, Kilkenny County Council

Re: Development of a Cultural Hub at former Smithwicks Brewery Squash Court

Dear Martin,

As the owner of property adjoining the proposed development noted above I fully support the proposed development.

Please note that there is an approximately nine inch clay rain water drain from the rear of my property at 16 Irishtown / St. Canice's Place going under the existing Squash Court /Hop Store and exiting at the river low down in the centre of the old bridge abutment. This drain is fully intact and functioning. I request that this drain be respected during all demolition and building work.

Based on previous discussion with Mr. Tony Lauhoff, I understand that this drain is not noted on Kilkenny County Council maps. I request that this omission be corrected.

Also as this drain serves the domestic house at 16 Irishtown and the lowest domestic property in the Irishtown area, it should have a non return valve installed at the river exit. Many exits that are meters above this exit have non return valves installed. I request that this error be corrected.

Your Sincerely

James R. Kelly

Copy: Mr Tony Lauhoff, Development Director, Abbey Quarter Ltd.

Mr Seamus Foley, Senior Engineer, Abbey Quarter

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
D01 WA07
Éire

Uisce Éireann
PO Box 6000
Dublin 1
D01 WA07
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Uisce Éireann Ref: PN25000017787

Planning Ref: Part 8 -Abbey Quarter Squash Court Renovation as Cultural Hub

Planning Authority: Kilkenny County Council

Issue Date: 24 February 2025

Development Location:

Squash Court building, Abbey Quarter, Kilkenny.

Development Description:

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

A Chara,

Please accept this submission in respect to the above-referenced planning application. Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and have the following observation(s).

Uisce Éireann's Recommendation: No Objection in Principle

Uisce Éireann's Assessment/Observation(s):

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry.

The development will not impact any existing or proposed Uisce Éireann infrastructure.

Stiúrthóirí / Directors: Tony Keohane (Cathaoirleach / Chairman), Niall Gleeson (POF / CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh.
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a design activity company, limited by shares.
Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

UE / LH / OP6000 / 0323

Uisce Éireann's Recommended Condition(s):

1. The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.

2. All development shall be carried out in compliance with Uisce Éireann's *Standard Details and Codes of Practice*.

Reason: To ensure the provision of adequate water and wastewater facilities.

Queries relating to the terms and observations above should be directed to planning@water.ie

Signed on behalf of Dermot Phelan
Connections and Developer Services

Uisce Éireann is a statutory consultee under the Planning and Development Act 2000 (as amended). Uisce Éireanns job is to deliver the highest quality drinking water to taps every day and ensure that wastewater is properly treated and safely returned to the environment. To ensure the satisfactory completion of a development, any permission, approval, or consent granted pursuant to the Planning and Development Act 2000 (as amended) that requires a new connection(s) to water services should include a condition that requires the applicant or developer to enter into a connection agreement(s) with Uisce Éireann prior to the commencement of development. Any person discharging trade effluent to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

Watergate Theatre
Parliament Street
Kilkenny

0567761674
director@watergatetheatre.com

Kilkenny County Council
ROAD D... SECTION
21 FEB 2025
RECEIVED

FAO: Martin Prendiville

Director of Services

Kilkenny County Council

21 February 2025

Dear Martin,

Submission in Support of the Proposed Conversion of the Old Squash Court in the Abbey Quarter

The conversion of the old squash court into an arts and creative space presents a transformative opportunity for Kilkenny's arts community. This initiative addresses a critical gap in local arts infrastructure by providing essential rehearsal, studio, and workshop spaces for performing artists.

1. **Support for professional artists**: Kilkenny boasts a vibrant community of professional artists, including numerous theatre companies and playwrights. However, the absence of dedicated rehearsal and workshop spaces has hindered their creative processes. The converted squash court will offer a dedicated environment for artists to develop their work, fostering creativity and innovation.
2. **Enhancement of the local arts scene**: As a key performing arts space, the new facility will play a crucial role in Kilkenny's arts scene. By supporting the development stages of artistic work, the space aligns with the Arts Council of Ireland's expectations for funded spaces to nurture artists' creative journeys.
3. **Economic and cultural impact**: This development will enhance Kilkenny's reputation as a vibrant arts and culture hub, contributing to the local economy. A thriving arts scene attracts visitors, boosts the night-time economy, and enhances the city's cultural appeal, leading to increased tourism and economic activity.
4. **Equitable and inclusive access**: The new space will be managed democratically and equitably, focusing on inclusion, equality, and diversity. This ensures accessibility for all artists, fostering a diverse range of artistic expressions.
5. **Track record of success**: Kilkenny's arts community has a proven track record of supporting local arts through strategic planning, emphasizing community engagement, artist support, and audience development. The conversion of the squash court will build on this success, providing a dedicated space for artists to create and collaborate.

