



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 - Watergate Theatre Energy Upgrade,
Parliament Street, Kilkenny**

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

Date: 08th January 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 Energy Upgrade to the Watergate Theatre at Parliament Street, 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

No third party submissions have been received in relation to this application.

**Lar Power,
Chief Executive.**

COMHAIRLE CHONTAE CHILL CHAINNIGH
KILKENNY COUNTY COUNCIL



Chief Executive's Report on the Consultation process
for the proposed Energy Upgrade of the Watergate Theatre
at Parliament Street, Kilkenny.



January 2025

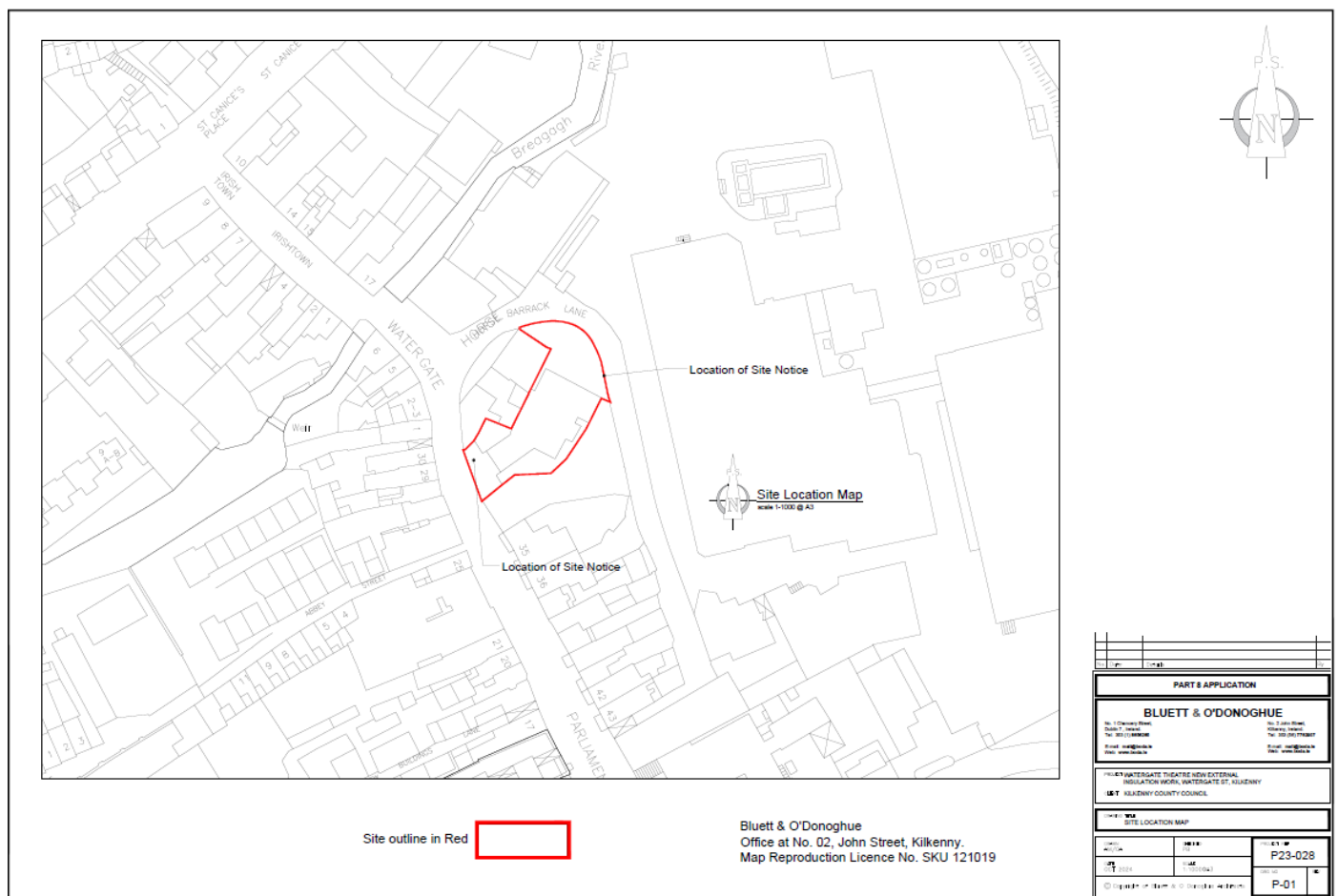
1.0 INTRODUCTION

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 development will involve the Energy Upgrade of the Watergate Theatre, Parliament Street, Kilkenny.

1.1 Public Consultation

Notice of the proposed development was advertised by Notice in the Kilkenny People newspaper published on Wednesday 16th October 2024. Public Notice was also erected at Watergate Theatre Building on 15th October 2024.





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 16th October 2024 until Wednesday 13th November 2024 at the following locations:

- Planning Department, County Hall, John Street, 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 27th November 2024.

