

## KILDARE COUNTY COUNCIL



### PLANNING DEPARTMENT

### CHIEF EXECUTIVE REPORT

Report prepared in accordance with Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001 as amended

Development proposed by, on behalf of, or in partnership with Local Authority

*Report for submission to the members, prepared in accordance with Part XI, Section 179, Sub-section (3)(a) and (3)(b) of the Planning and Development Act 2000 as amended.*

<b>Type of Development:</b>	Alterations and extension to the Athy Heritage Centre a Protected Structure. The building will house the Shackleton Museum and Experience. 2 storey contemporary extension, removal of 8 no. parking spaces and internal and external modifications to the structure.
<b>Site address</b>	Athy Heritage Centre, Emily Square, Athy, Co. Kildare.
<b>Development proposed by:</b>	Town & Village Rejuvenation Section of the Economic, Community, and Cultural Development.
<b>Display period:</b>	Advertised in the Nationalist on the 29/01/19

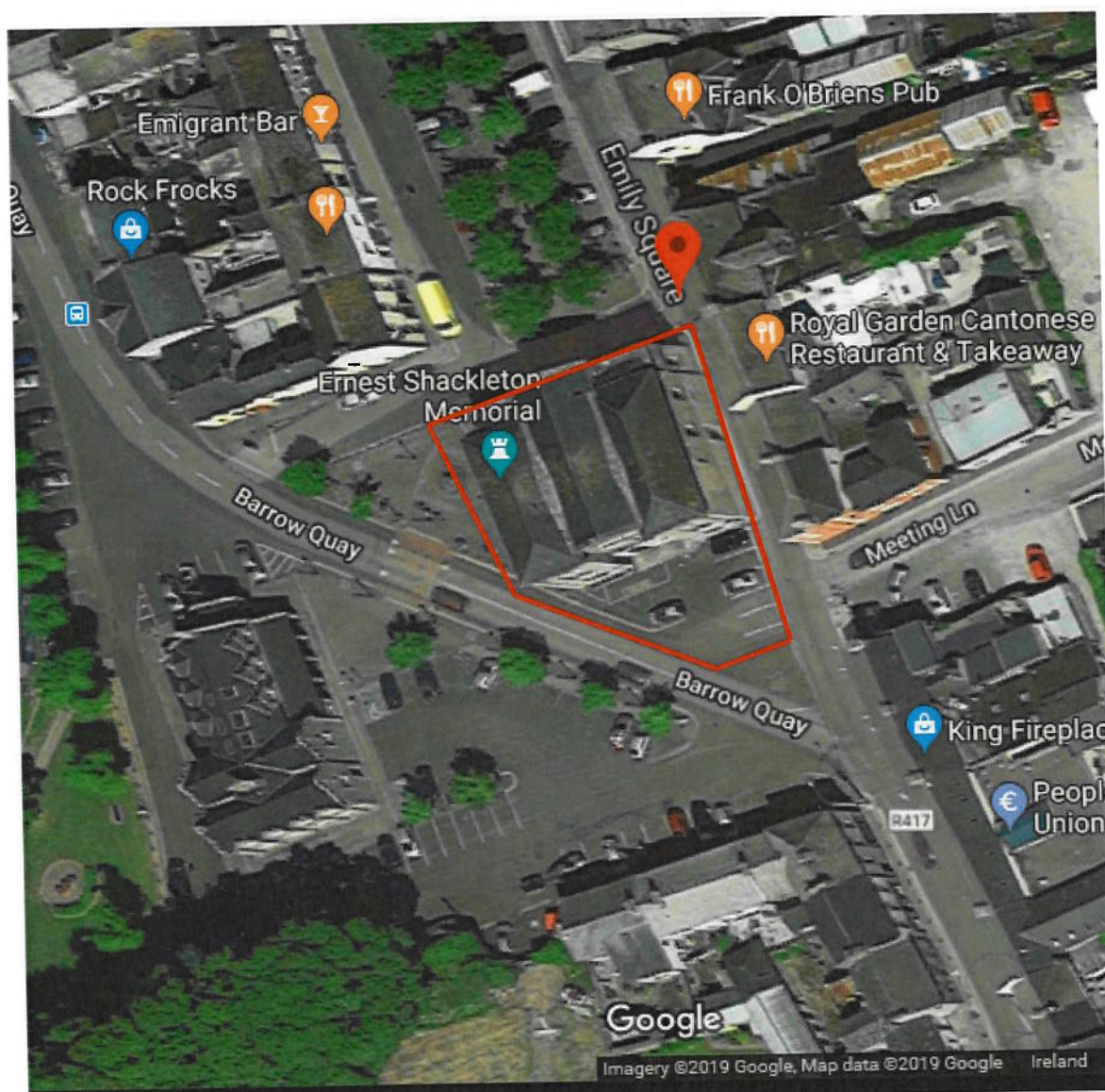
	<p>Part 8 site notices were fixed around the site on the 29/01/2019.</p> <p>Public display period from 29<sup>th</sup> January 2019 to 26<sup>th</sup> February 2019 (both dates inclusive).</p> <p>Submissions/observations were due by 4.00pm 12<sup>th</sup> March 2019.</p>
<b>Referrals</b>	<p><b><u>Internal</u></b>  Planning Department  Conservation Officer  Heritage Officer  Municipal District Engineer  Environmental Services  Transportation  Chief Fire Officer  Water Services</p> <p><b><u>Prescribed Bodies</u></b>  Minister for Culture, Heritage and the Gaeltacht Applications Unit  An Taisce  The Heritage Council  An Comhairle Ealaíon  Failte Ireland  Irish Water</p>
<b>Submissions/observations</b>	<p>6 no. submissions were received in total as follows:</p> <p><b><u>KCC Internal Sections:</u></b>  Environment Section  Transportation  Conservation Officer</p>

	<u>Prescribed Bodies:</u> Irish Water Failte Ireland  <u>Public Submissions:</u> Vincent Sheridan
<b>Part 8 Reference Number</b>	P8 2019 - 05

### 1. Site Location & Context

The subject site Athy Heritage Centre which is located along the southern side of Emily Square, the historic core of the Athy town, Barrow Quay is located to the west of the site and south of the site and Offaly Street (R417) is located to the east of the suite. Athy Heritage Centre (Old Town Hall) defines the southern edge of Emily Square and is a landmark building within the town. Given the location of the Heritage Centre at such a prominent location it has a distinct setting and visual connection with Emily Square.

Within the wider context, and essentially the historic core of the town, the area has a distinct built form, where this historic fabric remains intact and a significant connection to the waterside amenity of River Barrow (SAC).



**Fig. 1: Aerial of Site (taken from Google Earth)**

#### Built and Natural Heritage

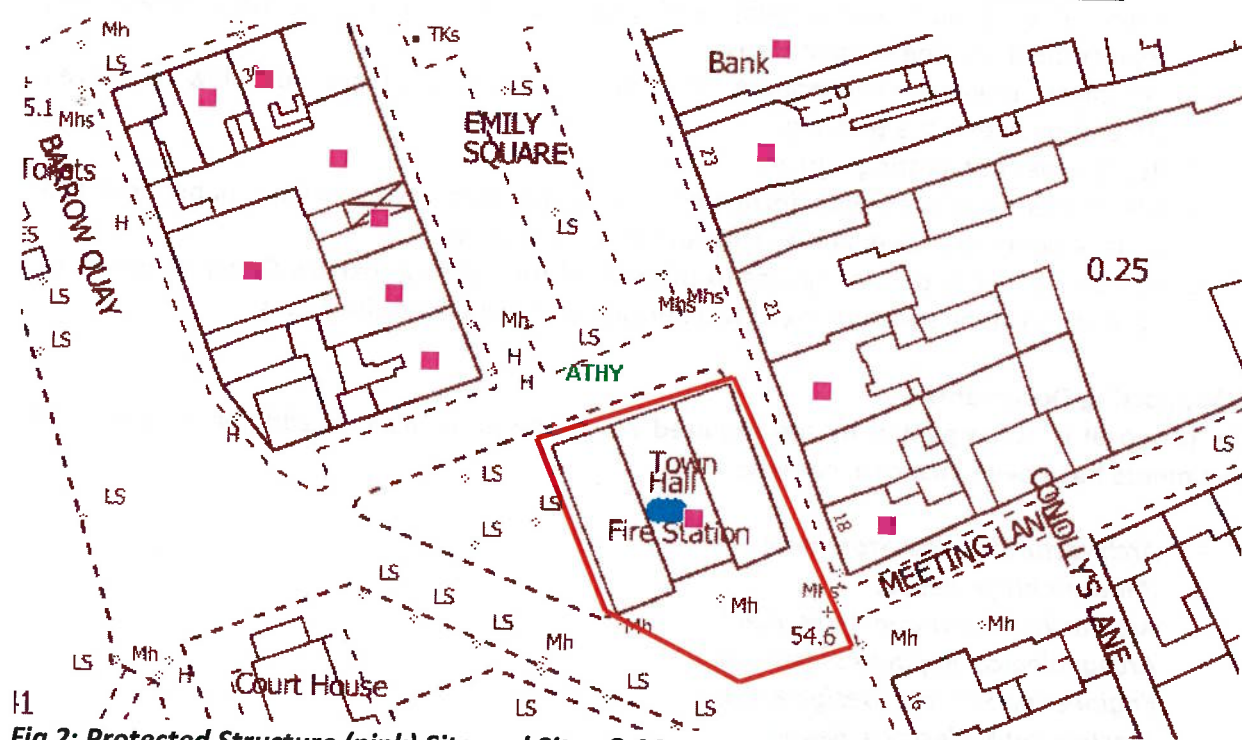
##### Built Heritage

It is proposed to alter and extend the existing Heritage Centre, a Protected Structure RPS: AY075: Athy Town Hall (Heritage Centre) NIAH Ref. 11505332 and the site is also located within the Architectural Conservation Area (ACA) of Athy.

