

CooneyArchitects



PLANNING REPORT

Proposed Community Centre

Client:
Kildare County Council

Proposed Community Centre,
Bawnogues
Kilcock,
Co. Kildare

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P1 DRAFT

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1.0 Introduction

Cooney Architects were appointed as architects by Kildare County Council to prepare a planning application submission, for the;

Erection of a new two-storey community centre building with mezzanine, comprising: a dual use indoor multi-purpose hall, stage and performance area, a range of meeting and conference rooms, wet and dry changing room facilities for indoor and outdoor associated sports and community uses, associated plant, storage, circulation areas, kitchen/café area and an upper multi-purpose and /projection room. The proposed building will be set within a landscaped area providing for a sensory garden, a civic plaza area, all with associated surface car parking of 4 no. new car parking spaces, and 20 no. new cycle parking spaces, a proposed bus set down area, over flow car parking area, bin stores, external signage, pedestrian linkages, connection to existing site services and all associated site development works, boundary and landscaping treatments. Existing playground to be relocated to provide new supervised playground.

2.0 Site Context

The site for the proposed Community Centre is within the overall Bawnogues site, and is located approximately 0.6km southwest from the center of Kilcock (the square). The Bawnogues site is an existing amenity site, with sporting and health uses and currently contains an existing playground, an existing primary care centre with associated parking/roads, walking routes, playing fields, sporting facilities.

The existing 2/3 storey primary care building with c. 78 no. car parking area is located directly to the North of the application site. To the west of site, there is an existing network of temporary prefabricated buildings, providing facilities for the soccer club. An existing running track is located to the south of site.

The Bawnogues site is bounded to the East by an existing public road, Bryaton Park, by the M4 motorway to the East, and to the south by the public road R125. To the North there is existing greenfield site/housing developments, with a planned residential development.

Adjoining neighboring uses include; Scoil Ui Riada Gaelscoil, to the north, and residential developments to the North/South/East, of our site.

The boundary conditions of our application site can be summarized as follows;

The boundary along the east is a c. 2 metres high metal fence on low level masonry wall, with an existing line of mature trees. The bounds the public footpath/Brayton park road.

The boundary along the North consists of the existing access road, footpath and cycle lane.

The boundary along the south of the site consists of a metal fence, and mature hedgerow, which bounds the existing running track.

The boundary to west of our site is formed by open greenfield site, and the existing soccer club.

3.0 Zoning

Under Kilcock Local Area Plan 2015-2021, The site is zoned;

Zone F – Open Space and Amenity

4.0 Recent planning applications

There was a recent planning permission applications on this site, which was granted permission in 2015, for ;

Erection of a two-storey community centre building with a gross internal floor area of 1968 sqm comprising a dual use indoor sports hall, stage and performance area, a range of meeting and conference rooms, an upper floor multi-purpose hall with associated kitchen facilities, wet and dry changing room facilities for indoor and outdoor associated sports and community uses, associated plant, storage and circulation areas. The proposed building will be set within a landscaped area (site area =10824 sqm, 1.08 ha) providing for a sensory garden, a civic courtyard area, all associated surface car parking of 43 no. car parking spaces and 24 no. cycle parking spaces, bin stores (29sqm), pedestrian linkages to

associated facilities and boundary and landscaping treatments, including reinstatement of the existing children's playground.

File Number: 14769
Local Authority: Kildare County Council
Date Received: 05/09/2014
Type: PERMISSION
Due Date: 15/03/2015
Decision: GRANT
Decision Date (MO): 12/03/2015
Application Status: APPLICATION FINALISED
Grant Date: 12/04/2015
Further Info. Requested: 23/10/2014
Further Info. Received: 16/02/2015
Applicant Name: Kilcock Community Network
Development Address: Bawnogues, Kilcock, Co. Kildare

5.0 Pre-Planning consultation

Cooney Architects held a pre-planning consultation with Kildare county council, on the 14.02.2019