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

- N/A

The documents on public display were as follows:

- Project Drawings
- Architectural Heritage Impact Assessment
- Environmental Impact Assessment Screening
- Habitats Directive Project Screening Assessment
- Design Statement
- Public Notice

2.1 Existing site

The Watergate Theatre is fronted on Parliament Street to the west, with Horse Barrack Lane to the rear/east. There is a Kilkenny County Council car park/outdoor seating area to the south of the building and single storey dwelling house and single storey storage building to the north.

The theatre was originally constructed as a cinema house for the Kilkenny City area and was operated under the name of the “Savoy Cinema” by the Kilkenny Cinema Company. The cinema was constructed in the early 1940’s in the Art Deco style, which was prominent at the time, and is set back from the street line which presents a distinctive landmark in the streetscape.

The Watergate Theatre is listed as a structure of Regional Importance in the National Inventory of Architectural Heritage (NIAH) Reference Number 12000098

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:

- Provision of external wall insulation to auditorium and stage/fly tower, finished with render, rainscreen cladding panels and powder-coated Vertical aluminium fins;
- Raising of parapets to screen existing plant;
- New membrane coverings to the auditorium and fly tower roofs, trims;
- Rainwater goods and ancillary related works.

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.

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

No.	Name
1	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

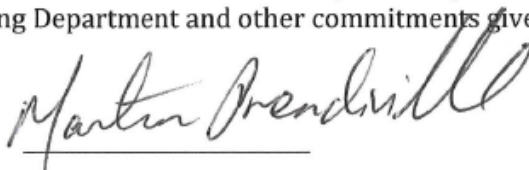
Proposed Development

Part VIII Proposal

Energy Upgrade Works to Watergate Theatre at Parliament Street, 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
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

**Energy Upgrade Works to Watergate Theatre at
Parliament Street, 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, in partnership with The Watergate Theatre CLG, propose to undertake development at the Watergate Theatre, Parliament Street, Kilkenny.

The proposed development will consist of:

- Provision of external wall insulation to auditorium and stage/fly tower, finished with render, rainscreen cladding panels and powder-coated Vertical aluminium fins;
- Raising of parapets to screen existing plant;
- New membrane coverings to the auditorium and fly tower roofs, trims;
- Rainwater goods and ancillary related works.

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 16th October 2024 until Wednesday 13th November 2024 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 Pleanála 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 WatergateTheatrepart8@kilkennycoco.ie.

The latest time and date for receipt of submissions on the development is 5.00pm on Wednesday 27th November 2024.

Submissions should be clearly marked: **Energy Upgrade Works to Watergate Theatre, Parliament Street, Kilkenny, Part 8.**

Martin Prendiville, Director of Services

Date: 16th October 2024

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. : Section 179: Part 8

Development: The proposed development will consist of an Energy Upgrade of the Watergate Theatre at Parliament Street, Kilkenny

Site Location and Description

The site is located to the rear of the Watergate, which in turn is fronted on Parliament Street to the west, with Horse Barrack Lane to the rear/east. There is a Kilkenny County Council car park/outdoor seating area to the south of the building and single storey dwelling house and single storey storage building to the north.

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 and the Kilkenny City Architectural Conservation Area (ACA).

STATUTORY PROTECTION:

RPS: No

NIAH: 12000098

ACA: City Centre

ARCHAEOLOGY: Within Historic Town KK019-026, Proximate to National Monuments (i) Kilkenny City Walls and (ii) St. Francis Abbey

Referrals:

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

PROPOSED DEVELOPMENT:

The proposed development will consist of:

- Provision of external wall insulation to auditorium and stage/fly tower, finished with render, rainscreen cladding panels and powder-coated Vertical aluminium fins;
- Raising of parapets to screen existing plant
- New membrane coverings to the auditorium and fly tower roofs, trims;
- Rainwater goods and ancillary related works.

The proposal will upgrade the energy efficiency of the Watergate theatre whilst integrating the extension within the public realm and reflecting the fins (baguettes) already attached to the extension or the Mayfair Library.

Screening for Appropriate Assessment

A Screening exercise was completed, which 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

Drawings:



Proposed elevations

Built Heritage:

The Watergate theatre is on the NIAH and the proposal was referred to the Conservation Officer. It is not considered that the proposed development will impact the character of the structure but will enliven the public realm to the front of the Brewhouse along Horsebarrack lane and tie the Mayfair and the Watergate visually. It is therefore not considered that the proposal will affect the built heritage or the Architectural Conservation Area.

Conclusion and Recommendation

The Planning Authority considers that the proposed design of the energy upgrade 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 energy upgrade to the Watergate Theatre be approved by the Council subject to the drawings and details submitted with this Part 8 proposal, and subject to the recommended conditions as per the reports of the Conservation Officer.



