

**Project:**

**Grain Store, John Street, New Ross, Wexford  
(A PROTECTED STRUCTURE –  
Reg. No. 15605016 NIAH No. 15605016)**

**Title:**

**Description of Proposed Development**



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## 1.0 INTRODUCTION

This Report supports a Part VIII submission for the Alterations, Extensions & External Works to The Grain Store, John's Street, New Ross, Wexford (A PROTECTED STRUCTURE – RPS No. NR0143 – NIAH No. 15605016)

The purpose of this Report is to give a description of the proposed improvements works and give background as to why they are proposed.

While a detailed description can be found in section 2.0 of this document a brief outline of the works are as follows.

- Alterations to the existing building (including elements of the existing fabric) to bring the building into use as Offices, Community Room, Exhibition Space, Ancillary circulation, and staff/visitor facilities.
- Extensions to the building to provide new café/restaurant, kitchen & services, and new lift shaft to connect all floors.
- Modest public realm improvement works to enhance the usability of the vacant yard and to provide connectivity and external facilities for the café/restaurant.

The Grain Store is highly visible, historic, and familiar. However, the existing building has been vacant for a number of years and while it underwent some remedial work circa 2010, it has fallen into further decay since those works were conducted.

The core aim of this proposal is to breathe new life into the building, bring it back from the brink and celebrate it as the start of something new. It will be turned into a beautiful multifunctional space which attracts both the local community and visitors from afar to use it.

The development will function as a catalyst for further development in the immediate area which will bring this section of New Ross back to life. The new lift shaft tower will function as a beacon to grasp much needed attention to this part of the town to ensure that people are made aware that the revitalisation of this zone is underway, and it becomes a place that people want to visit.

The spaces between and around buildings are as important as the buildings themselves. Visual life to the building will be created with an external seating area at Plaza Level connecting to the café/restaurant while a roof terrace to the rear at Level 0 (John Street) will ensure that the users and occupants have a safe place to retreat and enjoy the views of New Ross and the River Barrow.

The Grain Store will be reborn, and the use of the Plaza nourishes the building to grow, bedding it back into New Ross by way of a new public place, visually connected to the River Barrow. The Grain Store becomes a shared place, an historic place, rooted in Industry and sitting proudly once again in New Ross. Staying true to those values, it becomes a new centre for learning and enterprise, ensuring that the historic legacy of the site lives on.

It is not just a shared workspace, it is not just a place to eat, it is not just a place to meet, it is much more than the sum of its constituent uses.

## **2.0 DESCRIPTION OF THE SCHEME**

Alterations, Extensions & External Works to The Grain Store, John's 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

### 3.0 ARCHAEOLOGICAL & BUILT HERITAGE

An Archaeological Assessment has been carried out by Dr. Jason Bolton which includes the following

- Introduction & Purpose of the Report
- Historical and Archaeological Background
- Description of Development
- Assessment of Impact
- Recommendations

The recommendations are as follows;

*Archaeological Monitoring should be carried out of any ground disturbance works which take place as part of the development. It should be borne in mind that if any significant archaeological remains are found during the construction phase, further archaeological mitigation may be required.*

*Monitoring is licensed by the National Monuments Service, Department of Housing, Local Government and Heritage and licence applications take a minimum of three weeks to process. As such, this must be factored into the lead-in time for the schedule for a planning application for any development work at the site.*

*Retaining an Archaeologist: A licensed and qualified archaeologist should be retained for the duration of the relevant works.*

*The Time Scale for the construction phase should be made available to the archaeologist, with information on where and when ground disturbances will take place. Given the surface area to be exposed (Fig.24), it is strongly advised that this element of work be undertaken well in advance of any planned construction to allow for any archaeological issues to be resolved.*

*Sufficient Notice: It is essential for the developer to give sufficient notice to the archaeologist/s in advance of the construction works commencing. This will allow for prompt arrival on site to monitor any ground disturbances. As often happens, intervals may occur during the construction phase. In this case, it is also necessary to inform the archaeologist/s as to when any ground disturbance works will recommence.*

*Discovery of Archaeological Material: In the event of archaeological features or material being uncovered during the construction phase, it is crucial that any machine work cease in the immediate area to allow the archaeologist/s to inspect any such material.*

*Archaeological Material: Once the presence of archaeologically significant material is established, full archaeological recording of such material is recommended. If it is not possible for the construction works to avoid the material, full excavation would be recommended. The extent and duration of excavation would be a matter for discussion between the client and the licensing authorities.*

*Archaeological Team: It is recommended that the core of a suitable archaeological team be on standby to deal with any such rescue excavation. This would be complimented in the event of a full excavation.*