Present at the pre planning meeting were

Bryan Brady	Cooney Architects	Architects/Project managers
Frank Cooney	Cooney Architects	Architects/Project managers
Lucy Yang	Cooney Architects	Architects/Project managers
Andrew Cantwell	Curtins	Civil and Structural
Diarmuid Healy	Curtins	Civil and Structural
Rachel Ivers	Curtins	Traffic consultant
Scott Somers	EDC Engineers	Mechanical and electrical engineers
Tim Allen	Curtins	Health and Safety
Sonya Kavanagh	Kildare County Council	Director of services
Gerard Mackey	Kildare County Council	Town and Village rejuvenation
George Willoughby	Kildare County Council	Senior executive Engineer roads
Johnathan Deane	Kildare County Council	District engineer
Liam McGree	Kildare County Council	
Mairead Hunt	Kildare County Council	Senior Executive officer
Stephen Willoughby	Kildare County Council	
Tom Drennan	Kildare County Council	
Carmel O'Grady	Kildare County Council	

6.0 Site access / Transport

The main access point to the Bawnogues site is by way of an existing pedestrian, cycle lane and vehicular gate, from the public road Brayton Park, this connects with an existing tarmacked access road, which provides access to the primary care centre drop off area and the existing shared car park. The existing access road provides maintenance access and connects with a partial gravel road, which leads to the soccer club.

The existing access road, footpaths and cycle lanes will service our proposed building, and provide vehicular access to the 4 new proposed car parking spaces, it will allow for bus, bin and all other service vehicles to our building.

The proposals will allow for full connections to the existing network of roads, pedestrian footpaths and cycle lanes, with all proposed routes connecting into this network where possible.

Due to the size of Kilcock the majority of the town is accessible from the site within a 30-minute walk. This includes the four schools located within Kilcock all of which are located within a 20-minute walk. A 10-minute cycling catchment

encompasses the Kilcock town and environs, the majority of schools are within a 5-minute cycle from the community centre. The site is approximately a 10-minute walk away from Kilcock train station and 13 minutes from the bus.

The proposed development is well connected to Kilcock town and is in close proximity to the M4 at Junction 8. The proposed development provides four car parking spaces, three of which are Parent and Child spaces and one Disabled space. These are conveniently located spaces for the community centre and playground, otherwise the community centre will be facilitated through the existing 80 space car park.

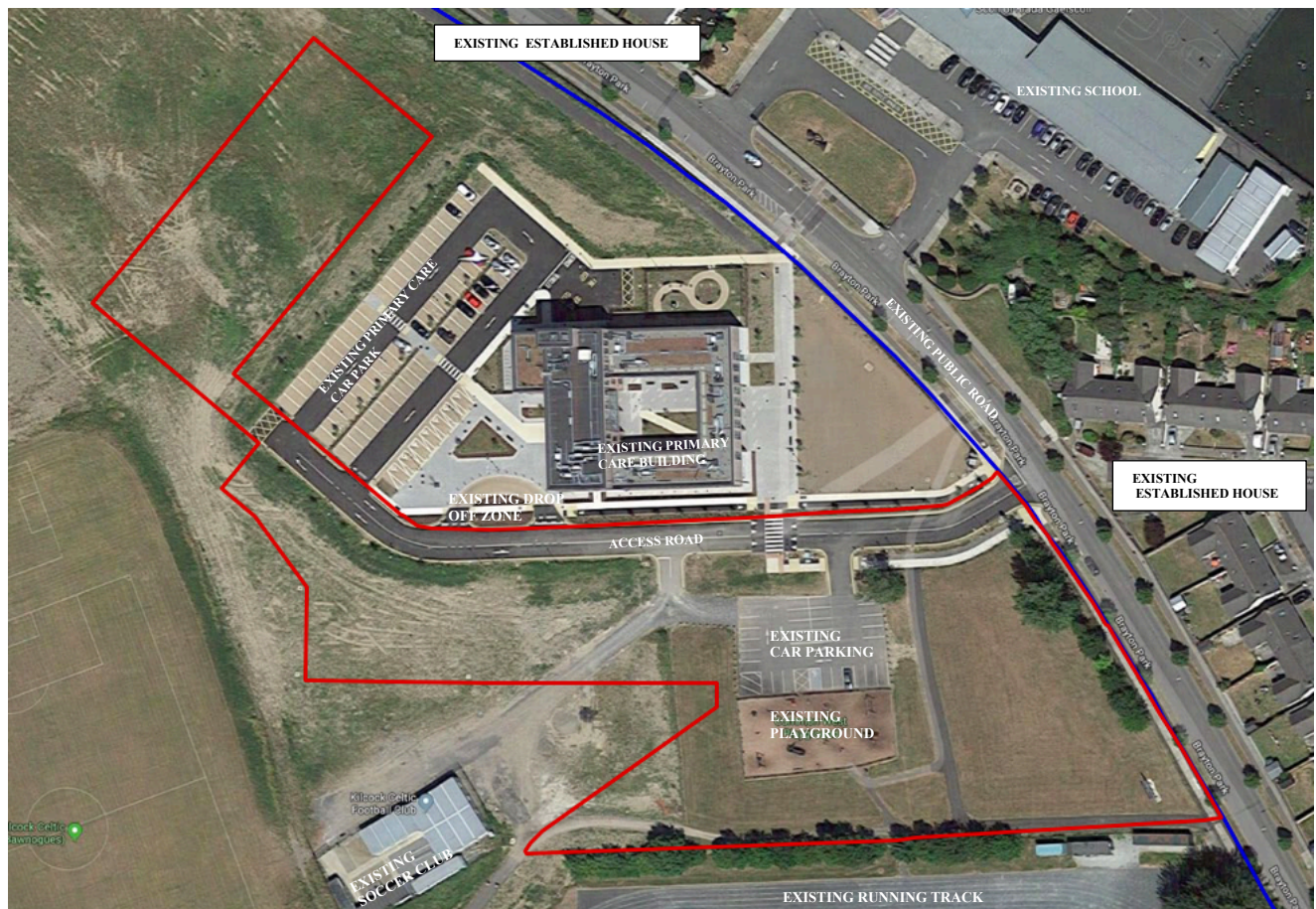
An overflow car park is proposed as part of this planning application. The car park is to be located adjacent to the existing car park. It is intended that this car park only be used occasionally (e.g. up to four times a year) to facilitate sporting events that take place on the playing pitches and running track. Consequently, this car park is to be finished with hardcore only due to its occasional nature.

