



Comhairle Contae Chill Dara
Kildare County Council



Oifig Fiontair Áitiúil
Local Enterprise Office

Kildare County Council

PART 8 PLANNING REPORT

P82024.16: Proposed Monasterevin Fashion & Textiles Design Hub at former Bank of Ireland Site, Dublin Road, Monasterevin, Co. Kildare



TYPE OF DOCUMENT (VERSION) PUBLIC

PLANNING REFERENCE NUMBER: P82024.16

**OUR REFERENCE: PROPOSED MONASTEREVIN FASHION & TEXTILES DESIGN HUB
AT FORMER BOI SITE**

DATE: OCT 2024



Comhairle Contae Chill Dara
Kildare County Council


Oifig Fiontair Áitiúil
Local Enterprise Office

QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2
Date	16/10/2024		
Prepared by	DMcC		
Authorised by	JMcN		
Report number	01		

CONTENTS

INTRODUCTION	1
PROJECT OVERVIEW	1
STAKEHOLDER ENGAGEMENT	1
PART 8 PLANNING DOCUMENTATION	1
PURPOSE OF THE SCHEME	2
PROJECT AIM	2
DESIGN OBJECTIVES	2
PLANNING AND POLICY CONTEXT	3
EU STRATEGIES AND POLICY DIRECTIVES	3
NATIONAL STRATEGIES AND POLICY DIRECTIVES	4
REGIONAL STRATEGIES AND POLICY DIRECTIVES	5
LOCAL STRATEGIES AND POLICY DIRECTIVES	9
HIGHLIGHTS OF STRATEGIES AND POLICY DIRECTIVES	11
EXISTING BUILDING ARRANGEMENT	13
SCHEDULE OF ACCOMMODATION: EXISTING	13
PROTECTED STRUCTURE STATUS	13
VISUAL CONDITION SURVEY	14
PROPOSED BUILDING ARRANGEMENT	15
SCHEDULE OF ACCOMMODATION: PROPOSED	15
SIGNAGE PROPOSAL	15
VEHICULAR PARKING PROVISION	15
PUBLIC TRANSPORTATION	15
UNIVERSAL ACCESS	16

CONSTRUCTION	17
PRECEDENT PROJECTS	17
CONCLUSION	18
<hr/>	
CONCEPTUAL IMAGERY	19
<hr/>	
SUBMISSIONS	22
<hr/>	

INTRODUCTION

PROJECT OVERVIEW

Kildare County Council's Local Enterprise Office appointed Dooley Cummins (Architects + Engineers) to carry out consultancy services for the delivery of a fashion and textiles design hub at the former Bank of Ireland in Monasterevin. The hub sets out to establish new design businesses and support existing SME's, with the purpose of creating employment within the fashion and retail sector of County Kildare and the Mid-East of Ireland. A feasibility study was conducted in 2023 which set out to support the development of such a project looking at:

- Determination of the demand for such a facility
- Identification key issues for the stakeholders in terms of their desired outcomes, resources available, facility management and governance issues
- Assessing and reporting on the potential of the building to be utilised for the abovementioned activities and spaces
- Identifying the factors associated with success and failures encountered in similar projects developed nationally or internationally
- Ascertaining potential job creation
- Identifying and reporting on national and international best practice and case studies around such hubs for fashion & textiles design hubs in terms of delivery, strategic positioning and objectives, services provided, types of companies supported and business model

These core requirements were taken further into this report and reflective in the Part 8 process.

STAKEHOLDER ENGAGEMENT

Stakeholder engagement has been carried out with a number of businesses in the textiles and fashion design sector to determine the demand for such a facility and identify key issues for the stakeholders in terms of their desired outcomes, resources available, facility management, and governance issues.

PART 8 PLANNING DOCUMENTATION

This Part 8 Planning Report has been prepared in accordance with Part 8 of the Planning and Development Regulations, 2001 as amended. This report should be read in conjunction with the Part 8 Planning drawings and Screening Reports.