13/12/'24

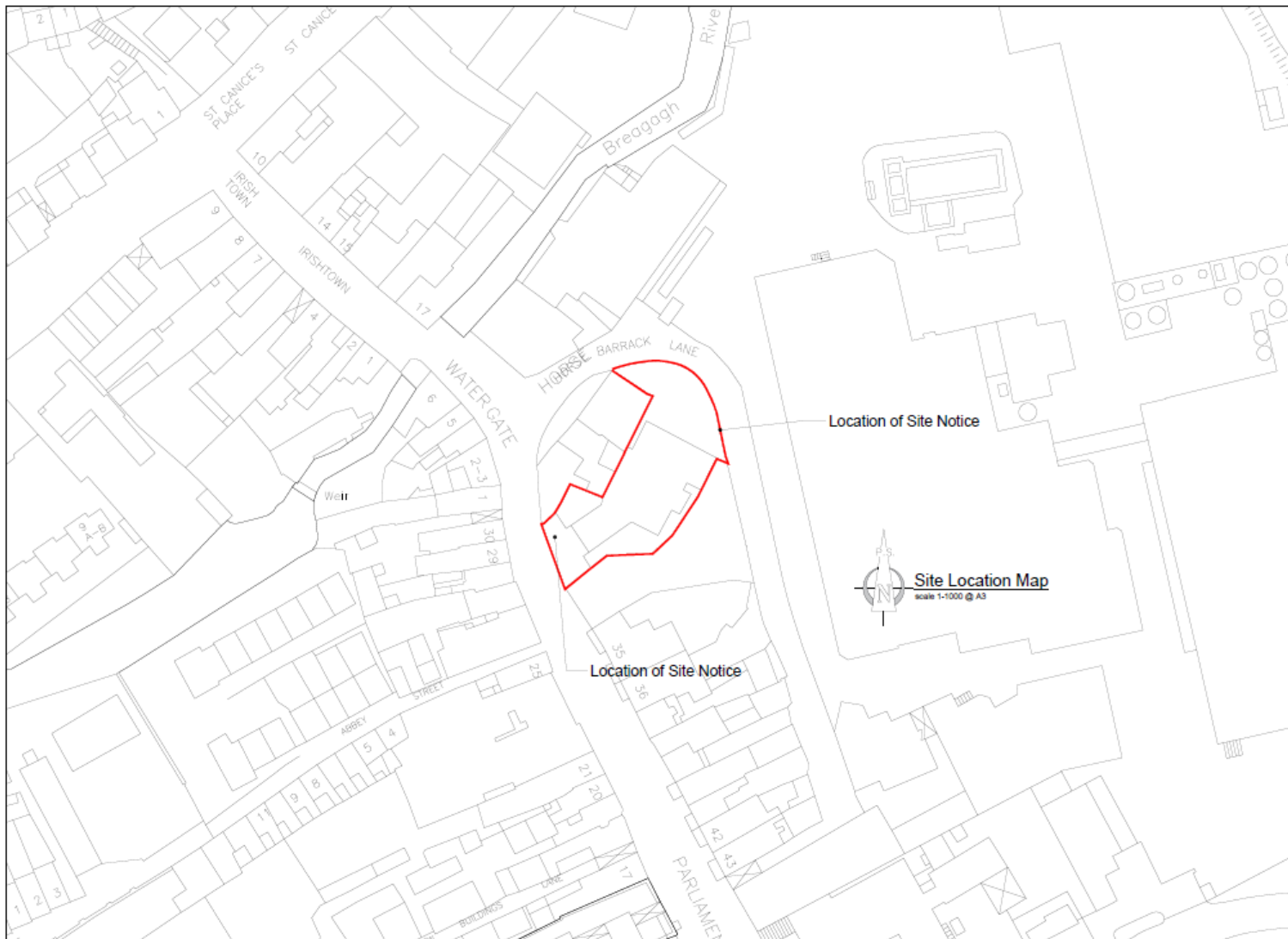
N. Louw, Senior Executive Planner



D. Malone, Senior Planner
8/1/25

Appendix 3

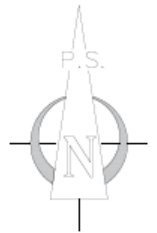