In conclusion, converting the Old Squash Court into an arts and creative space is a visionary project that will significantly enhance Kilkenny's arts infrastructure. It will provide essential support to local artists, boost the city's cultural and economic vitality, and ensure Kilkenny remains a leading centre for arts and culture in Ireland.

Kind regards,

Joanna Cunningham
Executive Director

Asylum Productions

Address:

Show

Observations

Part VIII Public Consultation

Title:

Enthusiastic Support (with reservation r.e. the description 'Cultural Hub')

F.A.O

Abbey Quarter Cultural Hub, Abbey Quarter, Kilkenny, Part 8.

Martin Prendiville, Director of Services

To Martin and whom it concerns,

We are Medb & Dónal of Asylum Productions - an award winning theatre company with a national profile, based locally for the past 10 years. We are also proud recipients of a Kilkenny People of The Year Award for contributions to community arts (not bad for me personally, a Tipp man - tell no one!).

We are very pleased to see the Abbey Squash Court redevelopment plans for artist development/studio/rehearsal space. This is a much needed resources for the performance sector in Kilkenny, both amateur and professional. There has been a chronic lack of accessible rehearsal space in the city for some time. We commend and applaud the Count Council on this project. In the past Asylum have had more luck finding suitable spaces to work in Callan or Kells, Carlow or Clonmel, than in the city. It's an issue I've heard repeated countless times among the performing arts sector in the city, and one that seems incongruous, considering Kilkenny has a greater reputation in the performing arts than many other better served towns.

Asylum are currently artists in residence in the Watergate. This is great for us and our profile, and the financial support is invaluable to our continued work (without it, our company would have had to cease working last year). It is also of benefit to the Watergate which has evolved from being mainly a receiving house, to being a hub for the development of local artists and a springboard for their work. This residency model that has evolved in many other venues throughout the country and is to everyone's benefit. However, unlike many other venues, and with the best will in the world on the part of Watergate, there is simply very little usable space in the physical building. Ironically as a resident theatre company, there's often simply no practical space for us to be 'resident'.

Location questions

We believe the location and plans proposed are this new development are quite strong. With respect to other concerns submitted about the suitability of the location, we would respectfully disagree. We understand that this is primarily a rehearsal and development space for the various performance groups in the city, and *not* a publicly facing performance space for public audiences. In this instance (with reference to Philip Brennan's point) we feel that all groups who might make use of the space will hear about it quickly and find it easily enough, - and we would argue that 'passive interest' in the space is not really a relevant concern.

I'd respectfully suggest that perhaps the Council referring to it as a 'cultural hub' may be misleading? Perhaps 'cultural *development* hub' would be a more accurate description? Or simply 'rehearsal and development studio'? If

the space were intended as a public facing performance presentation space, then both Philip and Kieran Kelly's reservations would be quite valid, but we believe that is not what is being considered here.

Is there scope for further development of dedicated space for the arts in Kilkenny? absolutely (a communal space for prop storage, building and recycling and construction of sets is just one example).

However this current development is an urgent and vital step along the way. Asylum approve of this proposal, and we're sure many in the performing arts community of Kilkenny will be equally delighted to see this development come to fruition as soon as possible.

Medb & Dónal

Asylum Productions

Abbey Quarter Cultural Hub: Conversion of Squash Court Building. Part 8

Submission by An Taisce Kilkenny Association

The latest review of the Abbey Quarter Masterplan generated the *Abbey Quarter Draft Masterplan Guidance Document (2023).* It refers to uses for the *Breagagh North Area* and specified that the former squash court had been reserved for a supporting use for the Arts & Culture sector. We agree that the proposed development is an acceptable use of the building and it will provide essential support to local artists.

The location of the proposed cultural hub (squash court conversion) as a 'stand-alone' building in the corner of the Car & Coach Park is unattractive at present. This north western area stretching from the River Breagagh to St Canice's Place is a historic part of St Canice's Architectural Conservation Area (ACA) and has close links to the medieval city -it contains the Bull Inn Wall and the preserved gable of No. 22 Vicar Street illustrated in Plates 3 to 7 of the *Archaeological Impact Assessment of Squash Court* (Stevens & Bartlett 2024). The minor conservation/stabilisation works proposed to the historic stone boundary wall to the north of the site (*Conservation Engineer's Report,* Southgate Associates), while welcome, do not do justice to the potential of this area.