The following Protected Structures are also located within the vicinity of the application site as illustrated in Fig 2:

AY:022: Existing water fountain Emily Square

	AY023: No.5 Emily Square AY026: Bank of Ireland AY027: O'Briens AY077: Athy Court House AY122: No.3 Emily Square AY123: No 6. Emily Square AY124: The Immigrant AY192: No. 20 Emily Square AY193: No. 18 Emily Square
<b>Archaeological Heritage</b>	Located within the Zone of Archaeological Potential.  The following are located on the site:  KD035-022017 – Cross Slab (high medieval) KD035-022016 – Grave Slab (high medieval) KD035-022018 – Crucifixion Plaque (post medieval)
<b>Natural Heritage</b>	River Barrow Special Area of Conservation (SAC) is located approximately 60m West



**Fig 2: Protected Structure (pink) Site and Sites & Monuments (blue) (taken from GIS)**



## **2. Description of the proposed development**

The proposed development is describes as follows:

1. Alterations, extension to, and refurbishment of the Athy Heritage Centre. The building is a Protected Structure RPS Ref AY075. The building will house a Shackleton Museum and Experience.
2. Provision of a two-storey 82sq.m contemporary glass and steel-clad extension to the rear of the existing building with removal of the associated part of the central bay of the south façade.
3. Refurbishment of existing building, including re-pointing and cleaning of masonry and brickwork, repairs to windows and replacement where necessary, re-dressing of lead linings, and repairs to roof.
4. Reinstatement of 10 No. casement windows on North façade sympathetic to the original 1913 design.
5. Provision of plant in attic space and associated vents to inner valleys of the roofs.
6. Removal of existing 26m<sup>2</sup> mezzanine level and construction of a new 37m<sup>2</sup> mezzanine at second floor level.
7. Removal of 2 No. existing stairways and one lift and associated structure, construction of a new lift and fire escape stairs to serve all floors.
8. Provision of level access to entire ground floor from front entrance by raising ground floor internally.
9. Removal of 1980's access ramp and steps to entrance at the West façade and replacement with new stone steps.
10. Complete internal redecoration and new internal openings to allow improved circulation within the building.
11. Replacement of existing signage.
12. Site works associated with formation of new connections to existing public foul and surface water drainage, and existing utilities as required.
13. Removal of 8 No. parking spaces to the rear of the building (Barrow Quay), provision of hard landscaping surrounding new extension and associated site works.

## **3. Supporting Documents**

The proposal is accompanied by the required plans and particulars, in addition a number of documents have been included, namely:

- *Architectural Design Statement*
- *Photomontage Report*
- *Architectural Heritage Assessment*
- *Archaeological Impact Assessment*
- *Engineering Services Design Report*
- *Mechanical & Electrical Report*
- *Appropriate Assessment Screening Report*
- *EIA Screening Determination*
- *Bat & Swift Surveys & Assessments*

#### **4. Referrals and Consultations**

The referrals and consultation process is summarised with an appropriate response to each submission received in the 'Submissions Report' prepared by Reddy Architecture + Urbanism) on behalf of the Town & Village Rejuvenation Section of the Economic, Community, and Cultural Development, in Appendix 2 of this report. The following submissions have been received:

##### **4.1 Prescribed Bodies and Internal KCC Departments/Sections**

- Environment Section- No objection
- Transportation- No objection
- Irish Water- No objection
- Failte Ireland- Supportive
- Conservation Officer- Lime render recommended on the elevations and it is requested to justify the glazed staircase intervention and negative visual impact on the south façade.

A detailed response to this is within the 'Submission Report' attached in Appendix 2 of this report.

##### **4.2 Public Submissions/Observations**

Vincent Sheridan- Suggesting erecting a full-length iceberg structure at the rear of the building.

#### **5. Policy Context**

The following statutory and guidance documents are noted:

- Regional Planning Guidelines 2010 – 2022
- Design Manual for Roads and Streets 2013
- Kildare County Development Plan 2017 – 2023
- Athy Town Development Plan 2012 – 2018
- Athy Regeneration Strategy 2015
- Athy Traffic Management Plan and Parking Strategy 2009
- Athy Preliminary Public Realm Regeneration Strategy Study

For the purposes of this report, the relevant policies from the Kildare County Development Plan 2017 – 2023 and the Athy Town Development Plan 2012 – 2018 which are pertinent in the assessment of the Part VIII are applicable:

##### **5.1 Kildare County Development Plan 2017 – 2023**

###### **Chapter 12 Architectural and Archaeological Heritage**

**PS 1** Conserve and protect buildings, structures and sites contained on the Record of Protected Structures of special architectural, historical, archaeological, artistic,

cultural, scientific, social or technical interest.

**PS 3** Require that new works will not obscure views of principal elevations of protected structures.

**PS 8** Encourage high quality design in relation to planning applications that are made for the construction of extensions or new buildings affecting protected structures or older buildings of architectural merit not included in the RPS.

**PS 11** Promote the maintenance and appropriate re-use of buildings of architectural, cultural, historic and aesthetic merit which make a positive contribution to the character, appearance and quality of the streetscape or landscape and the sustainable development of the county. Any necessary works should be carried out in accordance with best conservation practice.

**PS 12** Promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise the Council will encourage the re-instatement of historically correct traditional features.

**PS 15** Require an Architectural Heritage Assessment Report, as described in Appendix B of the Architectural Heritage Protection, Guidelines for Planning Authorities, DAHG (2011), to accompany all applications involving a protected structure.

**PS 18** Require where appropriate that a Conservation Plan is prepared in accordance with DAHG Guidelines and conservation best practice to inform proposed visual or physical impacts on a Protected Structure, its curtilage, demesne and setting.

**PS 19** Have regard where appropriate to DAHG Guidelines and conservation best practice in assessing the significance and conservation of a Protected Structure, its curtilage, demesne and setting.

**PS 20** Have regard where appropriate to DAHG Guidelines and conservation best practice in assessing the impact of development on a Protected Structure, its curtilage, demesne and setting.

**ACA 2:** Ensure that any development, modifications, alterations, or extensions within an ACA are sited and designed appropriately, and are not detrimental to the character of the structure or to its setting or the general character of the ACA and are in keeping with any Architectural Conservation Area Statement of Character Guidance Documents prepared for the relevant ACA.

**ACA 3** Have regard to DAHG Guidelines and conservation best practice in assessing the significance of a historic town or urban area and the formulation of an ACA or in



assessing development proposals relating to an ACA.

**ACA 4** Require where appropriate that a Conservation Plan is prepared in accordance with DAHG Guidelines and conservation best practice to inform proposed visual or physical impacts on an ACA.

**AH 1:** Manage development in a manner that protects and conserves the archaeological heritage of the county, avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest and secures the preservation in-situ or by record of all sites and features of historical and archaeological interest. The Council will favour preservation in – situ in accordance with the recommendation of the Framework and Principles for the Protection of Archaeological Heritage (1999) or any superseding national policy.

**AH 2** Have regard to the Record of Monuments and Places (RMP), the Urban Archaeological Survey and archaeological sites identified subsequent to the publication of the RMP when assessing planning applications for development. No development shall be permitted in the vicinity of a recorded feature, where it detracts from the setting of the feature or which is injurious to its cultural or educational value.

**AH 3:** Secure the preservation (in-situ or by record) of all sites, monuments and features of significant historical or archaeological interest, included in the Record of Monuments and Places and their settings, in accordance with the recommendations of the Framework and Principles for the Protection of Archaeological Heritage, DAHG (1999), or any superseding national policy document.

**AH 4:** Ensure that development in the vicinity of a site of archaeological interest is not detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing and to ensure that such proposed developments are subject to an archaeological assessment. Such an assessment will seek to ensure that the development can be sited and designed in such a way as to avoid impacting on archaeological heritage that is of significant interest including previously unknown sites, features and objects.

#### Chapter 17 Development Management Standards

##### **17.15.1** Development in relation to Protected Structures

In considering applications for alterations and / or additions to a protected structure, the Council shall have regard to the various elements of the structure, which give the protected structure its special character, and how these would be impacted on by the proposed development.

#### **17.15.4 Development in Architectural Conservation Areas**

In Architectural Conservation Areas the Council will have regard to the following:

- The effect of the proposed development on buildings and the surrounding environment, both natural and man-made.
- The impact of development on the immediate streetscape in terms of design, scale, height, plot, width, roof treatment, materials, landscaping, mix and intensity of use proposed.
- New alterations and extensions should complement existing buildings / structures in terms of design, external finishes, colour, texture, windows / doors / roof / chimney / design and other details.
- In dealing with advertisements in Architectural Conservation Areas, the overriding consideration will be the enhancement and protection of the essential visual qualities of the area

#### **17.15.5 Development in Zones of Archaeological Potential**

When considering development proposals within Zones of Archaeological Potential and on, or in close proximity to, sites of known archaeological significance, the Council will have regard to the provisions of Section 12 of the National Monuments (Amendment) Act, 1994 (as amended). The Council will also have regard to the observations and recommendations of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

When considering such proposals, regard will be had to the nature of sub-surface works that could impact on archaeological remains (e.g. foundation type and design, layout and location of services, road works, landscaping schemes etc.).

The Council may require the developer to submit a report prepared by a suitably qualified archaeologist on the archaeological implications of the proposed development. In appropriate circumstances, the Council when granting permission for development may impose conditions requiring:

- Professional archaeological supervision of site excavations; – The funding by the applicant of archaeological assessment, monitoring, testing or excavation of the site and the submission of a report thereon, prior to the commencement of development; and – The preservation of all or part of any archaeological remains on the site.

### **5.2 Athy Town Development Plan 2012 – 2018**

The following policies are noted in relation to the Town Centre, Heritage, Tourism, Protected Structures, Urban Realm, ACA and Archaeology:

**GO2:** To prepare a traffic and public realm plan for Emily Square and to make recommendations on the necessary improvements.

**RP4:** To support the construction of the New Town Centre Street and to co-operate with Kildare County Council in acquiring land to facilitate its construction. The design of the proposed New Town Centre Street and bridge crossing shall have regard to the potential impact on Emily Square and adjoining lands

**AC1:** To continue to develop and improve the physical infrastructure of cultural facilities in the town.

**AC4:** To support the town's existing Heritage Centre/Tourist Office by the promotion of further heritage services within the town.

**TS1:** To recognise the employment and revenue potential of tourism in the local economy.

**TS4:** To identify opportunities to improve the tourist product in Athy and to co-operate with the appropriate statutory agencies, the private tourism sector and community groups.

**TS7:** To work with the relevant agencies and bodies in the development and improvement of tourism related infrastructure and facilities in Athy.

**TS8:** To ensure that the development of new tourist facilities are designed to the highest standard with particular emphasis given to quality materials and accessibility.

**TS9:** To support the sustainable development of appropriate new tourist facilities or upgrading / extension of existing tourist facilities, including hotels, guesthouses and B&B's, in accordance with the proper planning and sustainable development of the area.