Part 8 Scheme Drawings



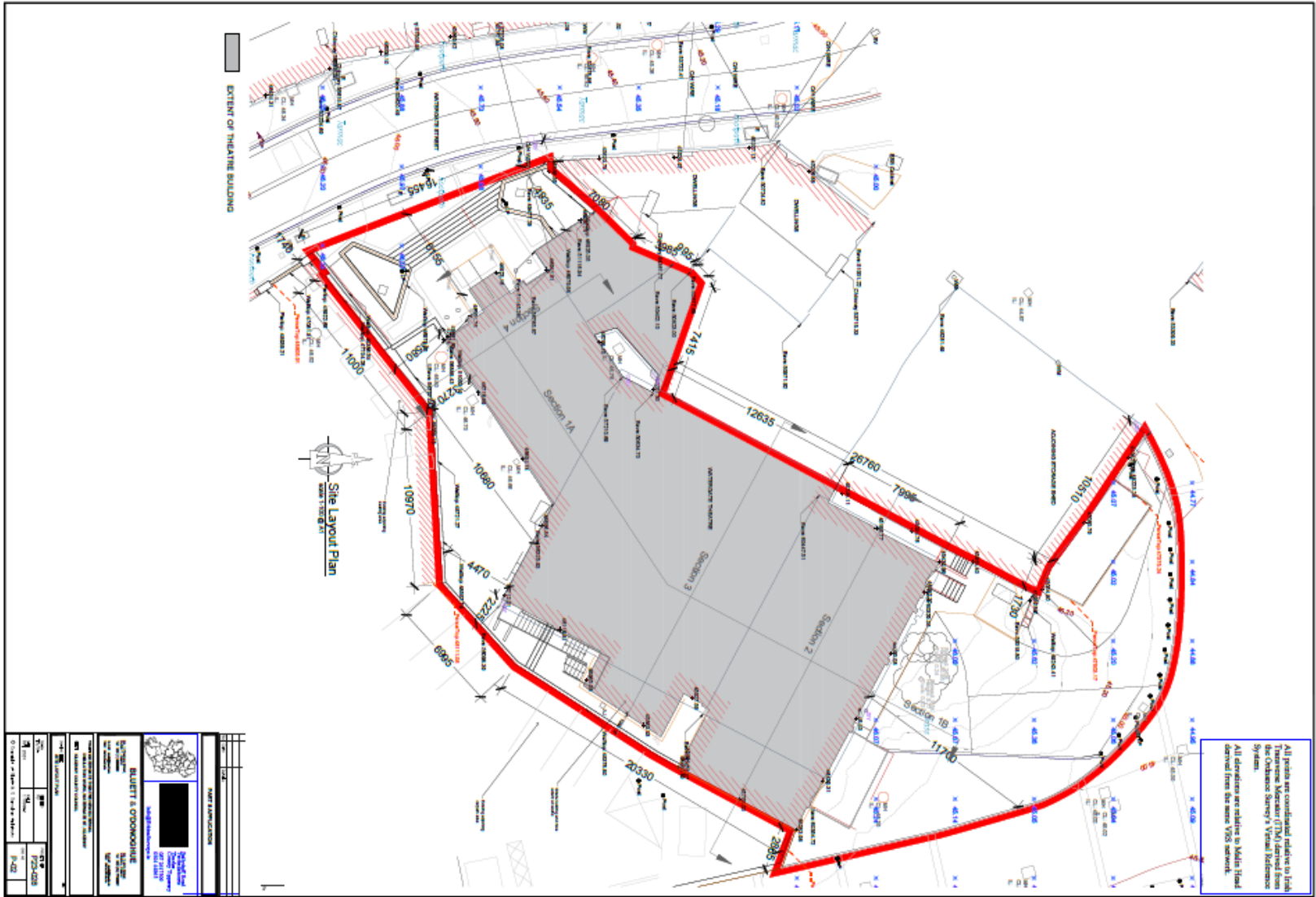
Site outline in Red

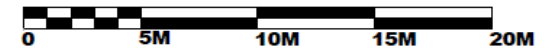
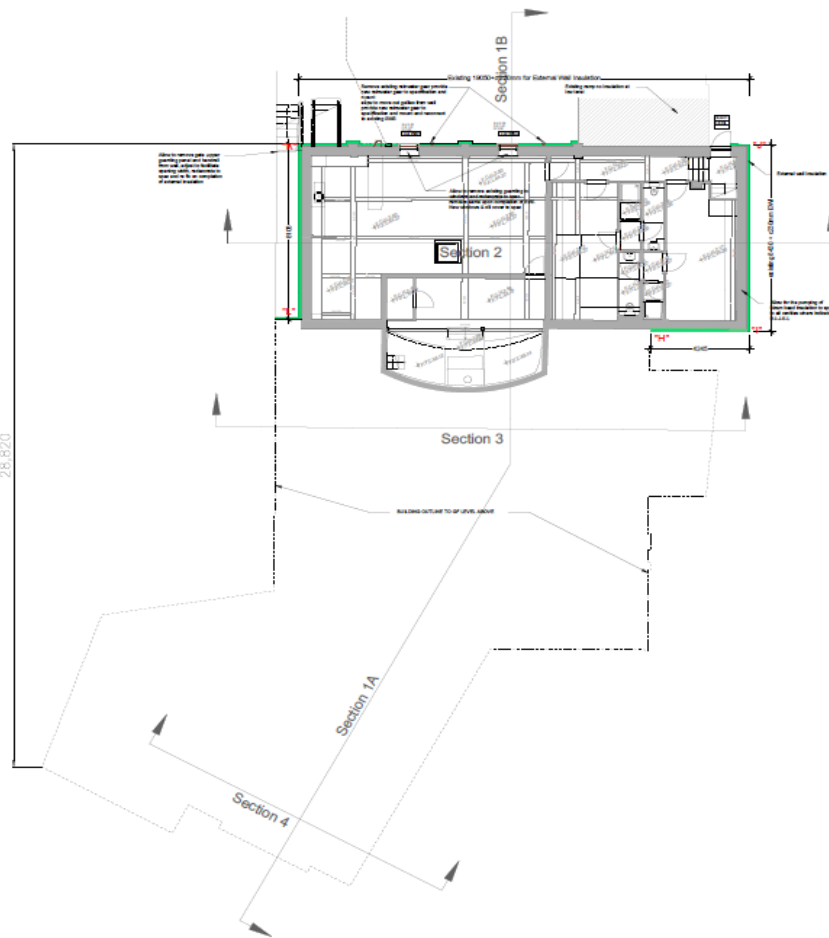