- *Secure Site Offices and facilities should be provided on or near those sites where excavation is required.*
- *Buoying of any such areas would be necessary once discovered and during excavation.*
- *Adequate Funds to cover excavation, post-excavation analysis, and any testing or conservation work required should be made available.*
- *Machinery traffic during construction must be restricted as to avoid any of the selected sites and their environs.*
- *Spoil should not be dumped on any of the selected sites or their environs.*

*Report on Archaeological Monitoring: On completion of the monitoring, a report describing the results of the monitoring shall be furnished to the National Monuments Service of the Department of Housing, Local Government and Heritage.*

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An Architectural Heritage Assessment was also carried out by Dr. Jason Bolton which includes the following

- Introduction & Purpose of the Report
- Legislative Framework
- National Inventory of architectural Heritage Record
- Architectural and Historical Context
- The Grain Store – Description
- Assessment of Significance
- Assessment of the Impact of the Proposed Development

The assessment comes to the following conclusion;

*The proposed development, as set out on the drawings and site notice prepared by ODKM Architects, intends to entirely repair and refurbish the Grain Store building. The building is a Protected Structure and was identified by the NIAH in 2005 as “an important component of the industrial heritage of New Ross” while citing its plan form, surviving original fabric and its contribution to the character of John Street in its appraisal (Table 2). The overall aim of the proposed development is to repurpose a mid-nineteenth century grain warehouse into a modern multi-functional facility while retaining its character and special architectural heritage values. To enable this, the internal works have been focused on re-using the existing spaces as far as is practicable while providing appropriate access and facilities, revealing much of the historic fabric, and retaining the ‘look and feel’ of the space.*

*This has necessitated a number of compromises, including the loss of the timber floors, ceilings and structural beams to allow for modern flooring and services to be installed, though the floor levels have been retained. It has also been necessary to reconfigure parts of the interior to provide for internal stairs; and a design decision was made to open up the return from basement level to first floor to reveal the internal structure. Part of this access design is the use of an external lift shaft with access at each level through the alteration of existing window openings (a practice which is well established in the refurbishment of Protected Structures<sup>25</sup>). The existing window and door openings are to be retained, and the rear courtyard door openings are retained as feature entrances of the new building<sup>26</sup>. Similarly, the northern winch and pulley system at second floor level is to be retained and re-used as a feature visible from the ground floor reception of the building, providing a strong visual reminder of the industrial heritage character and history of the Grain Store. Alteration of the fenestration is unavoidable, as the building does not retain original windows, only plain timber shutters and boarded up openings. New modern plain glazing is proposed to be set into 68 original brick window openings (which includes the re-opening of previously infilled windows). A small series of new openings are proposed to allow for communication between the two parts of the building,*

*and fire and emergency egress at basement level of the return, and in the north end of the north elevation. Externally, the appearance of the building will remain largely unchanged, and the proposed new external lift shaft and single-storey café/restaurant structures to the rear have been carefully positioned and scaled to be subservient to the historic building, and to complement rather than detract from the character of the Protected Structure. The Grain Store should remain readable, and continue as a strong visual element on both the historic streetscape of John Street, and the historic industrial river frontage when viewed from across the Barrow and on the approach to the town over the bridge.*

*In summary, the proposed development offers considerable conservation gain for the Grain Store by providing for a new sustainable use for a building which has long been left empty; accompanied by a complete refurbishment of the Protected Structure. These changes should not have a significant detrimental impact on the special architectural heritage values and character of the Protected Structure. The change to multi-functional use by Wexford County Council should be of particular benefit for the future long-term sustainable use and conservation of the Protected Structure.*

#### **4.0 TRAFFIC**

The existing road network will provide the access to the site and there will be no new roads created either to service the construction works or the end use of the building on completion.

While renovating, extending and breathing new life into a building of this nature in a central town location will hopefully reap the benefit of added footfall in the immediate area, there will minimal additional traffic movement generated by the proposal.

The proposed site is well served by carparking with the John Street Public Carpark located directly north of the site. There is approximately 45 No. carparking spaces within this carpark and it rarely is at full occupancy, thus it provided ample space for users and visitors of the building. There is also significant amount of on street parking on Bridge Street & North Quay so the proposed works are well situated to avail of these spaces.

Traffic management for the construction phase will be required to minimise the impact on adjoining businesses and dwellings.

**5.0 ACCESS FOR ALL**

The design team is keenly aware of the requirements of the mobility and visually impaired and has used this knowledge to develop a scheme that is accessible to all. The design of the enhancements seeks to adopt best practice and promote a high quality and inclusive environment for all. High-quality design recognises the importance and diversity of its users and seeks to create an attractive, open, and user-friendly environment for the building and how it is experienced.