**TS10** to promote the establishment of tourist destinations in Athy subject to them being of an appropriate scale, located in sustainable locations, adequately served by public transportation and would not adversely impact upon Natura 2000 sites.

**TSO4:** To support the development of the tourism industry by the upgrading of existing amenities in co-operation with the appropriate statutory agencies, private tourism sector and community groups.

**TSO8:** To promote Athy's literary, social, historical, genealogical, archaeological, architectural and natural heritage as tourism generating opportunities.

**TSO9:** To harness the economic benefits of the tourism industry through sustainable means, including the conservation and protection of the built and natural heritage.

**LR2:** To continue to improve access for the disabled in the existing library accommodation/Heritage Centre/Tourist Office.

**HP1:** To work with relevant agencies in promoting awareness and pride in the natural, built and archaeological heritage of the county and to develop codes of best practice in relation to conservation of this heritage.

**HP2:** To encourage participation by heritage groups, community associations and local people in the identification, protection, conservation and enhancement of the heritage of Athy.

**AH1:** To ensure full consideration is given to the protection of archaeological heritage when undertaking or authorising development in order to avoid unnecessary conflict between development and the protection of the archaeological heritage.

**AH2:** To have regard to the Record of Monuments and Places (RMP) Table 12.1 when assessing planning applications for development.

**AH3:** To protect and preserve any archaeological sites, which have been identified subsequent to the publication of the Record of Monuments and Places (RMP).

**AH6:** To have regard to the Zone of Archaeological Potential shown on Map 12.1 and ensure that planning applications are referred to the appropriate prescribed bodies and to have regard to the advice and recommendations of the prescribed bodies

**AH4:** To ensure that development in the vicinity of a site of archaeological interest is not detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing and to ensure that such proposed developments are subject to an archaeological assessment. Such an assessment will seek to ensure that the development can be designed in such a way as to avoid or minimise any potential effects on the archaeological heritage.

**PS1:** To conserve and protect the town's built environment and heritage in terms of streetscapes, individual buildings and features of historical, architectural, artistic, cultural, scientific, social and technical interest using the powers vested in it by the Planning and Development Acts 2000-2011.

**PS2:** To ensure the protection, conservation and, where necessary, appropriate restoration of the architectural heritage of the town for future generations, and protect structures on the Record of Protected Structures (RPS). Any conservation and restoration works must positively contribute to the streetscape of the area.

**PS3:** To promote and encourage the sensitive alteration/extension to Protected



Structures so that they are in keeping with the character of the building and adjoining buildings.

**PS4:** To require a method statement for the conservation of any works to protected structures. Method statements should make reference to the DoEHLG Advice Series on how best to repair and maintain historic buildings.

**PS7:** To protect the curtilage of protected structures or proposed protected structures and to prohibit inappropriate development within the curtilage or attendant grounds of a protected structure which would cause loss of or damage to the special character of the protected structure and loss of or damage to, any structures of heritage value within the curtilage of the protected structure.

**VP7** Views and prospects forming the setting and environs of all protected structures.

**ACA1:** To ensure that any development, modifications, alterations, or extensions within an ACA are sited and designed appropriately, and are not detrimental to the character of the structure or to its setting or the general character of the ACA.

**ACA2:** To have regard to architectural heritage when considering proposed infrastructure developments (including transport, telecommunications, sewerage and water) located in close proximity to Protected Structures or the ACA.

**AHO2:** To seek the protection of all structures listed on the Record of Protected Structures and to protect the town's vernacular architectural heritage.

**AHO8:** To support the Athy Heritage Centre and museum as an important tourism and heritage resource for the town. To support its board of directors in progressing related programmes and proposals including, in particular, the further development of the Ernest Shackleton theme.

**UDF2:** To improve the image of the town centre by increasing permeability, creating well defined street edges (where private space and public space meet), developing high quality streets with active ground floor frontages.

**UDF3:** To strengthen the identity of the town by achieving a balance between old and new which reinforces the distinctiveness of the historic town core.

**UDF4:** To improve the quality of the town's streetscape by:

- Promoting and encouraging high quality shop front design particularly within the Architectural Conservation Area (ACA) (Refer to Chapter 15 in this Plan).

- Encouraging the retention, sensitive repair and re-use of traditional shop fronts.
- Encouraging the sensitive conversion of retail units to residential use where viable.
- Reducing visual clutter by removing and preventing the introduction of poor quality projecting signage

**UDF5:** To provide an attractive streetscape along Leinster Street, Duke Street and Emily Square by rationalising and calming traffic flow, regularising on street car parking and using high quality materials to create a quality public realm.

**UDG1:** To utilise the towns historic core as a tool to regenerate the town centre to achieve a place with a positive public image.

**UDG2:** To facilitate the development of the historic core as a cultural quarter that reinforces Athy's status as a Heritage town.

**UDG3:** To improve access and use of new and existing amenity spaces in the town through well designed developments that provide connections from the town centre by way of good linkages and higher level of permeability.

**Figure 14.3** Urban Design Framework and **Figure 14.6** Town Centre Character Area indicates a main vehicular route to the rear of the Heritage Centre, Athy Town Hall.

**Chapter 15.11.1** Development in Relation to Protected Structures.

**Chapter 15.11.2** Development within the Curtilage and Setting of Protected Structures.

**Chapter 15.11.3** Development within Conservation Areas.

**Chapter 15.11.4** Development in Areas of Archaeological Potential

## **6. Assessment of Key Planning Issues:**

### **6.1 Proposed development comprises of the following:**

With regard to the front elevation of the structure it is proposed to remove the mesh to the niche of the clock tower, install lighting and glass and restore the bell to working order. Remove and store the 10no. sash windows and replace them with casement windows replicating 1913 design and remove 3 no. vents to the facade of the structure. It is also proposed to lead clad 4 no. housing areas for ventilation plant on the roof space. Replace one signage panel near the



entrance and retain and replace 2 no. signs that are perpendicular to the facade on the east and west corners, the panel size is to be retained and re-imagined. The existing two gates to the front are to be replaced with galvanised weathered and powder coated gates with Shackleton Museum embossed into them.

Minimal intervention is proposed to the side elevations, the existing ramp on the western side of the structure is to be removed, this is to be replaced with stone steps. It is proposed to re-point, repair and clean the existing masonry and brickwork. On the west elevation it is proposed to install 1 no. mains operated swift lure and 2 no. swift boxes under the eaves and bat access slates are proposed on the roof. The existing Shackleton monument adjacent to the eastern elevation will be retained.

To the rear of the structure it is proposed to remove 2 no. metal brackets that are centrally located at the top of the structure and remove the central bay (it is noted that this is the poorest section in terms of architectural quality of the entire structure) at ground and first floor levels to facilitate the new glazed extension. The extension will comprise of angular sections of glass (c.44%) and steel cladding, the glazing panels will be opaque, transparent and translucent. The shape of the structure will be reflective of the shape of an iceberg. The structure will extend out c.8.2m from the rear building line of the Town Hall and will require the removal of 8 no. dedicated parking spaces to the south of the structure (Barrow Quay), the proposed structure is an irregular shape but at its widest point it will be c.11.375m wide and the tip of the 'Shard' structure will match the ridgeline of the central ridge height of the Town Hall. It is also proposed to include a level of hard landscaping surrounding the new extension. It is proposed to re-point, repair and clean the existing masonry and brickwork. It is also proposed to lead clad 4 no. housing areas for ventilation plant on the roof space. The Shard extension will facilitate a steel staircase and circulation space. Relocating the stairs and circulation spaces within this extension facilitates a double height space to showcase Shackletons Cabin at ground floor level. The existing Diocletian window at first floor level to the rear will be retained.

Internally, it is proposed to remove a set of stairs and a lift shaft over three floors, two ramps and the gallery at second floor level. It is proposed to provide level access to the entire ground floor from the front entrance by raising the ground floor internally. It is proposed to create a number of small openings within the internal walls to allow for circulation of the exhibition area. It is also proposed to redecorate the entire interior of the building. The ground floor will accommodate exhibition spaces and an emergency exit and <sup>stairs</sup> ~~sitars~~, universal WC facilities and a lift are proposed.

At first floor level it is proposed to install a mezzanine 37sqm area (which will replace the existing 26sqm mezzanine), this will accommodate more exhibition space and allow for a view onto the Shackleton Cabin below. The first floor will accommodate a smaller exhibition space, a storage room, an office, a research room, staff welfare facilities and an emergency stairs and lift. It is indicated that a cafe will be facilitated at a later date but the structure will provide a wash up area and ventilation.

Generally, it is proposed to repair windows and replacement where necessary and re-dress lead linings and repair the roof where necessary. Plant is proposed in the attic space and associated vents to inner valleys of the roofs, plant will remain unseen.

Signage, there are currently 6 no. signs on the structure, 3 no. are to be retained, the 2 no. signs located near the east and west corners of the structure are to be doubled sided and will retain their existing size. The sign located between the two front gates at ground floor level will differ slightly in size (0.75m x 1.5m) and will either be cast in aluminium with raised letter and logo or vitreous enamelling.

#### 6.2 Architectural Heritage:

A Photomontage report is included within the application information, there are a total of 5 no. views of the proposed development ~~are~~ included from the east, to the south and the west of the subject site. An Architectural Heritage Impact Statement accompanies the application. This includes a photographic history of the structure and extracts from historic maps. The reason for the location of the extension was due to the knowledge that this part of the structure had been altered multiple times and does not contain any historic fabric and currently represents a very poor facade onto Barrow Quay. The assessment of the impact of the proposed development on the structure outlines that it will have a fundamental impact on the visual character of the structure from Barrow Quay (south) <sup>from</sup> but not from the front elevation. The existing building was carefully surveyed to establish its chronology and identify extant historic fabric. Each of the proposed elements to the overall development is assessed individually in terms of their impact on the structure. It is stated the proposed development would not detract from the existing structures balance of composition and its traditional setting within Emily Square and if it were to be removed the overall form and setting of the existing building would remain intact.

The proposed extension is purposely contemporary and different from the existing structure. Furthermore, the new extension will not be visible from the principal elevation and the proposed development would not affect the symmetry of the building. Given the level of existing intervention to the south facade, where there has been significant removal of the historic fabric of the structure, the proposed development is considered to be acceptable. It is noted that a full repair of the building in line with best conservation practice is required, which should be recorded and placed with Kildare County Council and the Irish Architectural Archive. It is noted within the report from the Conservation Officer of Kildare County Council the reinstatement of the lime render on the structure needed to be considered. Having regard to the historical references and photographs supplied it is considered ~~to~~ reasonable that a lime render is placed on three facades, (two sides and rear) as historically, this appears to be the case.