Bluett & O'Donoghue
Office at No. 02, John Street, Kilkenny.
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PART 8 APPLICATION			
BLUETT & O'DONOGHUE No. 1 Canvey Street, Dublin 7, Ireland Tel: 003 53 (0) 1 8850385 E-mail: info@bld.ie Web: www.bld.ie No. 2 John Street, Kilkenny, Ireland Tel: 053 935 77600 E-mail: info@bld.ie Web: www.bld.ie			
PROJECT: WATERGATE THEATRE NEW EXTERNAL INSULATION WORK, WATERGATE ST, KILKENNY			
CLIENT: KILKENNY COUNTY COUNCIL			
DRAWN: YLA			
SITE LOCATION MAP			
DATE: 02/12/24	BY: IC	PROJECT: P23-028	
DATE: 02/12/24	BY: IC	PROJECT: P23-028	
© Copyright of Bluett & O'Donoghue Architects		P-01	

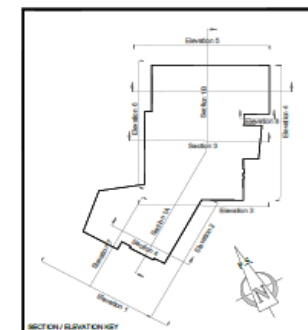
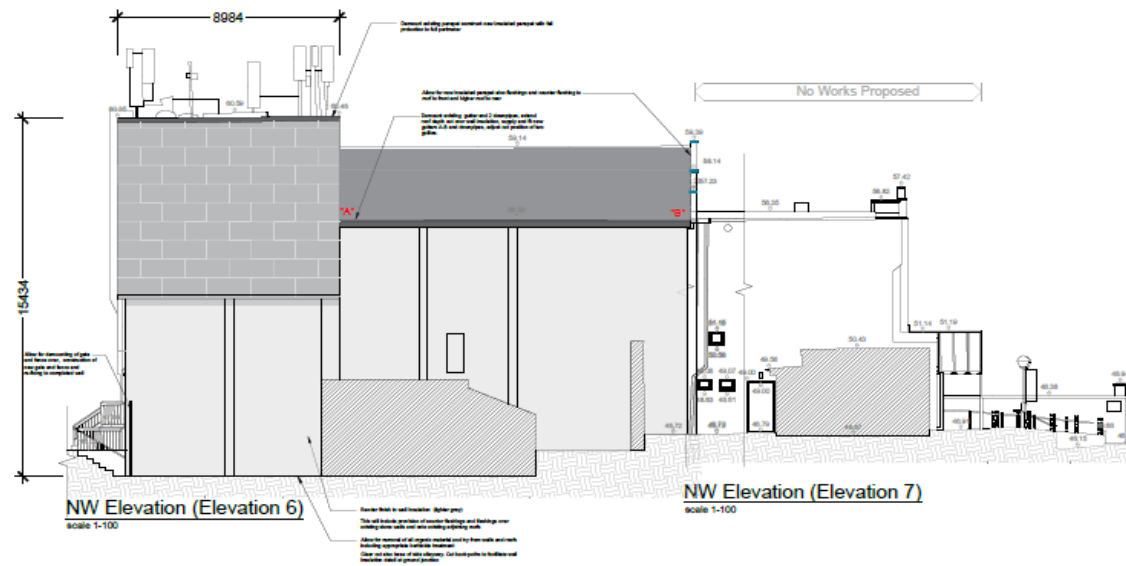
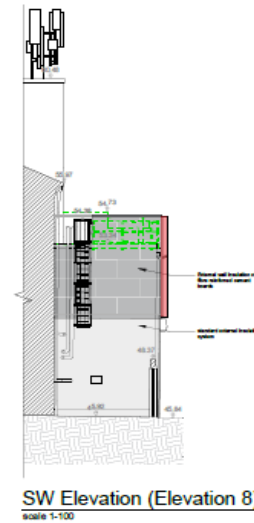
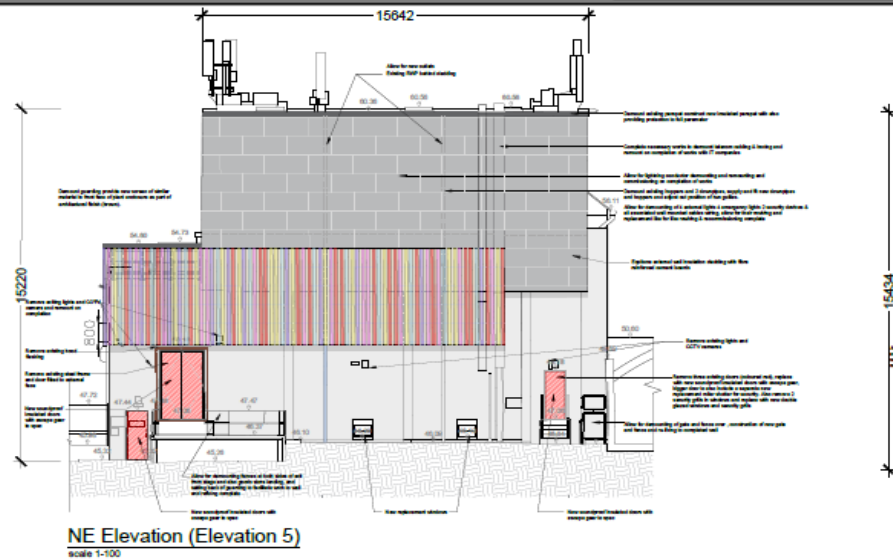