We recommend that a vision should be developed for this area to incorporate all historic elements (including a building that connects to the gable of No. 22) and that the Squash Court conversion be the first step in achieving this. Such an approach would be in keeping with the high ranking given to '*built heritage, conservation, and link to the medieval city*' in the review of key themes and their relative importance to the Public (Section 2.5 of *the Guidance Document*). There is a unique opportunity to extend the cultural zone/hub further into Irish Town as an element distinct from Urban Blocks 12 & 13. The latter blocks could be designed in the future to suit the remaining space in the *Breagagh North Area.*

There is no attempt at green landscaping. It is indicated that some of the concrete slab will be removed, in which case we recommend that trees and shrubs be planted or at a minimum planters be installed.

The external design and finish of the proposed conversion is not architecturally pleasing and contributes little to the character of St Canice's ACA. One aim expressed in the *Guidance Document* is to group uses for the purpose of establishing hubs. This implies that the character of the proposed conversion should be part of the vision that ties up all the architectural and archaeological fragments in this section of *Breagagh North*. We recommend that Kilkenny County Council and the Abbey Quarter Development Partnership address this vision before commencing with the squash court conversion.

Mary T. Brennan,
An Taisce Kilkenny Association
March 4th 2025

KILKENNY COUNTY COUNCIL
Planning Department, Conservation Section

Part 8 - Development of a Cultural Hub at the former Smithwicks Brewery

PLANNING REF: Development of a Cultural Hub at the former Smithwicks Brewery

ADDRESS: Squash Court Building, Abbey Quarter, Kilkenny
APPLICANT: Kilkenny County Council

PROPOSED DEVELOPMENT:

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

STATUTORY PROTECTION:
RPS: N/A
NIAH: N/A
ACA: City Centre ACA
ARCHAEOLOGY: Historic City of Kilkenny KK019-026, Bridge KK019-026102-, Inn KK019-026107-

APPLICATION RECEIVED ON; 22nd January 2025
DATE OF REPORT: 6th March 2025

PROPOSED DEVELOPMENT:

- The refurbishment of the existing former Smithwicks Brewery Squash Court building, located within the Abbey Quarter directly west of the River Breagagh, into a multi-functional Rehearsal Studio (208.5m2).
- Works include:
  - the demolition of the existing Hop Store (125m2)
  - redesign and recladding of the Squash Court building
  - new main entrance
  - and all associated internal finishings and M&E services.

- New services will be provided via the current Abbey Quarter carpark.

- Landscape works include the provision of newbicycle parking, new ramp and steps to the building, signage, and minor conservation/ stabilisation works to a section of historic stone boundary wall to the north of the site.

COMMENTS

The proposed development includes the redevelopment of the building currently known as the Squash Court, which is located in the Abbey Quarter, as a rehearsal studio for the local arts. Signage and select landscape improvements are also proposed. The building lies just north River Breagagh, and within he the ZAP, connected with the historic city of Kilkenny, Franciscan friary, and Kilkenny City's walls.

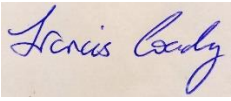
An Archaeological Impact Assessment and a Conservation Engineer's report accompany the submission. It is noted that the long-term strategy is to provide access through the Bull Inn site (effectively through the two upstanding sections of wall). The service trench shall be monitored by a qualified archaeologist working under license from the NMS, this is one of the mitigation measures put forward in the AIA. The conservation report also details a number of mitigating measures such as the vibration monitoring which will be essential as part of the future ground works.

The conservation engineers report details a strategy: Laser scan and survey the bull Inn (this is for future works), use of vibration monitoring on the bridge abutments and historic walls during groundworks, and the repointing and capping of historic masonry. These are all accepted as necessary conservation works for the site.

RECOMMENDATION

The reuse of this current vacant building as a cultural space is welcome, I recommend the following:

- All Mitigation Measures and recommendations as included the archaeological Impact Assessment and the Conservation Engineer's report shall be implemented in full.
- The roof finishes and brick corner elements of the building to be to be agreed with the Planning Authority by way of submission of samples.
- All new signage, including size, finishes and font to be submitted to the Planning Authority for agreement.



6th March 2025

Francis Coady
Architectural Conservation Officer