The purpose of the car park is to improve an existing un-safe situation where cars are required to drive over the running track to park on the central grass area during these events. The car park is likely to accommodate up to 80 cars only, or a mixture of cars and coaches not exceeding 80 passenger car units (pcus).

The provision for a set-down to the front of the building provides space for coach use as well as for servicing requirements and bin collection.

Buses up to 9.0m will use the existing car park to turn and exit the site. Larger vehicles e.g. 12.0m coaches will turn in the overflow car park or via the turning head. It is considered that coaches will only arrive at the community centre for large sporting events, where the overflow car park will be in use / and therefore traffic stewards will be present to manage the movement of vehicles and coaches.

Access by fire tender vehicles is facilitated through the existing road network and set-down area.



Existing aerial photograph-Google maps reference
Application Site outlined in red

7.0 Proposals and design rationale

"What is a Community Centre?" This was a question which arose early in the design process. Without answering the question definitively, it was decided that this centre would be one which analysed the needs of every member of the community, and responded to that need in an appropriate way, to create a humane and civilized place for all the people of Kilcock. It was acknowledged that it was fundamental to the success of the centre that a deeply sustainable approach to the design, including future proofing, and flexibility of occupation and use was incorporated at early stage of the design process.

Civic Context

The New Community Centre will be an Important Building in Kilcock. It will have a presence, as a focal point at the entrance to the Bawnogues. This civic importance is acknowledged in the quality of materials chosen, which will forge the identity of the community centre, and in its prominent location in the Bawnogues. The community centre will have a civil responsibility to be universally accessible, as will all external spaces. Total inclusion of all members of the community, to all areas has been fundamental to the design approach, and has resulted in the flexible, future proof layout.

Building and layout design

Referring always to the theory of Integrated Design, and making consideration at all stages of design process to the principles of building in a manageable and sustainable way, the building layout and design as a response to the following;

Community Needs and Desires, generated from user group consultation, and analysis of the resulting data.

Site Specific Conditions, including orientation, location, linkages, masterplan, context in the town, and context in the Bawnogues.