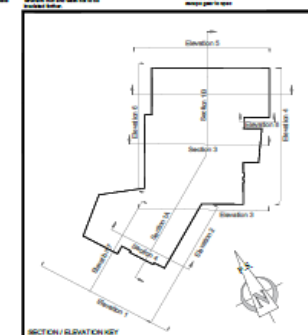
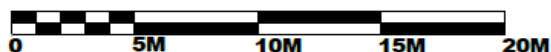
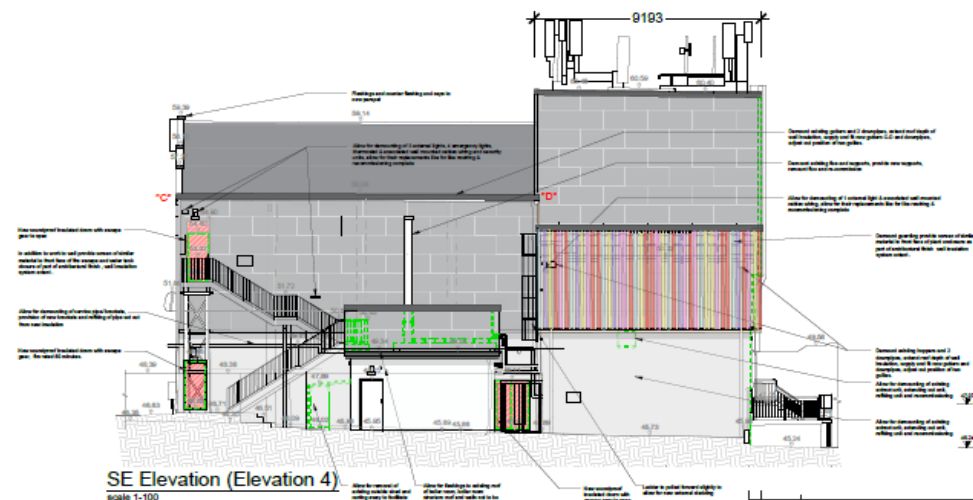
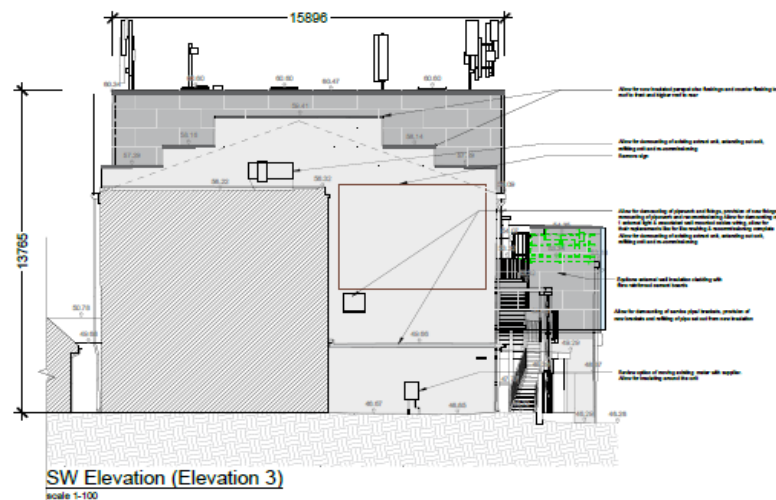
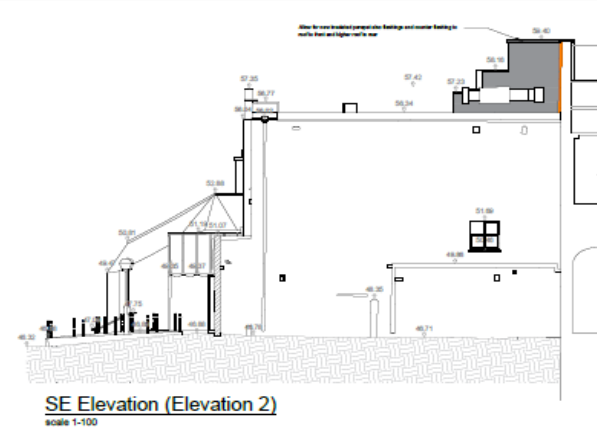