A separate Disability Access Certificate will be obtained for the proposed works.

**6.0 POLICY CONTEXT**

The subject site is Zoned as Town Centre as indicated on Land Use Zoning Map 9: New Ross Town & Environs Development Plan 2011-2017 (as extended)

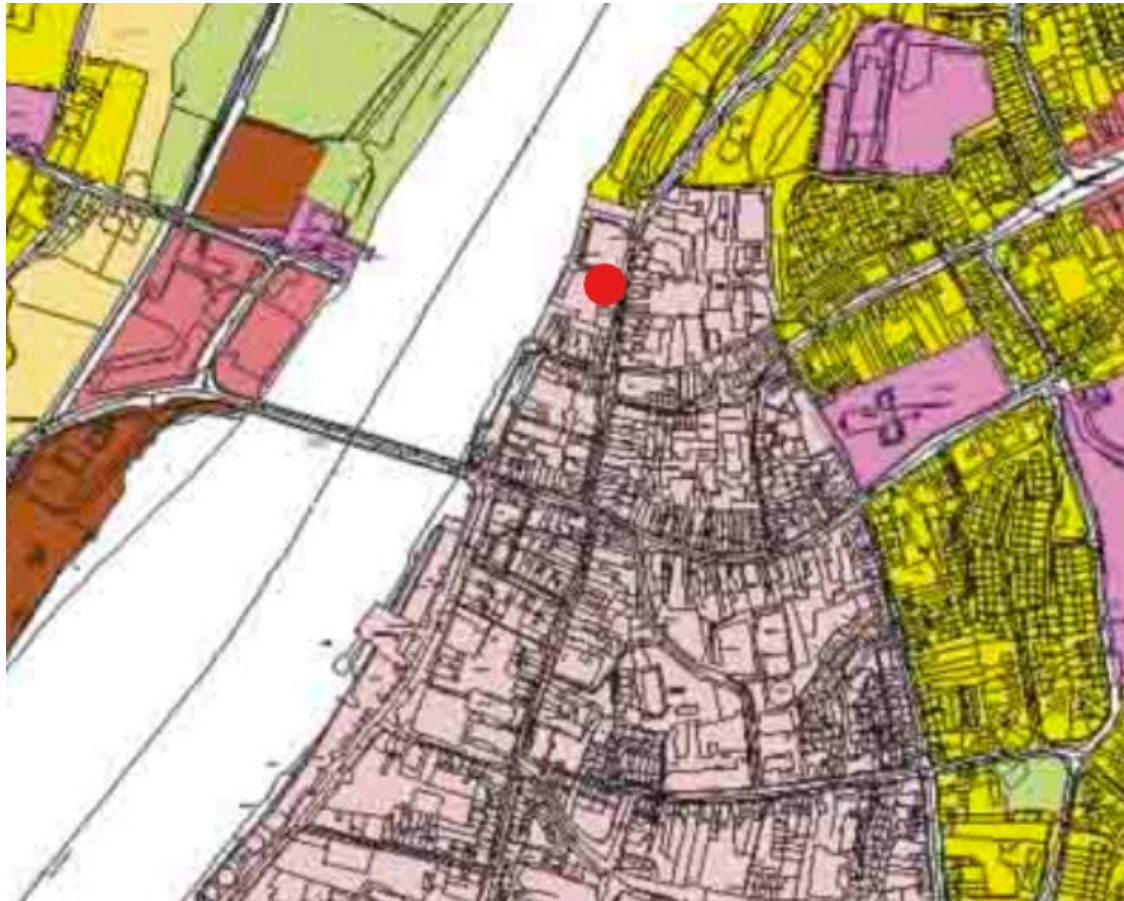


IMAGE 01: Extract from Land Use Zoning Map 9  
New Ross Town & Environs Development Plan 2011-2017 (as extended)  
Site Indicated with Red Dot

The proposed buildings use can be summarised as  
Offices,  
Civic Building (*Community Room, Exhibition Space*)  
Café/restaurant,

Permitted in Principle  
Permitted in Principle  
Permitted in Principle

These uses are all Permitted in Principle under the current Zoning.

A previous submission prepared by Wexford County Council was made to Wexford County Council and a pre planning assessment (PLAC2209) determined that the proposed development will not contravene the objectives of the New Ross Town & Environs Development Plan 2011-2017 (as extended).