#### 6.3 Archaeology Impact Assessment:

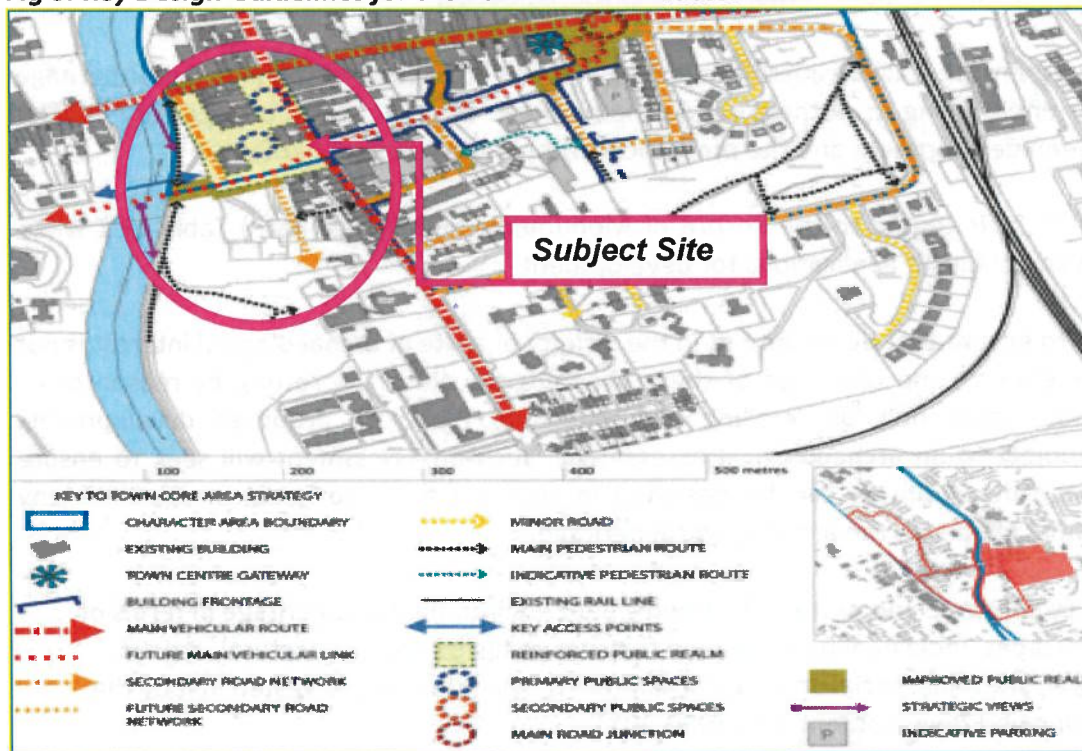
An Archaeological Impact Assessment accompanies this Part VIII application. The impact level of the proposed development is outlined as slight. A geophysical survey was also carried out. One of the recommendations of the assessment is that archaeological test trenching should be

carried out where the extension may impact on stone features identified within the geophysical survey. Another recommendation of the assessment is to carry out archaeological monitoring of ground works within the interior of the building for services, lifts and stairs, as this will help ameliorate the risk of impacting on any subterranean archaeology.

#### 6.4 Compliance with the Objectives of the Athy Town Development Plan 2012 – 2018

Athy Town Hall is located within the centre of the historic core of Athy town, a designated Architectural Conservation Area (ACA) within the Athy Town Development Plan 2012 – 2018 and is one of the most notable and important Protected Structures within the town. At present, the structure is currently underutilised and the public realm to the rear of the structure is defined principally by parking. Additionally, the rear of the structure (south facade) is the least architecturally sensitive. The development of this area is guided by the policies of the Athy Town Development Plan 2012 – 2018 as noted in Sections 5.1 and 5.2 of this report. Principally, the area is identified as the Town Core Character Area in Section 14.6 of the Plan, where an opportunity exists to utilise the historic core with its strong sense of place as a tool to regenerate the town core and achieve a positive public image. Whilst a specific design brief has not been set for the area, a number of guidelines are noted in Fig 4 *Key Design Guidelines for the Town Core Character Area*. It must be noted the proposed development is not being considered in isolation, the redevelopment of this character area is being assessed to ensure it compliments with Part VIII (P82018.009) for Emily Square (public realm improvements), which <sup>are</sup> is currently underway.

**Fig 3: Key Design Guidelines for the Town Core Character Area**



Furthermore it is important that the design of the proposed development is appropriate for the protected structure and the ACA. It is considered the proposed development is a positive re-use of a protected structure, with a sensitive level of intervention to the existing structure and incorporates a high quality contemporary approach to the proposed extension which is reflective of the proposed use of the structure as a Shackleton Museum.

Additionally, the proposed development further aligns with tourism policies set out within the Athy Town Plan 2012-2018 as noted in Sections 5.1 and 5.2 of this report

The proposed scheme, is considered to comply with the following policies and objectives of the Athy Town Development Plan, subject to modifications:

- **AC1:** To continue to develop and improve the physical infrastructure of cultural facilities in the town.
- **AC4:** To support the town's existing Heritage Centre/Tourist Office by the promotion of further heritage services within the town.
- **TS8:** To ensure that the development of new tourist facilities are designed to the highest standard with particular emphasis given to quality materials and accessibility.
- **LR2:** To continue to improve access for the disabled in the existing library accommodation/Heritage Centre/Tourist Office.
- **AH1:** To ensure full consideration is given to the protection of archaeological heritage when undertaking or authorising development in order to avoid unnecessary conflict between development and the protection of the archaeological heritage.
- **AH2:** To have regard to the Record of Monuments and Places (RMP) Table 12.1 when assessing planning applications for development
- **AH4:** To ensure that development in the vicinity of a site of archaeological interest is not detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing and to ensure that such proposed developments are subject to an archaeological assessment. Such an assessment will seek to ensure that the development can be designed in such a way as to avoid or minimise any potential effects on the archaeological heritage.
- **PS1:** To conserve and protect the town's built environment and heritage in terms of streetscapes, individual buildings and features of historical, architectural, artistic, cultural, scientific, social and technical interest using the powers vested in it by the Planning and Development Acts 2000-2011.

- **PS2:** To ensure the protection, conservation and, where necessary, appropriate restoration of the architectural heritage of the town for future generations, and protect structures on the Record of Protected Structures (RPS). Any conservation and restoration works must positively contribute to the streetscape of the area.
- **PS3:** To promote and encourage the sensitive alteration/extension to Protected Structures so that they are in keeping with the character of the building and adjoining buildings.
- **VP7** Views and prospects forming the setting and environs of all protected structures.
- **ACA1:** To ensure that any development, modifications, alterations, or extensions within an ACA are sited and designed appropriately, and are not detrimental to the character of the structure or to its setting or the general character of the ACA.
- **AHO8:** To support the Athy Heritage Centre and museum as an important tourism and heritage resource for the town. To support its board of directors in progressing related programmes and proposals including, in particular, the further development of the Ernest Shackleton theme.
- **UDG1:** To utilise the towns historic core as a tool to regenerate the town centre to achieve a place with a positive public image.
- **UDG2:** To facilitate the development of the historic core as a cultural quarter that reinforces Athy's status as a Heritage town.
- **UDG3:** To improve access and use of new and existing amenity spaces in the town through well designed developments that provide connections from the town centre by way of good linkages and higher level of permeability.

#### 6.5 AA Screening

An Appropriate Assessment Screening Report has been prepared and is included with the plans and particulars accompanying this application. The report confirms that the River Barrow/Nore SAC is located within 0.07km of the proposed development and the Ballyprior Grassland SAC is located 9.67km from the proposed development. The potential for significant adverse effects on European Sites is unlikely given the scale of the proposed development and the proposed development is to be connected to the existing Irish Water sewers for both foul water and surface water for the duration of the operation phase. The contents and findings of the AA Screening Report are noted and accepted. Refer to Appendix 1 for Kildare County Council's assessment in relation to AA Screening.

### 6.6 EIAR Screening

An Environmental Impact Assessment Report (EIAR) is required to accompany a planning application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001 as amended, which exceeds a limit, quantity or threshold set for that class of development. Given the nature and extent of what is proposed, the preparation of an EIAR is not warranted in this instance.

### **7. Conclusions**

The Athy Town Development Plan 2012 – 2018 is clear in its vision for the Heritage Centre *AH08: To support the Athy Heritage Centre and museum as an important tourism and heritage resource for the town. To support its board of directors in progressing related programmes and proposals including, in particular, the further development of the Ernest Shackleton theme.* The proposed development will achieve this subject to modifications proposed by the Planning Department. In making the recommendation, the Planning Department had regard to the following:

- The provisions of the Kildare County Development Plan 2017 – 2023 and the Athy Town Development Plan 2012 - 2018 which actively seeks to protect Kildare's heritage areas and provide high quality design principles to the sensitive redevelopment.
- Kildare County Council's internal departmental reports and Prescribed Bodies reports
- Architectural Design Statement, Photomontage Report, Architectural Heritage Assessment and Archaeological Impact Assessment prepared on behalf of the Town & Village Rejuvenation Section of the Economic, Community, and Cultural Development Department, Kildare County Council
- Reports accompanying the application
- The AA Screening report
- The nature, extent and design of the proposed development
- The modifications set out below.

It is considered that the proposed development:

- Would be in accordance with the provisions of the Kildare County Development Plan 2017–2023 and Athy Town Development Plan 2012 – 2018; and
- Would therefore be in accordance with the proper planning and sustainable development of the area.

### **8. Recommendation**

It is recommended to the Mayor and Members of the Athy Municipal District, the proposed development as per plans and particulars placed on public display on 19<sup>th</sup> January 2019 be proceeded with, subject to the modifications set out below.

#### Modifications:

1. The paving materials to be used throughout the scheme shall consist of indigenous natural stone and shall be consistent with the materials agreed for the Part 8 Urban Realm



Improvement Scheme for Emily Square. The palette of materials to be used shall be agreed with the Planning Department, in consultation with a suitably qualified Conservation Architect, prior to commencement of development.

2. The sign located between the two front <sup>90023</sup> ~~gates~~ shall comprise of individual lettering and logo/s affixed directly to the structure and shall not be a signage panel.