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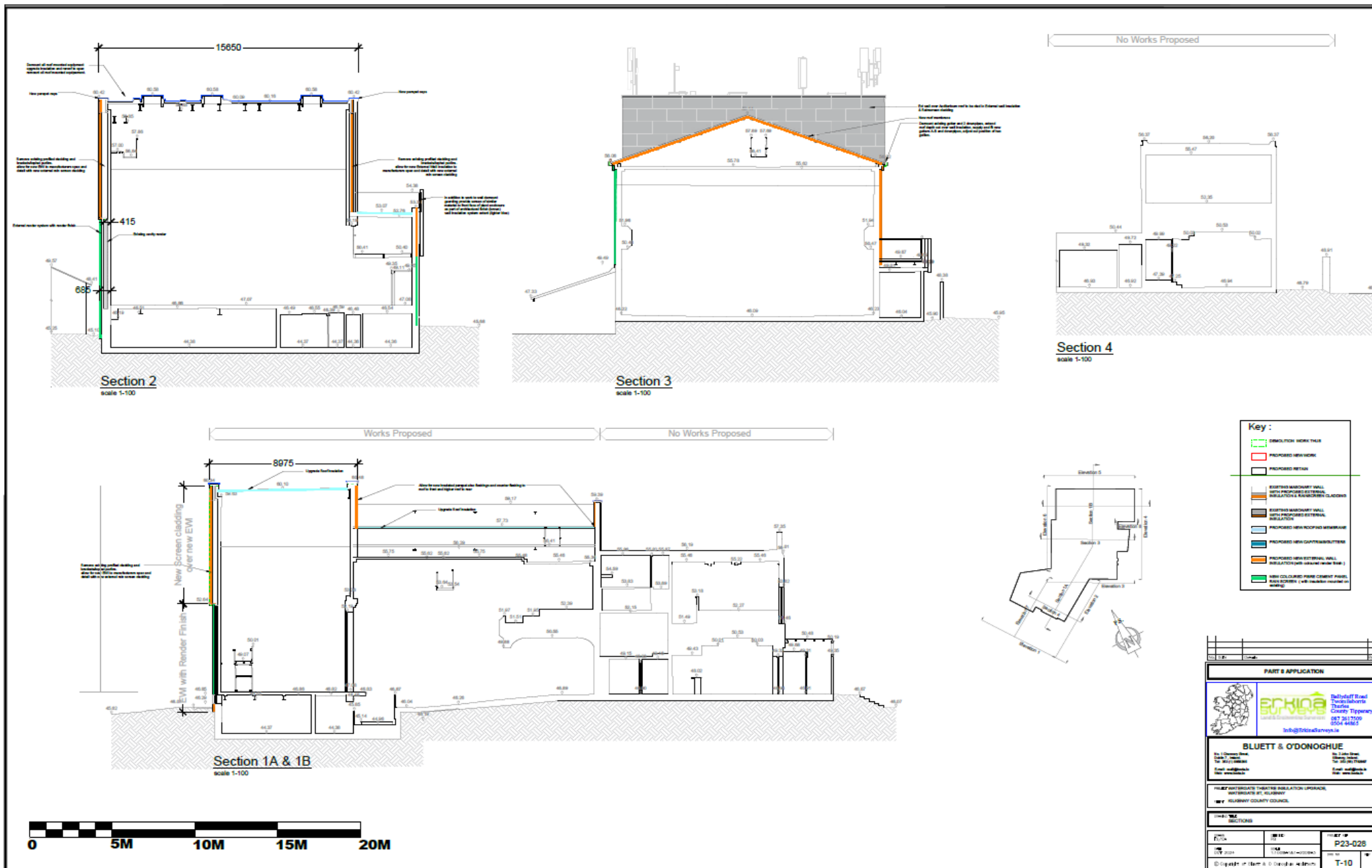
[Green dashed line]	DEMOLITION WORK TAKE
[Red dashed line]	PROPOSED NEW WORK
[Black outline]	PROPOSED RETAIN
[Orange hatched box]	EXISTING MAINTENANCE WALL WITH PROPOSED EXTERNAL INSULATION & RAINSCREEN CLADDING
[Brown hatched box]	EXISTING MAINTENANCE WALL WITH PROPOSED EXTERNAL INSULATION
[Blue hatched box]	PROPOSED NEW ROOMS MEASURE
[Light blue hatched box]	PROPOSED NEW CATHODE PROTECTION
[Orange hatched box]	PROPOSED NEW EXTERNAL WALL INSULATION (SEE LAYOUT SHEET 2)
[Green hatched box]	PROPOSED NEW EXTERNAL WALL INSULATION (SEE LAYOUT SHEET 2)