PURPOSE OF THE SCHEME

PROJECT AIM

The Fashion & Textiles Design Hub is envisaged to set up support for newly graduated designers and established designers and SME's in the fashion and textiles industry of Monasterevin, County Kildare and the Mid-East of Ireland. The project considers the setting of the hub at the former Bank of Ireland building, Monasterevin which was purchased by Kildare Conty Council in November 2022. It is envisaged that the project will be open to businesses in Q1 2026.

DESIGN OBJECTIVES

A number of design objectives have been identified for this project:

- To establish new design businesses
- Support existing SMEs
- Creation of employment within the fashion and retail sector of the Mid-East of Ireland
- The opportunity to work in a creative environment with other like-minded individuals, industry professionals and technicians
- To support the designers in taking their concepts and collections through to marketable businesses
- To offer access to trend forecasting, Irish business directories
- To assist the designers create a strategy that includes initial concept, product development, finance and funding, production, legal, marketing and local and export market sales

The Fashion & Textiles Design Hub also aims to work with the local schools, colleges and a wider community in partnership with the Kildare County Council and local Business Owners.

It is envisaged that a group of highly experienced professionals, in the manufacturing and design sectors, will work on projects to future proof the industry, providing guidance and advice for young professionals who wish to launch their own brands in the fashion industry.

It is further envisaged the project will be a hub of innovation for new fashion manufacturing technology. This will be the first manufacturing service of its kind in the region.

PLANNING AND POLICY CONTEXT

The project has relevance to a number of strategic and policy contexts including, as follows:

EU
EU Sustainable Goals
National
Project Ireland 2040: <ul style="list-style-type: none"> National Planning Framework Regional Spatial and Economic Strategy for the Eastern and Midlands Regional Assembly [RSES] Climate Action and Low Carbon Development [Amendment] Bill 2021
Regional
Kildare County Council Climate Change Adaptation Strategy 2019-2024 Kildare County Development Plan 2023-29 Kildare Local Economic and Community Plan [LECP] 2016-2021 Kildare 2025 [Economic Development Strategy]
Local
Monasterevin Local Area Plan 2016-2022 Monasterevin Town Renewal Masterplan

The policy contexts are particularly relevant to the proposed project in the following areas:

- Measures to revitalise town centres
- Facilitate and support the retail offering's expansion and sustainment in County Kildare
- Promote the local heritage and public amenities of towns and villages that support and underpin economic opportunities
- Act as advocates and work in partnership to promote the importance of education and training for a healthy local economy
- Support creativity, innovation, and Enterprise in Co Kildare through effective local entrepreneurship stimuli to leverage the County's innovative capacity and retain talented people

EU STRATEGIES AND POLICY DIRECTIVES

UN Sustainable Development Goals

The 2030 Agenda for Sustainable Development, adopted by all United Nations Member States in 2015, provides a shared blueprint for peace and prosperity for people and the planet, now and into the future. At its heart are the 17 Sustainable Development Goals [SDGs], which are an urgent call for action by all countries - developed and developing - in a global partnership. They recognize that ending poverty and other deprivations must go hand-in-hand with strategies that improve health and education, reduce inequality, and spur economic growth – all while tackling climate change and working to preserve our oceans and forests.

There is significant alignment between the UN SDGs and the National Planning Framework's National Strategic Outcomes [NSOs] in areas such as climate action, clean energy, sustainable cities and communities, economic growth, reduced inequalities and innovation and infrastructure, as well as education and health.



