

An
Bord
Pleanála

Board Order
ABP-310749-21

Planning and Development Acts 2000 to 2021

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 21/32

Appeal by Wolfe Tone Street Residents of 11 Wolf Tone Street, Kilkenny against the decision made on the 11th day of June, 2021 by Kilkenny County Council to grant subject to conditions a permission to Green Wolf Limited care of Tom Philips and Associates of 80 Harcourt Street, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of the demolition of: a single storey detached Gate Lodge to the southeast (125 square metres); a single storey out building to the east of the site (19 square metres); extensions to the former hospital (including the front porch, two single storey rear extensions, and the two-storey extension to the southeast (399 square metres); a 23 metre length of boundary wall to Wolfe Tone Street, to the southwest, to provide a new vehicular and pedestrian entrance and a further 4.9 metres length to accommodate an ESB substation; and a one metre length of boundary wall to John's Green to the southeast to widen the existing pedestrian gate. The development will also consist of the refurbishment and adaptive reuse of the retained (751 square metres) three-storey over basement level former hospital (most recently in use as a tourist hostel) as a hotel including: elevational works and refurbishment including painting of

render and localised repair; repair and relocation of a historic window from the side to the front elevation and replacement of non-original windows; provision of front door and limestone door surround, and replacement of other non-historic doors; opening up, closing off and alterations to selected external opes; changes to ground levels to front of building to reveal basement level windows and construction of glass balustrade to sides of front entrance; repair and/or replacement of roof slates, flashing, ridge pieces, rainwater goods, chimneys; internal works to comprise repair of historic internal plaster and joinery, alterations to opes, subdivision of rooms, removal and replacement of non-original fixtures and fittings, upgrading for fire protection and thermal performance and damp proofing and the introduction of services. The development will also consist of the construction of: two number three-storey extensions to the rear (northeast) of the retained building (132 square metres and 48 square metres) and the construction to the side (southeast) of a five storey over basement level extension (3,552 square metres), with set-back upper level, roof plant and an underpass, with connections to the existing building from basement level to second floor level. The proposed hotel (comprising both the existing structure to be retained and the new build element) will be a three-storey to five-storey over basement level building, including a Public Bar and Restaurant, Meeting Room, back of house areas, ESB substation (14 square metres) (with access doors to Wolfe Tone Street), switchroom, plant room with total gross floor area of 4,483 square metres (including 350 square metres basement level). The development will also consist of the construction of: a detached ancillary single storey café/bar pavilion (42 square metres to the front (southwest) of the site; and single storey bin and keg store (24 square metres) to the rear (east) of the site. The development will also consist of the: construction of a new set-back vehicular and pedestrian entrances on Wolfe Tone Street; capping and localised repointing of retained boundary walls; repair and repainting of existing gates; and repositioning of existing vehicular gates to John's Green on the existing gate piers. The development will also consist of the provision of: all hard and soft landscaping, including provision of raingardens; rainwater harvesting

tank; green roofs; plant and roof plant; changes to levels; signage (including illuminated signage (6.17 square metres) on the south-eastern hotel elevation); external lighting; external café/restaurant seating area with retractable canopies; provision of six number car parking spaces, staff and guest bicycle parking; provision of a service yard and all associated development works above and below ground including diversion of services, all on a 0.26 hectare site at the corner of Wolfe Tone Street and John's Green, Kilkenny. The site is bounded by a disused railway viaduct to the northeast, John's Green to the southeast, Wolfe Tone Street to the southwest, and an existing medical centre to the northwest. The site includes a former hospital which is a Protected Structure (RPS Reference B112). (No works are proposed to the viaduct which is outside of the subject site). A further public notice was received by An Bord Pleanála on the 19th day of December, 2022.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the city centre location of the site, the provisions of the Kilkenny City and County Development Plan 2021-2027, the scale and nature of the proposed development and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not adversely affect the character or setting of the protected structure or of the Architectural Conservation Area in which it is located or any other protected structures in the vicinity and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 18th day of May 2021, and by the further plans and particulars received by An Bord Pleanála on the 12th day of October 2022, except as may otherwise be required in order to comply with the following conditions. In the interest of clarity, the Board hereby approves the revised design submitted as Option 1 on the 12th day of October, 2022. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the disposal of surface water from the site, shall be in accordance with the detailed requirements of the planning authority.

Reason: In the interest of public health.

3. Details (including samples) of the materials, colours and textures of all the external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual amenity and streetscape.

4. The developer shall control odour emissions from the premises in accordance with measures including extract duct details which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of public health and to protect the amenities of the area.

5. (a) A conservation architect with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works to the building and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.

- (b) All works to the protected structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Arts, Heritage and the Gaeltacht. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

Reason: To ensure that the integrity of the protected structure is maintained and that the proposed repair works are carried out in accordance with best conservation practice with no unauthorised or unnecessary damage or loss of historic building fabric

6. (a) All entrance doors in the external envelope shall be tightly fitting and self-closing.
- (b) All windows shall be double glazed and tightly fitting.
- (c) Noise attenuators shall be fitted to any openings required for ventilation or air conditioning purposes.

Details indicating the proposed methods of compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity.

7. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:
- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and
 - (b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

- (i) the nature and location of archaeological material on the site, and
- (ii) the impact of the proposed development on such archaeological material. A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works. In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

8. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

9. No additional development shall take place above roof parapet levels, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, machinery or telecommunications aerial, antennas or equipment unless authorised by a further grant of planning permission.

Reason: In the interests of residential and visual amenity.

10. Prior to the opening of the development, a Mobility Management Strategy shall be submitted to, and agreed in writing with, the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and car-pooling by staff employed in the development and to reduce and regulate the extent of staff car parking. The management strategy shall include policies and strategies to minimise the impact of car parking on Wolfe Tone Street residential parking. The mobility strategy shall be prepared and implemented by the management company for the development. Details to be agreed with the planning authority shall include the provision of adequate facilities within the development for bicycle parking, shower and changing facilities associated with the policies set out in the strategy.

Reason: In the interest of encouraging the use of sustainable modes of transport.

11. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July, 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

12. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall provide a demolition management plan, together with details of intended construction practice for the development, including a detailed traffic management plan and noise management measures.

Reason: In the interests of public safety and residential amenity.

13. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

14. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

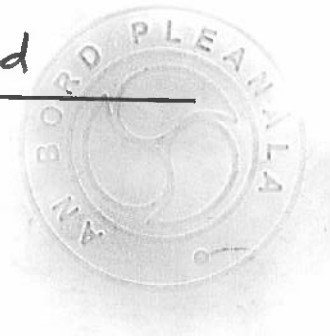
Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *9th* day of *February* *2023*.