**IMAGE 02: Google Earth Image 'A'**  
*Site Outlined in Red*



**IMAGE 03: Google Earth Image 'B'**  
*Site Outlined in Red*

## **7.0 SCREENING**

An Appropriate Assessment Screening Report was carried out by Fehily Timoney and accompanies this application.

The assessment comes to the following conclusion;

*The results of the s-p-r modelling process identified that - given the scale and nature of the potential sources identified in Table 2.1 - there are no likely significant effects identified to any European sites.*

*The AA screening process has considered potential effects which may arise during all phases of the proposed project.*

*Through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.*

**8.0 SCHEDULE OF ACCOMMODATION**

The floor areas are broken down as follows;

	<u>Existing Building</u>	<u>Extension</u>	<u>Total</u>
• Level -2 (Plaza)	197 sq.m.	189 sq.m.	386.sq.m.
• Level -1 (Basement)	199 sq.m.	9 sq.m.	208.sq.m.
• Level 0 (John Street)	202 sq.m.	9 sq.m.	211.sq.m.
• Level 1 (First)	199 sq.m.	9 sq.m.	208.sq.m.
• Level 2 (Second)	201 sq.m.	9 sq.m.	210.sq.m.
<b>Total</b>	<b>998 sq.m.</b>	<b>225 sq.m.</b>	<b>1,223.sq.m.</b>

The differing accommodation is broken up into the following floor areas

Level -2 (Plaza)

• Café/Restaurant with Kitchen Facilities	180.sq.m.
• Multi purpose Community Room	63.sq.m.
• Circulation (horizontal & vertical)	87.sq.m.
• Staff Services	19.sq.m.
• Support Services & Facilities (managers office, comms and Disabled WC)	18.sq.m.

Level -1 (Basement)

• Circulation (horizontal & vertical)	105.sq.m.
• Support Services & Facilities (toilet facilities)	22.sq.m.

Level 0 (John Street)

• Reception	13.sq.m.
• Coffee Dock	6.sq.m.
• Exhibition Space (Walkable floor area)	50.sq.m.
• Circulation (horizontal & vertical)	114.sq.m.
• Support Services & Facilities	0.sq.m.

Level 1 (First)

• Office Space, Meeting Pods	113.sq.m.
• Circulation (horizontal & vertical)	93.sq.m.

Level 2 (Second)

• Office Space, Meeting Rooms	114.sq.m.
• Circulation (horizontal & vertical)	68.sq.m.
• Support Services & Facilities (toilets and disabled WC)	26.sq.m.

The ridge height of the existing building is 10.31m high above John Street and 15.99m high above plaza level (the difference is due to the substantial difference in ground level between John street and the Plaza level).

The height of the extension to the rear is 6.02m above Plaza Level

The lift shaft, which is the highest part of the proposed development 11.21m high above John Street and 16.89m high above plaza level

**9.0 BENEFITS & CONCLUSIONS**

The main benefit from the proposal is the rebirth of a historic building which is currently vacant and becoming more derelict which each passing year.

The aim of the proposal is to create a beautiful yet functional building which will serve the locality and community as well as enhance tourism in the immediate area and bring life to the locality, immediate environment and the building.

A mix of uses is proposed to ensure that the building has continuous use during both the day, evening and night time. The development will function as a catalyst for further development in the immediate area which will bring this section of New Ross back to life.

The impact that this project will have, along with the recently completed High Hill Norman Gardens, will be considerable. The cumulative critical mass created from this project and other projects will boost the regeneration of the New Ross area, making New Ross an attractive place to work, live and visit.

**10.0 SCHEDULE OF DOCUMENTATION**

**ODKM Architects**

Documents

Description of Proposed Development

Drawings

*Location Plans*

Drg. No. Part 8-P-001	Site Location Plan	1:1000 @ A3
Drg. No. Part 8-P-002	Block Plan	1:500 @ A3

*Existing Drawings*

Drg. No. Part 8-E-100	Site Layout Plan As Existing	1:200 @ A1
Drg. No. Part 8-E-101	Level -2 (Plaza) Floor Plan As Existing	1:100 @ A1
Drg. No. Part 8-E-102	Level -1 (Basement) Floor Plan As Existing	1:100 @ A1
Drg. No. Part 8-E-103	Level 0 (John Street) Floor Plan As Existing	1:100 @ A1
Drg. No. Part 8-E-104	Level 1 (First) Floor Plan As Existing	1:100 @ A1
Drg. No. Part 8-E-105	Level 2 (Second) Floor Plan As Existing	1:100 @ A1
Drg. No. Part 8-E-106	Level -2 (Plaza) Floor Plan As Existing	1:100 @ A1
Drg. No. Part 8-E-120	North and East Elevation As Existing	1:100 @ A1
Drg. No. Part 8-E-121	West (Plaza) Elevation As Existing	1:100 @ A1
Drg. No. Part 8-E-150	Section A-A and B-B As Existing	1:100 @ A1
Drg. No. Part 8-E-151	Section C-C and D-D As Existing	1:100 @ A1
Drg. No. Part 8-E-152	Section E-E and F-F As Existing	1:100 @ A1
Drg. No. Part 8-E-153	Section G-G As Existing	1:100 @ A1