Source: <https://sdgs.un.org/goals>

NATIONAL STRATEGIES AND POLICY DIRECTIVES

Project Ireland 2040: National Planning Framework [NPF]

The National Planning Framework [NPF] is the government's high-level strategic plan for shaping the future growth and development of the country to the year 2040. The NPF sets out ten national and strategic outcomes and 75 national policy objectives. The purpose of the NPF is to enable all parts of Ireland, whether rural or urban, to successfully accommodate growth and change, by facilitating a shift towards Ireland's regions and cities other than Dublin, while also recognising Dublin's ongoing key role. The strategic investment priorities of the planning framework are, as follows:



Source: www.npf.ie

Regional Spatial and Economic Strategy for the Eastern and Midlands Regional Assembly [RSES]

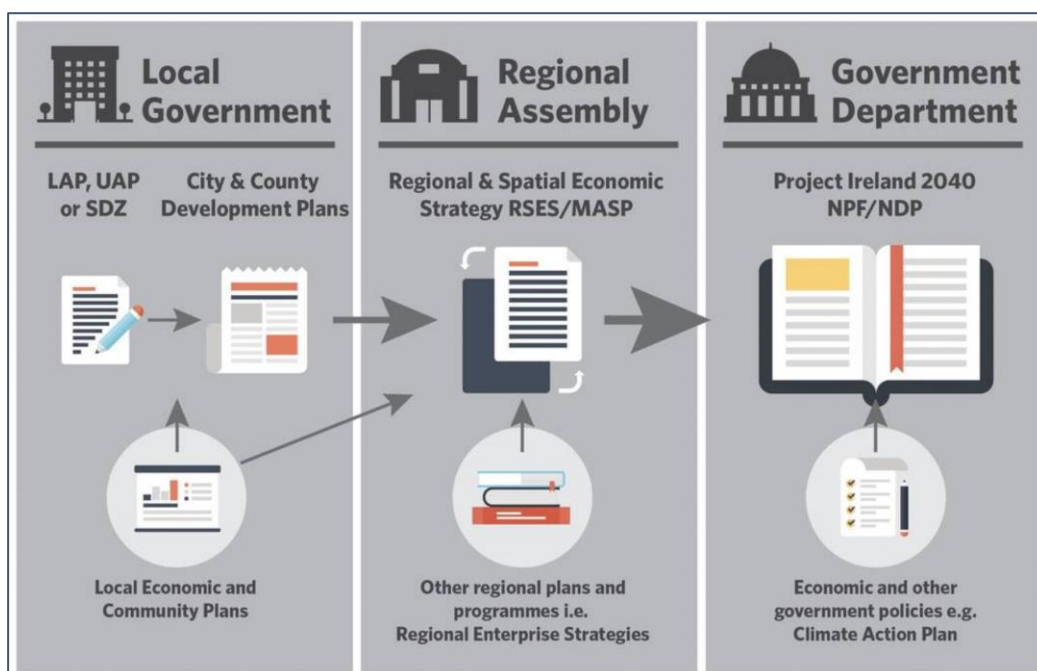
The RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development to sustainably grow the Region to 2031 and beyond.

The RSES provides:

- **Spatial Strategy** – to manage future growth and ensure the creation of healthy and attractive places to live, work, study, visit and invest in.
- **Economic Strategy** – that builds on our strengths to sustain a strong economy and support the creation of quality jobs that ensure a good living standard for all.
- **Metropolitan Plan** – to ensure a supply of strategic development areas for the sustainable growth and continued success and competitiveness of the Dublin Metropolitan Area.
- **Investment Framework** – to prioritise the delivery of key enabling infrastructure and services by government and state agencies.
- **Climate Action Strategy** – to accelerate climate action, ensure a clean and healthy environment and to promote sustainable transport and strategic green infrastructure.

The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040 – National Planning Framework and National Development Plan 2019-2027 and the economic policies of the Government by providing a long-term strategic planning and economic framework for the development of the Regions.

The RSES will be implemented by way of a review by local authorities of all development plans and Local Economic and Community Plans [LECPs]. Key state agencies and sectoral bodies will also consider their strategies and investment plans, post adoption of RSES, to support the achievement of National and Regional Strategic Outcomes set out in the NPF and RSES.