The ambition of the client, Community, to create a high quality built environment, a community centre which represents the people of Kilcock, and one in which they can find their identity, and can be proud of. Reference has been made throughout the design process to the neighboring site, on which the new Primary Care Centre is built. It is envisaged that these two buildings will form the focal point of the entrance to the Bawnogues.

The proposed works can be summarized as follows;

- Provide a multi-purpose community centre with flexibility to respond to the needs of the community
- Provide a dual use indoor multi-purpose hall
- Provide a range of meeting and conference rooms associated with kitchen/café area
- Provide wet and dry changing room facilities for indoor and outdoor associated sports and community uses
- Provide storage for community use
- Provide a multi-purpose room with projection room
- Provide circulation areas for sitting/relaxing/exhibition
- A sensory garden, a civic plaza area, all with associated surface car parking of 4 no. car parking spaces, and 20no. cycle parking spaces, bus/set down area, overflow car parking, bin stores, external signage, pedestrian linkages, connection to existing site services and development works, boundary and landscaping treatments.
- Existing playground to be relocated to provide new supervised playground.
- Providing a hard edge to connect existing Bawnogue track to proposed plaza, proposed community centre and existing running track

Below is a summary of the proposed accommodation:

Ground floor level

- 6 no. Standard Toilet
- 1 no. Toilet with shower
- 1 no. Universal Toilet with shower
- 1 no. Reception
- 2 no. Changing room
- 1 no. Multi-purpose hall
- 2 no. Meeting room

- 1 no. Kitchen/Café/Dinning
- 1 no. Informal meeting area
- 2 no. External storage area/zone
- 7 no. Internal storage area/zone
- 1 no. Staircase
- 1 no. Lobby

First floor level

- 1 no. Green room
- 1 no. Internal storage area/zone
- 1 no. Multi-purpose room

It is our aim to for the proposed Kilcock Community Centre to become dynamic and functional space for all community uses, with quality of multi-purpose activity spaces and connections to the external plaza and playground.

Proposed external Finish

The building is designed, with durable, robust, long life, and recyclable materials specified. It is our intention to analyse the materials of the building under the following headings;

- Red List
- Embodied Carbon Footprint - Responsible Industry - Appropriate Sourcing
- Conservation + Reuse

Render and External coloured blockwork finish

Render and external brickwork are chosen for the facade of the building, reflecting the need for a high quality finish to an important civic building. A combination of textures and hierarchy of materials is achieved by using the colored/finished blockwork as a 'plinth' responding to its more robust requirements and a smoother plaster finish over.

Glazing

Natural Ventilation, Passive Solar Gain, and Thermal Control play an important part in the overall sustainable strategy for the community centre. Specialist double or triple glazing is proposed for the community centre, with suitable glazing for each facade.

Concrete

Concrete is an important structural element in the building. It is also an important element in increasing the thermal mass of the building, with provision also for night time cooling.

Roof

It is proposed to use a flat roof, with robust detailing and highly insulated.

8.0 Environmental

Screening Report for Appropriate Assessment for development at Kilcock

Extracts from Screening Report for Appropriate Assessment for development at Kilcock, Co. Kildare Compiled by OPENFIELD Ecological Services Pádraic Fogarty, MSc MIEMA for Kildare County Council

The proposed development is not located within, or adjacent to, any SAC or SPA.

The subject site is located to the west of Kilcock town, which is situated in the north of County Kildare. The site is currently a combination of open grassland and artificial habitats. Historic mapping shows that these lands were part of Commons ground, and have been open, but with areas of disturbed ground or hard standing, since at least 2000 (from www.osi.ie). The site is now close to residential housing estates and transport arteries, while a recently-built health centre is located to the north. No water courses are shown in this vicinity on maps from the OSI or EPA. The Rye River flows approximately 760m to the east. It flows in an easterly direction and joins the River Liffey at Leixlip, approximately 13km to the east, as the crow flies. The section of the River Rye from the Carton estate as far as Leixlip falls within the Rye Water Valley/Carlton SAC.