*Demolition Drawings*

Drg. No. Part 8-Demo-101	Level -2 (Plaza) Demolition Floor Plan As Existing	1:100 @ A1
Drg. No. Part 8-Demo-102	Level -1 (Basement) Demolition Floor Plan As Existing	1:100 @ A1
Drg. No. Part 8-Demo-103	Level 0 (John Street) Demolition Floor Plan As Existing	1:100 @ A1
Drg. No. Part 8-Demo-104	Level 1 (First) Demolition Floor Plan As Existing	1:100 @ A1
Drg. No. Part 8-Demo-105	Level 2 (Second) Demolition Floor Plan As Existing	1:100 @ A1
Drg. No. Part 8-Demo-106	Level -2 (Plaza) Demolition Floor Plan As Existing	1:100 @ A1
Drg. No. Part 8-Demo-120	North and East Demolition Elevation As Existing	1:100 @ A1
Drg. No. Part 8-Demo-121	West (Plaza) Demolition Elevation As Existing	1:100 @ A1
Drg. No. Part 8-Demo-150	Section A-A and B-B Demolition As Existing	1:100 @ A1
Drg. No. Part 8-Demo-151	Section C-C and D-D Demolition As Existing	1:100 @ A1
Drg. No. Part 8-Demo-152	Section E-E and F-F Demolition As Existing	1:100 @ A1
Drg. No. Part 8-Demo-153	Section G-G Demolition As Existing	1:100 @ A1

*Proposed Drawings*

Drg. No. Part 8-P-100	Site Layout Plan As Proposed	1:200 @ A1
Drg. No. Part 8-P-101	Level -2 (Plaza) Floor Plan As Proposed	1:100 @ A1
Drg. No. Part 8-P-102	Level -1 (Basement) Floor Plan As Proposed	1:100 @ A1
Drg. No. Part 8-P-103	Level 0 (John Street) Floor Plan As Proposed	1:100 @ A1
Drg. No. Part 8-P-104	Level 1 (First) Floor Plan As Proposed	1:100 @ A1
Drg. No. Part 8-P-105	Level 2 (Second) Floor Plan As Proposed	1:100 @ A1
Drg. No. Part 8-P-106	Level -2 (Plaza) Floor Plan As Proposed	1:100 @ A1
Drg. No. Part 8-P-120	North and East Elevation As Proposed	1:100 @ A1
Drg. No. Part 8-P-121	West (Plaza) Elevation As Proposed	1:100 @ A1

Drg. No. Part 8-P-150	Section A-A and B-B As Proposed	1:100 @ A1
Drg. No. Part 8-P-151	Section C-C and D-D As Proposed	1:100 @ A1
Drg. No. Part 8-P-152	Section E-E and F-F As Proposed	1:100 @ A1
Drg. No. Part 8-P-153	Section G-G As Proposed	1:100 @ A1

*Proposed Interventions*

Drg. No. Part 8-P-301	Proposed Architectural Intervention 01	1:20 @ A1
Drg. No. Part 8-P-302	Proposed Architectural Intervention 02 & 03	1:20 @ A1
Drg. No. Part 8-P-303	Proposed Architectural Intervention 04	1:20 @ A1
Drg. No. Part 8-P-304	Proposed Architectural Intervention 05	1:20 @ A1
Drg. No. Part 8-P-305	Proposed Architectural Intervention 06 & 07	1:20 @ A1

**Brunner Consulting Engineers**

Documents

Drainage Planning Report

Drawings

Drg. No. J08-P-01	Site Drainage Layout	1:200 @ A1
Drg. No. J08-P-03	Water Supply Construction Details	N.T.S. @ A1

**TBS Landscape Architecture**

Drawings

Drg. No. 1624-300 Rev2	Plaza Masterplan	1:100 @ A1
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**Dr. Jason Bolton**

Documents

Architectural Heritage Impact Assessment Report  
Archaeological Impact Assessment

**Fehily Timoney**

Documents

Appropriate Assessment Screening Report

**JBA Consulting**

Documents

Flood Risk Assessment