Source: <https://emra.ie/final-rses/>

Climate Action and Low Carbon Development [Amendment] Bill 2021

The Climate Action and Low Carbon Development [Amendment] Bill 2021 will support Ireland's transition to Net Zero and achieve a climate neutral economy by no later than 2050. It will establish a legally binding framework with clear targets and commitments set in law, and ensure the necessary structures and processes are embedded on a statutory basis to ensure achievement of national, EU and international climate goals and obligations in the near and long term.

REGIONAL STRATEGIES AND POLICY DIRECTIVES

Kildare County Council Climate Change Adaptation Strategy 2019-2024

The Climate Change Adaption Strategy 2019-2024 forms part of Ireland's national strategy for climate adaptation as set out in the National Adaptation Framework 2018 [NAF] which was mandated under the provisions of the Climate Action and Low Carbon Development Act 2015.

The purpose of this Strategy was to ensure that climate adaptation considerations are mainstreamed into all plans and policies and integrated into all operations and functions of the local authority. The land use and development objectives contained within the Strategy seek to; integrate climate action consideration into land use planning policy, explore policies to help the transition to a climate resilient low carbon society, and promote and maximise the most efficient and sustainable use of land. Therefore, climate change adaptation considerations are at the forefront of the formulation of this Plan in order to build resilience in our economy, environment and communities.

