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**Planning Section**  
**Part XI Application Form**

WE
26 JAN 2024
LAC2401
PLANNING SECTION
Section Special Projects

Contact Name David Whitty  
(In case of query)

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Part XI Pre Planning Number PLAC2209

**(Must be supplied)**

I confirm that the plans & particulars submitted for this application are the same plans & particulars submitted for Preplanning Ref PLAC2209

Or

The plans & particulars submitted for this application are different to the plans submitted in Preplanning Ref \_\_\_\_\_. (Please clearly detail any changes to the proposal on a separate sheet or on plans as appropriate and note that the changes may result in a new Preplanning being required)

No. of Copies of Documents/Plans as detailed in Preplanning 6

**(Must accompany this form)**

Location of Development: The Grain Store, John Street, New Ross, Co. Wexford

**Description of Development (as confirmed in Preplanning)**

Alterations, Extensions & External Works to The Grain Store, John Street, New Ross, Wexford (A PROTECTED STRUCTURE – RPS No. NR0143 – NIAH No. 15605016).

Alterations

**General**

- All redundant above ground and below ground services
- Upgrading services, fixtures, fittings etc. as required
- Demolition of Ground finishes (Part tarmac, part concrete) to the plaza area to facilitate new Extension and Plaza landscaping

**Level -2 (Plaza) Floor**

- Removal of existing entrance arched door to the rear (west) and replacing with a new door & frame

- Removal of existing large main entrance door to the rear (west) and replacing with fire doors to the new café/restaurant
- Removal of existing concrete sub-floor to facilitate new concrete ground floor
- Removal of existing steel columns
- Removal of existing brick infilled windows to the rear (west) and to be replaced with new windows
- Corbel stones to retaining basement walls to the front (East) to be retained
- Partial demolition of Existing External stone wall to north side of return in Room -2/02, to facilitate the entrance to the Lift Shaft
- Partial demolition of Existing External stone wall to south side of return in Room -2/02, to facilitate a new fire escape door
- Partial demolition of Existing External stone wall to the rear (west) in Room -2/02, to facilitate a new window to the staff office
- Partial demolition of Existing External stone wall to the rear (west) in Room -2/02, to facilitate a new door to the staff canteen
- Partial demolition of Existing internal stone wall to facilitate a new threshold between the 2 buildings to allow for access from the proposed circulation to the proposed multi-purpose community room
- Existing exposed stone walls internally and externally to be cleaned and treated, re-pointed with a lime-based mortar and left unrendered, therefore left exposed in the proposed building
- Retaining basement walls to be lined internally with an internal water management protection system
- All existing window treatment to be removed and replaced with new windows
- Existing areas to provide circulation area, new community room, disabled WC, staff facilities such as a staff office, staff canteen and staff toilets

#### **Level -1 (Basement) Floor**

- Removal of existing brick infilled windows to the rear (west) and to be replaced with new windows
- Removal of existing timber floor, including timber joists and structural beams, to facilitate new concrete intermediate floor
- Removal of existing timber columns and posts
- Corbel stones to retaining basement walls to the front (East) to be retained
- Partial demolition of Existing External stone wall to north side of return in Room -1/02, to facilitate the entrance to the Lift Shaft
- Existing exposed stone walls internally and externally to be cleaned and treated, re-pointed with a lime-based mortar and left unrendered, therefore left exposed in the proposed building
- Retaining basement walls to be lined internally with an internal water management protection system
- All existing window treatment to be removed and replaced with new windows
- Existing areas to provide a fire protected stair well, circulation areas and unisex public toilets

#### **Level 0 (John Street) Floor**

- Removal of existing main entrance arched door & frame to the front (east) and into the new Entrance Hall. Replacing with a new door & frame. To include partial demolition of the external wall under the existing door ope to facilitate a level access into the building
- Removal of existing entrance door & frame to the front (east) to new Exhibition space and replacing with a new door & frame

- Removal of existing timber floor, including timber joists and structural beams, to facilitate new concrete intermediate floor
- Removal of existing timber columns and posts
- Partial demolition of Existing External stone wall to north side of return in Room 0/02, to facilitate the entrance to the Lift Shaft and access onto the External roof terrace of the new extension
- Partial demolition of Existing External stone wall in Room 0/02 to facilitate a new fire escape door from the protected stairwell
- Partial demolition of Existing internal stone wall to facilitate a new threshold between the 2 buildings to allow for access from the proposed Entrance Hall to the proposed Exhibition space
- Existing exposed stone walls internally and externally to be cleaned and treated, re-pointed with a lime-based mortar and left unrendered, therefore left exposed in the proposed building
- All existing window treatment to be removed and replaced with new windows
- Existing areas to provide a fire protected stair well, circulation areas, Entrance Hall & reception, coffee dock and Exhibition space

#### **Level +1 (First) Floor**

- Removal of existing timber floor, including timber joists and structural beams, to facilitate new concrete intermediate floor
- Removal of existing timber columns and posts
- Partial demolition of Existing External stone wall to north side of return in Room +1/02, to facilitate the entrance to the Lift Shaft
- 2no. Partial demolition of Existing internal stone wall to facilitate new thresholds between the 2 buildings to allow for access from the proposed circulation to the proposed 12no. offices space and meeting areas
- Existing exposed stone walls internally and externally to be cleaned and treated, re-pointed with a lime-based mortar and left unrendered, therefore left exposed in the proposed building
- All existing window treatment to be removed and replaced with new windows
- Existing areas to provide a fire protected stair well, circulation areas, 12no. desk office space, meeting pods

#### **Level +2 (Second) Floor**

- Removal of existing timber floor, including timber joists and structural beams, to facilitate new concrete intermediate floor
- Removal of existing timber columns and posts
- Partial demolition of Existing External stone wall to north side of return in Room +2/02, to facilitate the entrance to the Lift Shaft
- 1no. Partial demolition of Existing internal stone wall to facilitate new thresholds between the 2 buildings to allow for access from the proposed circulation to the proposed 12no. offices space and meeting areas
- Existing exposed stone walls internally and externally to be cleaned and treated, re-pointed with a lime-based mortar and left unrendered, therefore left exposed in the proposed building
- All existing window treatment to be removed and replaced with new windows
- Removal of existing Timber Hoist in Room +2/01, and refurbishment and reinstatement of Timber Hoist in Room +2/02
- Existing areas to provide fire protected stair well, circulation areas, 12no. desk office space, formal meeting room, meeting booths, Disabled WC and Unisex toilets.

## **Roof**

- Removal of existing slate roof finish, to facilitate works to the roof structure
- Removal of existing timber roof structure and 2no. rooflights, to allow for a new roof structure to include a new AOV rooflight to the protected stairwell
- Removal and replacement of existing rainwater goods

## **Extensions**

Construction of a 179 sq.m. new part single storey / part single (double height) storey extension to the rear (west) to comprise of the following;

### **Level -2 (Plaza) Floor**

- New entrance link between the existing building and extension
- New café / restaurant with service counter and coffee dock (externally accessible)
- New kitchen to include cold store, dry store and wet areas
- New or upgraded services to extended and altered areas

### **Level 0 (Street) Floor**

- New external roof terrace above café/ restaurant, accessed from floor level 0 (Street)
- New vertical passenger lift and link to existing building at each floor level
- External Works
- New hard landscaped external area to provide external seating area and enhancement to existing pedestrian connection to Bridge Street
- New soft planted areas
- Associated landscaping works
- Signage
- External lighting
- All associated site works and services

(Continue on separate sheet if required)

**Prior to submitting this application, please ensure that it has been brought to the attention of the appropriate district**