PART 2 APPLICATION	
	BLUETT & O'DONOGHUE Architects 100-102, Main Street Watergate, Kildare Kildare, Co. Kildare 01454 444444 info@bluettodonoghue.ie
BLUETT & O'DONOGHUE 100-102, Main Street Watergate, Kildare Kildare, Co. Kildare 01454 444444 info@bluettodonoghue.ie	
WE ARE REQUESTING THEATRE INSULATION UPGRADE, WATERGATE ST. KILDARE LK1 KILDARE COUNTY COUNCIL	
BLUETT & O'DONOGHUE ARCHITECTS 100-102, Main Street Watergate, Kildare Kildare, Co. Kildare 01454 444444 info@bluettodonoghue.ie	
Y1 10/11 10/12	P23-028 P-03

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PART 5 APPLICATION	
	
<p>Bluet & O'Donoghue 100-102, Main Street, Carrigrohane, Co. Cork T: 023 88511 F: 023 88512 E: info@bluetandodoghue.ie</p>	
<p>Is the Applicant an individual? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Is the Applicant a company? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>Is the Applicant a sole trader? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Is the Applicant a partnership? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>PLANNING AND BUILDING REGULATIONS OFFICER, WATERFORD AND KILBURRY RE: KILBURRY COUNTRY COUNCIL.</p>	
<p>RE: S.E.I. RELATIONS</p>	
<p>DATE 15/01/2024</p>	<p>REF 1501/2024</p>
<p>REMARKS 1. The applicant has submitted a request for a variation of the conditions of the S.E.I. licence.</p>	



PART 8 APPLICATION	
	scribble <small>Belvidere Road Thurles County Tipperary (051) 251700 0504 44863 info@scribble.ie</small>
BLUETT & O'DONOGHUE <small>11 O'Connell Street Dublin 1, Ireland Email: info@bluett.ie Web: www.bluett.ie</small>	
HARTY WATERGATE THEATRE INSULATION UPGRADE, WATERGATE ST., DUBLIN 1 RUBENY COUNTY COUNCIL	
PROJECT NO. P23-028	
DATE: 01/03/2024	BY: T-10
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Appendix 4

Part 8 Submissions

KILKENNY COUNTY COUNCIL
Planning Department, Conservation Section

PART 8
Energy Upgrade Works to Watergate Theatre, Parliament Street, Kilkenny,

PLANNING REF: Part 8

ADDRESS: Watergate Theatre, Parliament Street, Kilkenny

APPLICANT: Finance Department, Kilkenny Local Authorities

PROPOSED DEVELOPMENT:

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, in partnership with The Watergate Theatre CLG, propose to undertake development at the Watergate Theatre, Parliament Street, Kilkenny.

The proposed development will consist of:

- Provision of external wall insulation to auditorium and stage/fly tower, finished with render, rainscreen cladding panels and powder-coated Vertical aluminium fins;
- Raising of parapets to screen existing plant
- New membrane coverings to the auditorium and fly tower roofs, trims;
- Rainwater goods and ancillary related works.

STATUTORY PROTECTION:

RPS: No

NIAH: 12000098

ACA: City Centre

ARCHAEOLOGY: Within Historic Town KK019-026, Proximate to National Monuments (i) Kilkenny City Walls and (ii) St. Francis Abbey

APPLICATION RECEIVED ON: 16th October 2024

DATE OF REPORT: 26th November 2024

PROPOSED DEVELOPMENT:

The proposed development will consist of:

- Provision of external wall insulation to auditorium and stage/fly tower, finished with render, rainscreen cladding panels and powder-coated Vertical aluminium fins;
- Raising of parapets to screen existing plant
- New membrane coverings to the auditorium and fly tower roofs, trims;
- Rainwater goods and ancillary related works.

COMMENTS

The Watergate Theatre is included in the NIAH, within the City Centre Architectural Conservation Area, and within the historic town of Kilkenny. The building dates to the first half of the 20th century, and was first used as the Savoy Cinema built to Art Deco designs, following closure of the cinema, the building became the Watergate Theatre.

The proposed works to the Theatre auditorium and fly tower elements includes:

- External insulation to the rear and side elevations of the building
- Replacement of non-historic doors with insulated sound proof doors
- Bands of coloured fins on rear and side elevation

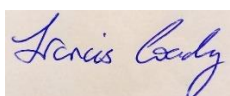
No works are proposed to the south west elevation (front)

The AHIA includes a number of photomontages showing how the new cladding and coloured fins will appear. There is no doubt that they improve the aesthetic of the rear and side elevation: the fins enlivening the façade and enhance the new public realm area of Horse Barrack Lane, while there is no impact on the Art Deco elements of the building.

RECOMMENDATION

Fibre cement rain panels, new coloured render and sections of coloured fins, similar to those found on the nearby Mayfair Library will enhance the aesthetic of the building, and, also the new public realm area sandwiched between the Brewhouse, the Mayfair and the Watergate Theatre.

I support the proposed works.



Francis Coady
Architectural Conservation Officer

26th November 2024