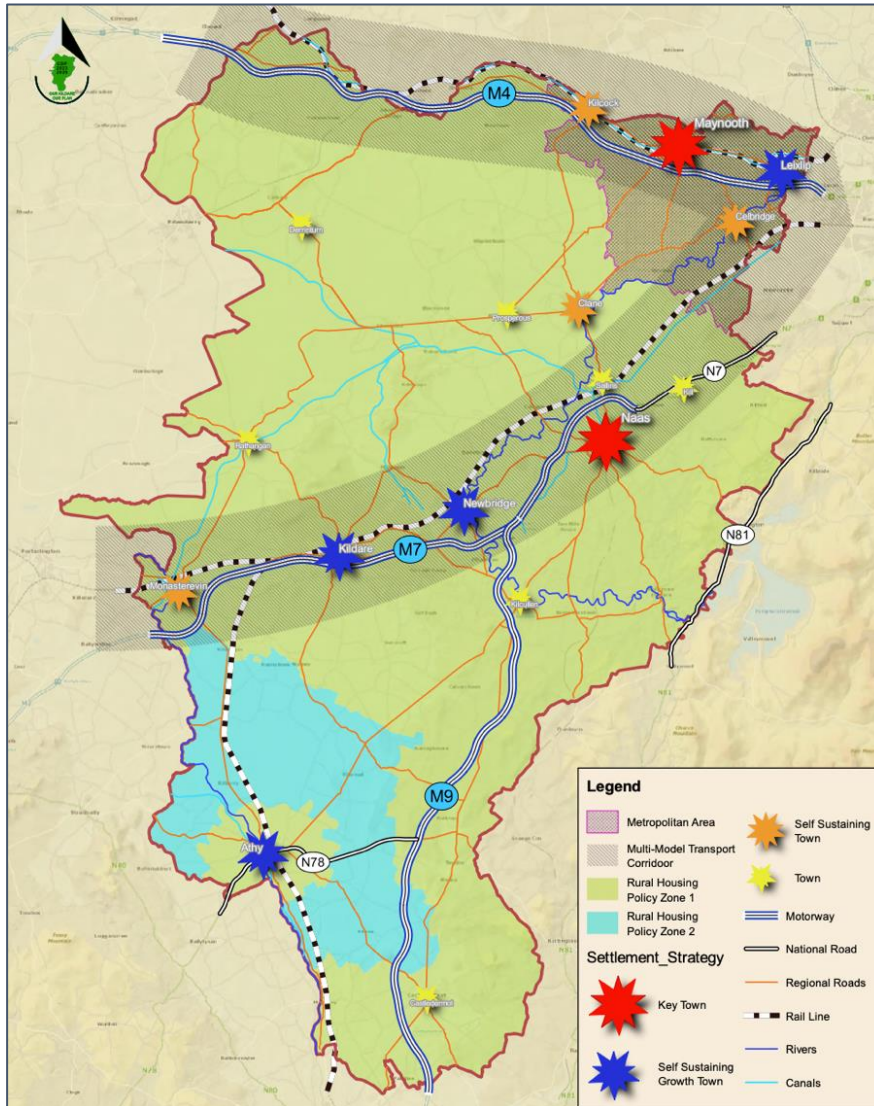
Kildare County Development Plan 2023-29

The Kildare County Development Plan 2023-2029 is the key strategy document which structures the proper planning and sustainable development of land-use across County Kildare over the six-year statutory time period of the plan. The Development Plan seeks to address the physical, economic, social, and environmental needs of the community, in terms of supporting structured new development, protecting the environment, enhancing valued assets and amenities.

The strategic vision of the County Development Plan is to build on the strengths of the county in order to improve the quality of life of all residents, through the creation of high-quality job opportunities, by the provision of high-quality residential development supported by adequate community infrastructure, through the provision of a high-quality sustainable transport network, by healthy placemaking and transformational regeneration, by supporting the transition to a low carbon climate resilient environment, by embracing inclusiveness and by enhancing our natural and built environment for future generations.

Specific relevance to the Craft, Creativity and Design Hub are the following document chapters:

- Chapter 4:** Resilient economy and job creation
- Chapter 8:** Retail
- Chapter 11:** Built and cultural heritage
- Chapter 14:** Urban design, placemaking and regeneration



Source: Kildare County Development Plan 2023-29

Kildare Local Economic and Community Plan [LECP] 2016-2021

The plan provides economic and community objectives that promote and support the economic and local community development of the County. In addition to the Food Science, Equine and Technology sector for which Kildare is internationally renowned, Tourism and Recreation are noted as key sectors in both the economic and social development of the County.

The review of the Local Economic & Community Plan identifies how strengthening community infrastructure could support the priority of achieving critical mass and moving people closer to enterprise support agencies such as LEO. The proposed Fashion & Textiles Design Hub is consistent with these objectives.

Kildare Local Economic and Community Plan [LECP] 2023-2029

The new LECP [2023-2029] will be finalised in 2024 and sets out the following high-level goals.



Kildare 2025 [Economic Development Strategy]

Vision

Kildare will become a major economic force in the Irish and European economy, a leading centre for commercial investment – both foreign direct investment and indigenous business growth, capitalising on the strength of its higher education institutions and further education champions, the skills and wellbeing of its workforce and its environmental and heritage attributes

Kildare 2025 is the County's Economic Development Strategy, outlining a roadmap for attracting new investment, sustaining existing industry and enterprises, and ensuring long-term and sustainable growth for Kildare. It was adopted in 2021 and outlines a longer-term economic vision for County Kildare. It informs and provides a strategic policy framework for Kildare's Local Economic and Community Plan [LCEP] and County Development Plan. It is the intention of the Council to produce five-year strategic plans to guide economic development and investment up to 2040 commencing with this period up to 2025.

The strategy identifies 8 areas of focus which will contribute to the future economic success of Kildare:

- 01 — Indigenous Industry / SMEs
- 02 — Foreign Direct Investment (FDI)
- 03 — Knowledge economy
- 04 — Equine Industry
- 05 — Agri food Sector
- 06 — Sustainable Tourism, Hospitality & Leisure
- 07 — Retail
- 08 — Climate Action & Green Economy

Source: Kildare 2025 Economic Development Strategy

Cluster opportunities are identified in the strategy as a key economic principle underpinning Kildare 2025. Clustering has the potential to play a positive role in helping Irish SME's realise the benefits of collaboration and contribute towards increased productivity, internationalisation and spurring entrepreneurship. Networks and clusters can allow SME's to tackle projects that they might not otherwise undertake, due to a lack of knowledge or resources, a limited number of industry contacts or relationships, organisational agility, or economies of scale.