3. Final details regarding the requirements of the Architectural Conservation Officer of Kildare County Council, as identified in Appendix 2 with regard to lime render on three facades of the structure (two sides and rear) shall be agreed with the Planning Department prior to commencement of development:

  
Executive Planner


Date: 05/04/19

  
Senior Executive Planner

Date: 8/4/19

  
Senior Planner

Date: 11/04/19

 11<sup>th</sup> April 2019  
Deputy CE 11/4/2019.

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## **APPENDIX 1**

### **APPROPRIATE ASSESSMENT SCREENING REPORT**



## APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

### (A) Project Details

Planning File Ref	P8 2019 – 05
Applicant name	Town & Village Rejuvenation Section of the Economic, Community, and Cultural Development Department, Kildare County Council
Development Location	Athy Heritage Centre, Emily Square, Athy, Co. Kildare
Site size	c.850sqm
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	River Barrow SAC – c.70m west of the subject site and Ballyprior Grassland SAC is c.9.67km from the subject site.
<b>Description of the project/proposed development</b> Extension and Renovation of Athy Town Hall/Heritage Centre	

### (B) Identification of Natura 2000 sites which may be impacted by the proposed development

			Yes/No
			If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	<b>Impacts on sites designated for freshwater habitats or species.</b>  <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the</i>	No

	Valley, Pollardstown Fen, Ballynafagh lake	<i>catchment (upstream or downstream) of same?</i>	
<b>2</b>	<b>Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.</b>  <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carlton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	<b>Yes within 1km of the River Barrow &amp; Nore SAC</b>
<b>3</b>	<b>Impacts on designated terrestrial habitats.</b>  <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carlton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	<b>Yes within 1km of the River Barrow &amp; Nore SAC</b>
<b>4</b>	<b>Impacts on birds in SPAs</b>  <u>Sites to consider:</u> Poulaphuca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	<b>No</b>

**Conclusion:**

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of C.

**(C) Identification of Potential Impacts on Habitats and Birds.**

<b>1</b>	<b>Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species.</b>  <b><i>Answer the following if the answer to question 1 in table B was YES</i></b>  <b><i>Does the development involve any of the following:</i></b>	
<b>1.1</b>	Works within the boundary of a Special Area of Conservation	

	excluding small extensions/alterations to existing buildings.	
1.2	Discharge to surface water or groundwater within 5km of SAC.	
1.3	Abstraction from surface water or groundwater within 5km of SAC.	
1.4	Removal of topsoil within 500m of watercourses	
1.5	Infilling or raising of ground levels within 100m of watercourses	
1.6	Construction of drainage ditches within 1km of SAC.	
1.7	Installation of waste water treatment systems; percolation areas; septic tanks within 500 m of watercourses	
1.8	Construction within a floodplain or within an area liable to flood	
1.9	Crossing or culverting of rivers or streams within 5km of SAC	
1.10	Storage of chemicals, hydrocarbons or organic wastes within 1km of a watercourse	
1.11	Development of a large scale which involves the production of an EIS	
1.12	Development of quarries/mines	
1.13	Development of windfarms	
1.14	Development of pumped hydro electric stations	
1.15	Construction of roads or other infrastructure on peat habitats within 1km rivers, streams, lakes and fresh water dependant habitats	
2	<p><b>Impacts on designated wetlands - bogs, fens, marshes and heath.</b></p> <p><i>Answer the following if the answer to question 2 in table B was YES</i></p>	

	<i>Does the development involve any of the following:</i>	
2.1	Works within the boundary of a Special Area of Conservation excluding small extensions/alterations to existing buildings.	<b>NO</b>
2.2	Construction of roads or other infrastructure on peat habitats within 1km of bog, marsh, fen or heath habitat within a Natura 2000 site	<b>NO</b>
2.3	Development of a large scale within 1km of bog, marsh, fen or heath habitat within a Natura 2000 site which involves the production of an EIS	<b>NO</b>
<b>3</b>	<b>Impacts on other designated terrestrial habitats (woodland, grasslands)</b>  <b><i>Please answer the following if the answer to question 3 in table B YES</i></b> <i>Does the development involve any of the following:</i>	
3.1	Works within the boundary of a Special Area of Conservation.	
3.2	Development within 200m of Natura 2000 site with woodland, grassland or coastal habitats.	
3.3	Development of a large scale within 1km of Natura 2000 site with woodland, grassland or coastal habitats which involves the production of an EIS.	
<b>4</b>	<b>Impacts on birds in SPAs</b>  <b><i>Answer the following if the answer to question 4 in table B was YES</i></b> <i>Does the development involve any of the following:</i>	
4.1	Works within the boundary of a Special Protection Area excluding small extensions/alterations to existing buildings.	
4.2	Erection of wind turbines within 5km of an SPA.	
4.3	Proposed discharges directly to SPA	
4.4	Development of cycleways or walking routes within 100m of SPA	



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**(G) SCREENING CONCLUSION STATEMENT**

*Selected relevant category for project assessed by ticking box.*

<b>1</b>	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
<b>2</b>	No potential significant affects/AA is not required	<b>X</b>
<b>3</b>	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	

**Justify why it falls into relevant category above (based on information in above tables)**

Having regard to the proximity of the nearest SAC, the River Barrow and Nore, and given the nature and extent of the proposed development, with no direct connections to the hydrology of this SAC, it is not considered there would be potential for significant effects on the Natura 2000 network. The AA Screening Report submitted with the application was also taken into consideration in this assessment. The assessment was referred to the Heritage Officer who had no objection.

<b>Name:</b>	L. Murphy
<b>Position:</b>	Executive Planner
<b>Date:</b>	01/04/19

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## **APPENDIX 2**

### **SUBMISSIONS REPORT**

**Prepared by: Reddy Architects + Urbanism**

## **P16-232K Shackleton Museum**

**RA+U Responses to Observations submitted during the Part 8 Planning Process: 08/04/2019**

### **Submission No. 1: Irish Water**

Observation: No objections

### **Submission No. 2: Environment Section**

Observation: No objections

### **Submission No. 3: Failte Ireland**

Observation: Supportive

### **Submission No. 4: Vincent Sheridan**

Observation: Suggesting erecting a full-length iceberg structure at the rear of the building.

#### **RAU Response:**

RAU have carefully considered the design of the extension in relation to the existing building as a protected structure and its surrounding context. The design submitted for the Part 8 application is the most appropriate in scale and sensitive to the existing building and setting.

We refer to the Architectural Heritage Impact Statement submitted as part of the Part 8 application:

*"The proposed extension to the rear of the building, while adding drama and attention to the building, does not overpower it. The footprint of the extension is relative to the size of the building, it is small in footprint. It does not alter the form or massing of the historic building."*

### **Submission No. 5: Peter Black, Conservation Officer, Kildare County Council**

(Please refer to response from Consarc forwarded 05/04/2019)

### **Submission No. 6: Roads, Transportation & Public Safety**

Observation: No objections

Chapter 12 Architectural Heritage Policies & Objectives  
Kildare County Council Development Plan 2017-2023

***PS 3 Require that new works will not obscure views of principal elevations of protected structures.***

CO Observation:

Please justify the glazed staircase intervention and negative visual impact on the south façade.

***PS 8 Encourage high quality design in relation to planning applications that are made for the construction of extensions or new buildings affecting protected structures or older buildings of architectural merit not included in the RPS.***

CO Observation:

Please justify the glazed staircase intervention and negative visual impact on the south façade.

**Response to PS 3 & PS 8**

The new extension will not be visible from the principal elevation. It does not adversely affect the principal elevation. It does not affect the symmetry of the building. The existing building was carefully surveyed to establish its chronology and identify extant historic fabric.

The location of the new extension to the south elevation was carefully chosen as this elevation was altered in the past and suffered loss of historic fabric.

There will be no visual impact of the new extension from Emily square. While the proposed new extension will have a major visual impact on the rear of the building and the immediate external environment, namely Barrow Quay (also referred to as Emily back square), it is a small part of the overall building footprint; it does not detract from the balance of composition of the original building nor its traditional setting addressing Emily Square. It has been specifically designed to contrast with the existing historic structure and to identify itself as a new 21<sup>st</sup> century addition.

In accordance with best practice when extending historic buildings, the structure is designed in a contemporary idiom and is clearly different from the historic building.

The extension is reversible. Should it be removed in the future, the overall form and the setting of the existing building will remain intact.

The glazed structure will be subject to specialist glazing design and detailing to ensure that the concept design is transferred as a high quality new glazed structure that will enhance the protected structure and the immediate surroundings.

***PS 12 Promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise, the Council will encourage the reinstatement of historically correct traditional features.***

**CO Observation:**

Please consider the reinstatement of lime render to the facades linked to conservation work of maintenance and repair.

**Response to PS 12**

Historic photographs show that the building was rendered in the past. Photographs from 1983 show what appears to be a lime wash, or possibly a hot lime mortar mix, under a dashed finish. The dashed finish in the photographs below (dating to 1983), probably dated to the mid-20<sup>th</sup> Century and not historically correct. The original facades most likely had either a lime wash, shelter coat or wet dash lime finish. This would have provided a weathering coat and provided a uniformity to the rubble stone. The north elevation, facing onto Emily Square appears to have been the only façade that was not rendered and so this elevation should remain as a stone façade. It should be cleaned and repointed.

The other three elevations would benefit from either a lime shelter coat or a full lime render finish and should be subject to sample trials on site:

**Shelter Coat:**

A shelter coat is somewhere between a lime render and a whitewash. It will form a level of protection against driving wind and rain, it will allow for the texture of the brick and stone to be readable while also bringing a sense of uniformity to the elevations.

**Lime Render:**

A lime render coat will be more durable than a shelter coat and should last for 20 years before the need to repair or replace it. It will provide a more uniform finish to the facades and the texture of the background walls will not show through. The overall thickness of the render coat can be established when samples are being prepared.

The use of hot lime mortar mixes can be explored, as such mixes are traditional and often enable a thinner coat to be applied. This may help the overall appearance and allow for correct detailing around exposed dressed stone.

With both options, all cut stone should be left exposed.