Habitat loss

The site is approximately 6.7km from the nearest SAC boundary (Rye Water Valley/Carton SAC). The distance to Natura 2000 sites in Dublin Bay is over 33km. There are no other SACs or SPAs within the zone of influence of this project. Because of the distance separating the site and these SACs and SPAs there is no pathway for direct loss or disturbance of habitats or species listed as qualifying interests or other semi-natural habitats that may act as ecological corridors for important species associated with them.

Pollution during construction

During construction there will be earth movement and the exposure of soil. However there are no water courses in this vicinity and so the risk of pollution is low. Given the distance to the SAC along the Rye Water, the temporary nature of the construction phase, the low likelihood of pollution impacts, and the fact that qualifying interests of the SAC are not sensitive to sediment pollution in the river, it is considered that this effect is not significant. Pollution arising from surface water during operation There is a pathway from the site via surface water flows to the Rye Water. However because SUDS measures have been included in the project design there can be no deterioration of water quality or quantity entering waterways.

Pollution arising from wastewater discharge

Wastewater is discharged to the River Liffey downstream of the Rye Water Valley/Carton SAC and so there is no pathway from this source to the qualifying interests. No non-compliance issues were experienced at the Leixlip plant in 2017 and no impact to water quality or WFD status is occurring. This impact is not significant.

Abstraction

The Rye Water WMU states that 100% of its catchment is affected by abstraction. However there are no data on where this is occurring and what impact it is having on the ecological status of the river. Water for project originates from the Ballymore Eustace plant. As such water is abstracted from the River Liffey and so cannot impact upon the Rye Water. This impact is therefore not significant.

Light and noise

The project will result in some additional noise and artificial lighting is too far from Natura 2000 sites to have any impact. This impact can be considered to be not significant.

Environmental Impact Assessment(EIA) screening.

We deem that the proposed Kilcock Community Centre project is not listed on the Annex I or II projects, as outlined in the Environmental Impact Assessment Directive (85/337/EEC) and thus would not require EIA screening.

Annex I or II projects are defined under EIA directive (85/337/EEC) of 1985 (amended in 1997: 97/11/EC, 2003: 2003/35/EC and 2009: 2009/31/EC)

Typical projects contained in Annex 1 and 2, that require EIA screening are:

Annex I-long-distance railway lines, motorways and express roads, airports with a basic runway length ≥ 2100 m, installations for the disposal of hazardous waste, installations for the disposal of non-hazardous waste > 100 tonnes / day, waste water treatment plants > 150.000 p.e.

Annex II- railways, roads waste disposal installations, waste water treatment plants, flood-relief works

9.0 Drainage/Flood risk assessment

Surface water drainage

It is proposed to construct a new separate surface water drainage system for the site. This will collect runoff from roofs, roads and paved areas

All roads, hard standing areas and roof runoff will flow directly to a stormwater attenuation system.

All roads and hard standing areas will have conventional positive drainage systems with longitudinal and horizontal falls with gradients sufficient to

allow any rainfall runoff to be collected using road gullies and kerbs or channels.

The requirements of SUDS are typically addressed by provision of the following:

- Interception storage
- Treatment storage (not required if interception storage is provided)
- Attenuation storage
- Long term storage (not required if growth factors are not applied to Q-bar when designing attenuation storage).

In the case of the subject site, attenuation storage has already been provided for runoff from new roof areas. Both treatment storage and long-term storage (neither of which would be suitable on this site) are not required. The use of permeable paving, infiltration trenches and swales (if landscaping is possible) will be used to reduce the surface water runoff from hard-standing areas

Foul water drainage

The main foul network will tie into the existing Ø150mm foul sewer that currently serves the Kilcock Primary Care Centre located adjacent to the proposed development. Foul drainage from the development will be generated by toilets, wash hand basins, showers, sinks and floor drains.

Flood risk assessment

The findings of the Stage 1 Flood Risk Identification are as follows:

- The majority of the site is located on a gently sloping area of land. The overall site slopes from the north east to the south west.
- There is no known record of flooding on the site
- A satisfactory degree of confidence exists that the subject site is not prone to potential flood issues.
- We conclude that a Stage 2 Initial Flood Assessment is not required.

Water supply

The site is currently served by a 150mm uPVC watermain which currently feeds the PCC.

It is proposed that the new development will connect into the existing 150mm watermain along the north side of the site. The watermain will be a 150mm uPVC