This project presents a clear clustering opportunity that will build upon the work already done developing the creative network which has been supported by Kildare County Council.

LOCAL STRATEGIES AND POLICY DIRECTIVES

Monasterevin Local Area Plan 2016-2022

Aim

To build on the strengths of Monasterevin and to provide a focused approach to planning for future development in a coherent sustainable, spatial fashion. This Plan aims to achieve a more consolidated town centre through reuse, restoration and regeneration and the creation of a vibrant urban form that facilitates a sustainable economic base and creates sustainable and integrated communities while balancing future development with the conservation and enhancement of the unique natural and built environment of the town.

The Local Area Plan identifies the following challenges facing Monasterevin:

- Establishment of the [planning framework](#) for the town
- [High quality public realm](#) and urban design
- Encouraging the appropriate re-use, restoration and [regeneration of vacant/derelict buildings](#) and back land areas within the town centre
- Promoting Monasterevin as a [self-sufficient town](#) by encouraging existing businesses in the town while supporting significant new development with particular emphasis on the historic core of the town
- Ensuring the availability of [local employment opportunities](#), community and commercial services, education, recreation and amenity facilities at appropriate locations for the existing and future population of Monasterevin
- [Minimising environmental impacts](#) with associated with the development of Monasterevin
- [Minimising negative impacts](#) on key natural assets in the town i.e. the River Barrow and the Grand Canal
- Promoting a [sustainable transport system](#), a network of linkages and green ways
- Protecting the [built and natural heritage](#) and biodiversity of the town

Going forward, the Local Area Plan focusses on the following opportunities for Monasterevin:

- Economic Development
- Town centre consolidation and public realm improvement
- Retail development
- Provision of recreation and amenity spaces
- Protection of the Natural and Built Environment
- Community and education facilities

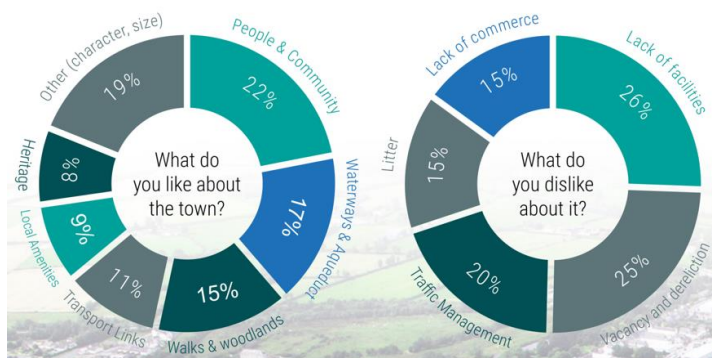
Monasterevin Town Renewal Masterplan

The Monasterevin Town Renewal Masterplan was commissioned by Kildare County Council and developed by The Paul Hogarth Company.

Vision

The Master Plan will guide the sustainable growth of Monasterevin and enable it to be a safe and enjoyable place to live, work, and prosper, while leveraging the town's unique assets as an exciting place to visit, explore and remember.

The Masterplan undertook a successful consultation process between [November & December 2018] which identified the following likes and dislikes regarding the town.