Photograph dates to 1983, before the refurbishment works commenced

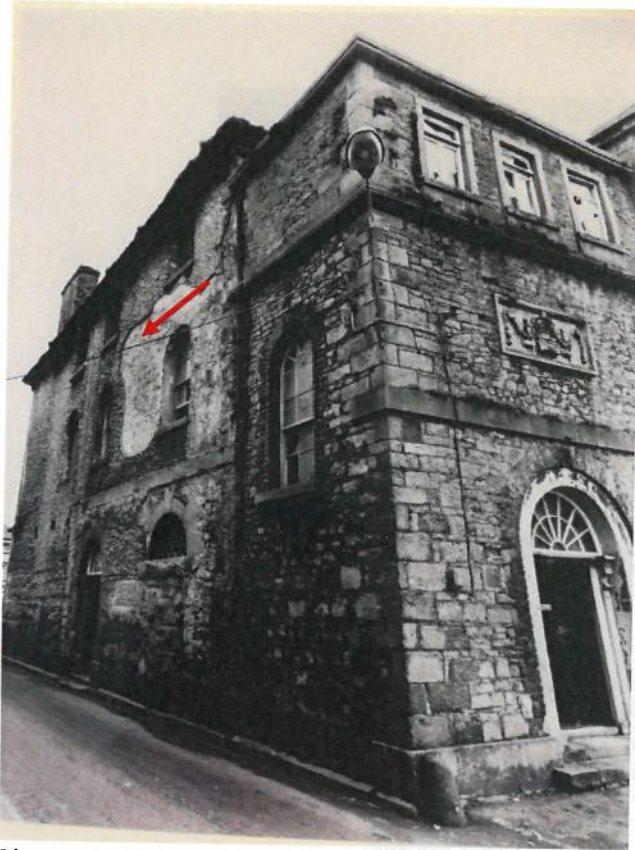


Plate 1: East elevation has traces of a previous finish under the dashed finish.

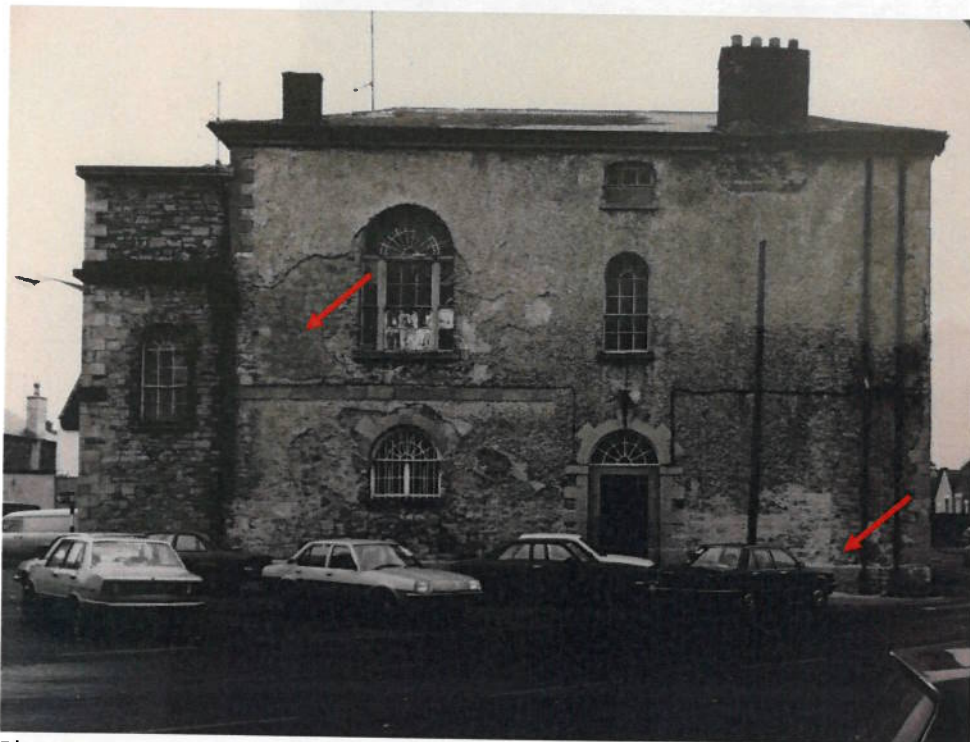


Plate 2: West elevation with traces of a previous finish under the dashed finish.





Plate 3: West elevation: Close up first floor level. The previous finish resembles a wash or shelter coat, rather than a render



Plate 4: West elevation: Close up of ground floor level

***ACA 2 Ensure that any development, modifications, alterations, or extensions within an ACA are sited and designed appropriately and are not detrimental to the character of the structure or to its setting or the general character of the ACA and are in keeping with any Architectural Conservation Area Statement of Character Guidance Documents prepared for the relevant ACA.***

CO Observation

In accordance with ACA 2 Please justify the glazed staircase intervention and negative visual impact on the south façade and the enclosure character of Emily back square.

**Response to ACA 2**

This location was specifically chosen because the south elevation has suffered from inappropriate interventions in the past and as a result this elevation currently presents a very poor façade onto Barrow Quay. There is the smallest possible loss of historic fabric, and important features are not obscured or lost.

The proposed glazed extension to the south of the building is not visible from Emily Square but does address the square to the rear of the building. It contrasts with the other architectural elements of the square and will have a fundamental positive visual impact on the immediate external environment. The structure is designed in a contemporary idiom, in accordance with best conservation practice, and is clearly different from the existing structure and the surrounding buildings. It will create a point of interest that will focus the visitor on the museum within.

Together with external public realm improvements the area to the south has the potential to become a reimagined much-improved public space in the town.

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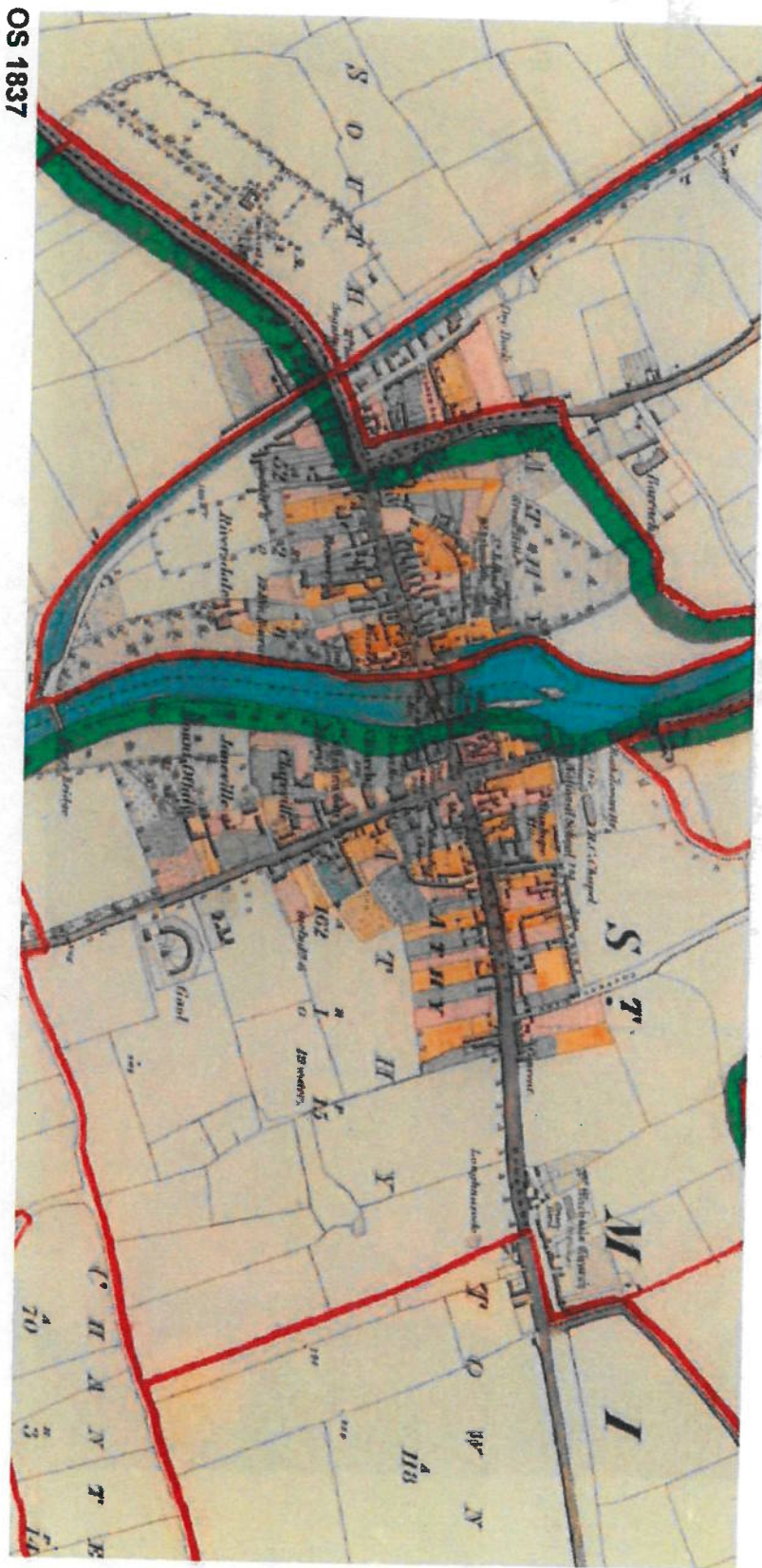
## **APPENDIX 3**

### **FORWARD PLANNING SECTION COMMENTS**

P8.2019-05



1.0. Maps



**RPS Ref: AYO 75-Part 8 -Athy Heritage Centre, Planning Submission- Proposed Shackleton Museum- Emily Square, Athy, Co. Kildare.**  
**ACO Observations:**



**OS 1837 detail**



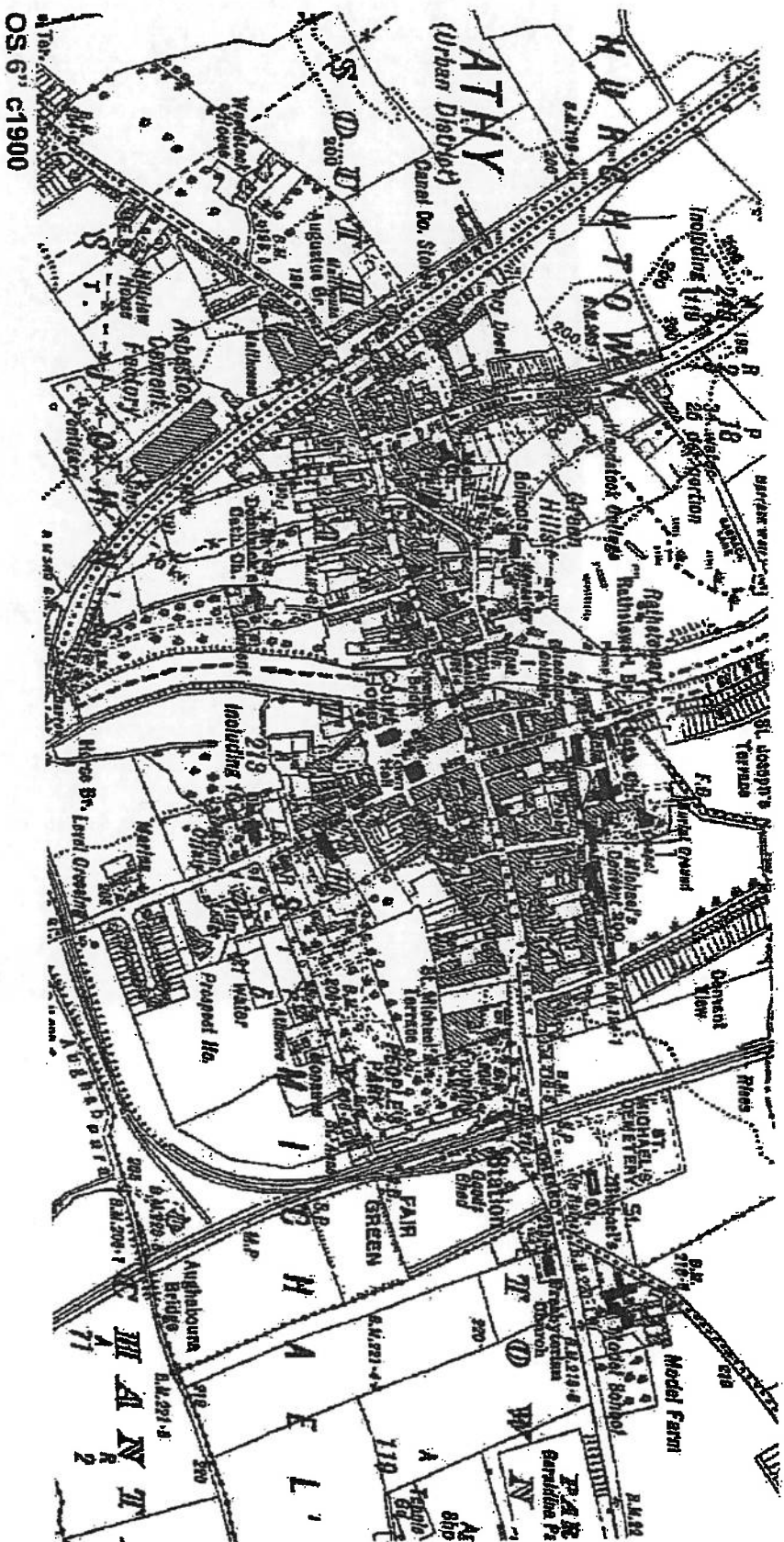
**RPS Ref: AYO 75-Part 8 -Athy Heritage Centre, Planning Submission— Proposed Shackleton Museum- Emily Square, Athy, Co. Kildare.**  
**ACO Observations:**



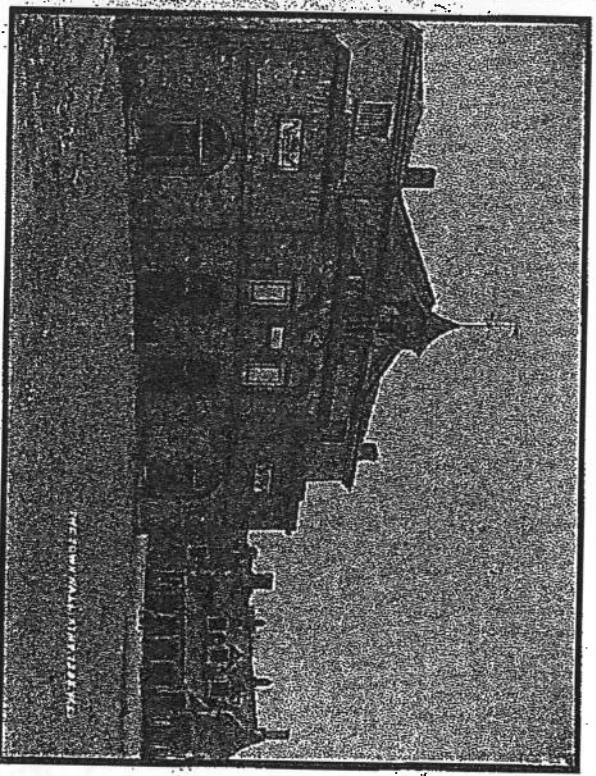
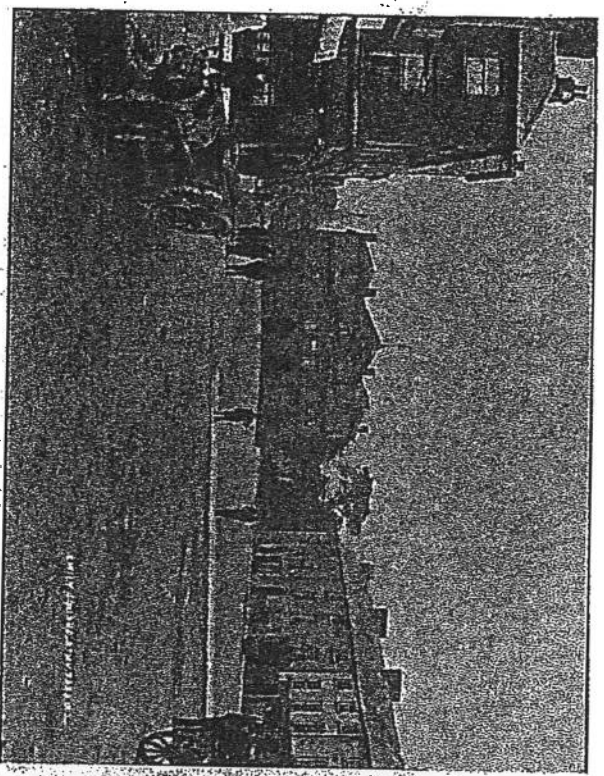
OS detail 1870



RPS Ref: AYO 75-Part 8- Athy Heritage Centre, Planning Submission- Proposed Shackleton Museum- Emily Square, Athy, Co. Kildare.  
ACO Observations:



RPS Ref: AYO 75-Part 8 -Athy Heritage Centre, Planning Submission- Proposed Shackleton Museum- Emily Square, Athy, Co. Kildare.  
ACO Observations:



NLI Lawrence c1900

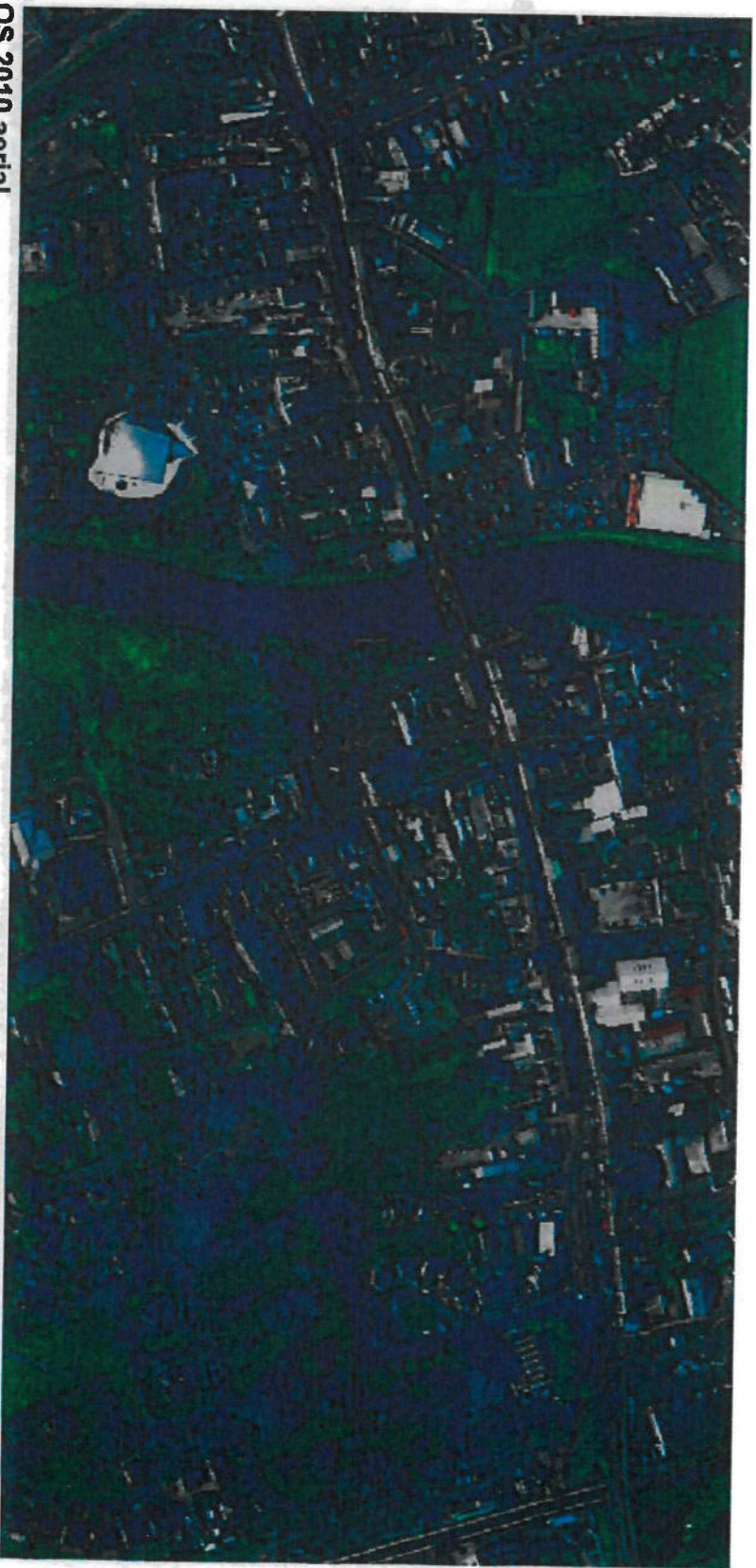
**ACO Observations:**

**ACO Observations:**





**RPS Ref: AYO 75-Part 8 -Athy Heritage Centre, Planning Submission- Proposed Shackleton Museum- Emily Square, Athy, Co. Kildare.**  
**ACO Observations:**



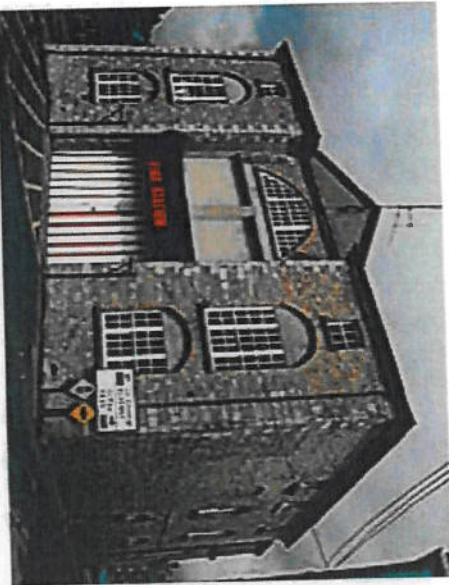
**OS 2010 aerial**

**RPS Ref: AYO 75-Part 8 -Athy Heritage Centre, Planning Submission– Proposed Shackleton Museum- Emily Square, Athy, Co. Kildare.**  
**ACO Observations:**

**2.0. RPS Ref: AYO 75**

**NAIAH Notes 2003**

**Athy Town Hall, Emily Square, Athy, County Kildare**



Reg. No.	11505332
Date	1740 - 1755
Previous Name	N/A
Townland	ATHY
County	County Kildare
Coordinates	268331, 193889
Categories of Special Interest	ARCHITECTURAL
Rating	Regional
Original Use	market house
In Use As	town/county hall

**Description**  
Early Georgian market and court house, c. 1745, originally two-storey T-plan, with open arcade. Extended to front and rear c. 1800, raised a storey in 1913, with structural alterations. Rear altered 1970, rebuilding and restoration 1983-1990, with most features repaired, replaced and replicated. Now an heritage centre was in civic, fire brigade and library use.

11505332



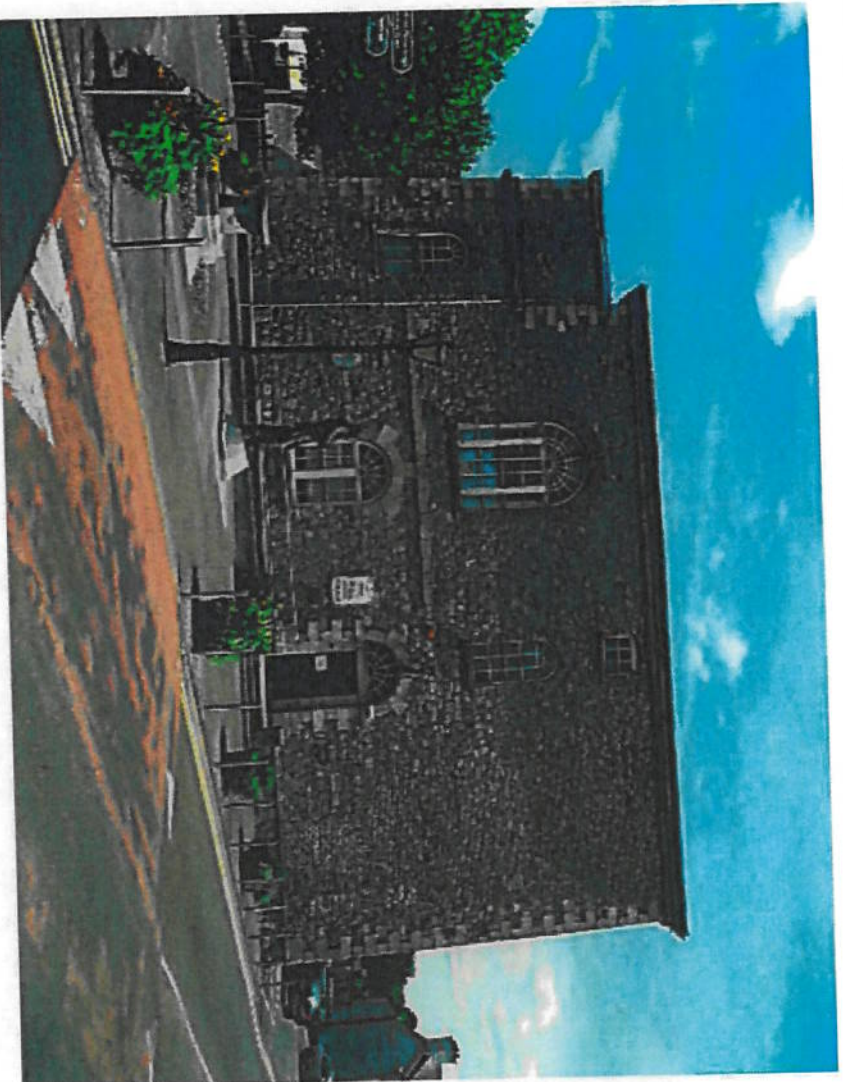
**RPS Ref: AYO 75-Part 8 -Athy Heritage Centre, Planning Submission-- Proposed Shackleton Museum- Emily Square, Athy, Co. Kildare.**  
**ACO Observations:**

**3.0. Existing 25/07/18 & 12/03/19**



**North Facade**

**RPS Ref: AYO 75-Part 8 -Athy Heritage Centre, Planning Submission– Proposed Shackleton Museum- Emily Square, Athy, Co. Kildare.**  
**ACO Observations:**



**West Facade**



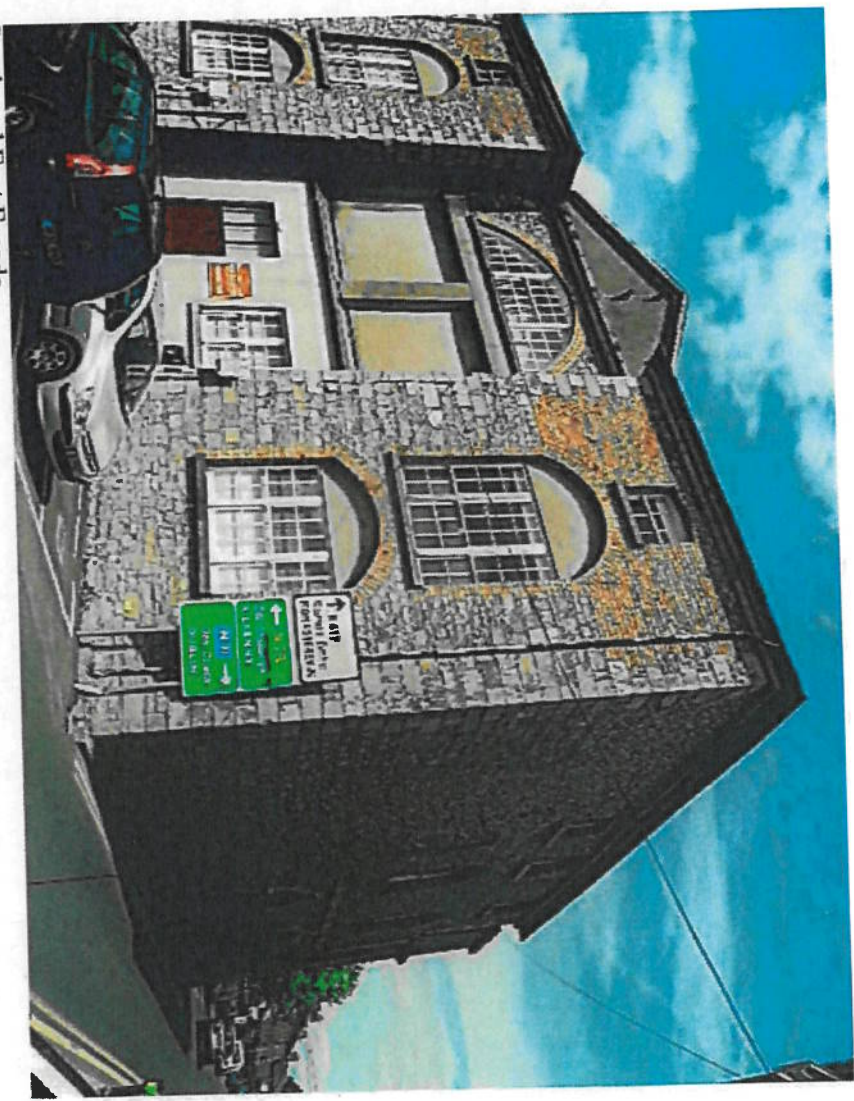
**RPS Ref: AYO 75-Part 8 -Athy Heritage Centre, Planning Submission– Proposed Shackleton Museum- Emily Square, Athy, Co. Kildare.**

**ACO Observations:**



**South Facade**

**RPS Ref: AYO 75-Part 8 -Athy Heritage Centre, Planning Submission- Proposed Shackleton Museum- Emily Square, Athy, Co. Kildare.**  
**ACO Observations:**



**South and East Facade**

**RPS Ref: AYO 75-Part 8 -Athy Heritage Centre, Planning Submission-- Proposed Shackleton Museum- Emily Square, Athy, Co. Kildare.**  
**ACO Observations:**



Emily back square existing context 12/03/19

#### **4.0. Observations on Architectural Design Statement and Architectural Heritage Impact Statement Appendix 3**

My observations are confined to the Conservation Consultants report of January 2019 and associated documentation, with reference to Chapter 12 of the Architectural Heritage policies and objectives of Kildare County Councils Development Plan 2017-2023 and DCHG Architectural Heritage Protection Guidelines.

##### **4.1. Protected Structure (PS1-PS21).**

- a.** In accordance with PS3, please justify the glazed staircase intervention and negative visual impact on the south facade.
- b.** In accordance with PS8, please justify the glazed staircase intervention and negative visual impact on the south facade.

Please consider in particular it's heavy base visual qualities and lack of glass fragmentation, to act as a glazed, light contrast to the masonry block form, of the protected structure.



RPS Ref: AYO 75-Part 8, Athy Heritage Centre, Planning Submission-- Proposed Shackleton Museum- Emily Square, Athy, Co. Kildare.

ACO Observations:

c. In accordance with PS12, please consider the reinstatement of lime render to the facades linked to conservation works of maintenance and repair.

**5.0. Architectural Conservation Area (ACA 1-5).**

a. In accordance with ACA 2 please justify the glazed staircase intervention and negative visual impact on the south facade and the enclosure character of Emily back square.

Signed \_\_\_\_\_



12/03/19

Peter Black Architect RIBA MUBC - Architectural Conservation Officer - Kildare County Council