The masterplan proposes the following development projects for Monasterevin:

History & Heritage	Visiting & Learning	Living & Thriving
A Market Square Continued place-making investment and improvements to the historic centre of Monasterevin can return this unique asset to the centre of the town's wider public realm network.	E Canal Harbour Accessibility, connectivity and public realm upgrades will allow for this historic wharf to be re-established as a thriving space of civic activity, cafe dining, and waterfront vitality.	I Town Connections Linking public transport options (J), recreation trails, (D & F), amenity routes (F), local networks (C) and spaces (A) are a number of important on-street active travel routes .
B Drogheda Street Expanding on the successes of recent improvements : re-surfacing, public lighting, seating, planting and safe crossing upgrades (detailed in Safer Routes to School document).	F Waterfront Access & Activity An exciting opportunity to grow on the touristic successes of the Barrow Blueway, a Watersports Hub can bring a diverse and exciting experience for locals and visitors.	J Train Station Access Provision of accessible and safe links is critical for the town's appeal: improved local rail connections including Park & Ride / Stride will be key to ensuring these successes.
C Mid-block Route Network An opportunity to extend regional and active connections such as the Barrow Blueway, the Moore Abbey Trail and the Watersports Hub directly into the historic town centre.	G Canal Aqueduct Crossing Perhaps the most unique feature of the area's rich waterways heritage , this historic aqueduct can benefit from improvements to accessibility, signage, and increased interpretation.	K Neighbourhood Greenways Enabling for the safe, comfortable and sustainable active travel options between neighbourhood areas, recreation nodes and hubs, attractions and commercial centres.
D Active Trail, Moore Abbey A local trail network that connects towards regional heritage landscape areas such as those at Moore Abbey can offer an opportunity to develop larger facilities such as a Sports Hub .	H Moore Street Re-imagining this Georgian axis as a space not just to move through, but a place for stopping along and exploring from : local shops , riverside connections, and local interpretation.	L The Distillery Re-imagining this historic landmark as a mixed-use residential space offering new opportunities to exhibit, perform, work and meet: a creative centre for residents and visitors alike.

HIGHLIGHTS OF STRATEGIES AND POLICY DIRECTIVES

Analysis

The review of the policy and strategic context has identified a number of consistent themes that support the work being undertaken to consider the establishment of a Fashion & Textiles Design Hub. These themes are as follows:

- Identification of Monasterevin as a ‘self-sustaining town’
- A focus on developing town centres
- A recognition of the heritage associated with historic town centres
- A focus on the development of buildings which are unused and/or derelict
- Identification of an economy dependent on micro enterprises
- An enterprise development focus supportive of micro SMEs
- Promotion of co-working facilities as a means of supporting economic development
- Consideration of SME competitiveness and productivity
- Support of a developing retail sector
- Support to the ‘creative’ sector which includes fashion & textiles
- The associated impacts of a strong town centre economy on other sectors including tourism and hospitality
- Importance of education & training to support a healthy economy

Strong specific examples of these strategic directives in practice, linked to the proposed project, are particularly demonstrated in both the Monasterevin Local Area Plan and Kildare 2025, as follows:

The [Monasterevin Local Area Plan 2016-2022](#) identifies a number of practical strategic directives that are consistent with the development of the proposed Fashion & Textiles Design Hub:

- Encouraging the appropriate re-use, restoration and [regeneration of vacant/derelict buildings](#) and backland areas within the town centre
- Promoting Monasterevin as a self-sufficient town by encouraging existing businesses in the town while [supporting significant new development with particular emphasis on the historic core of the town](#)

The following [Kildare 2025](#) priorities are particularly relevant to the development of the Fashion and Textiles Design Hub:

[Priority 1] Indigenous SMEs

- The [SME and the micro-Enterprise sector](#) represents approximately 92% of all active business in Kildare
- The strategy identifies improvement in the [competitiveness and productivity of small and micro enterprises](#)
- Supporting the use of [town centre locations for new service focused enterprises](#)
- Identify suitable locations and support the [provision of co-working facilities](#)

[Priority 6] Sustainable Tourism, Hospitality & Leisure

- Kildare 2025 emphasises supporting the work of Kildare Fáilte [County Kildare’s Tourism Board], the [tourism](#) and hospitality [sector](#) and relevant agencies
- Develop and [promote the arts](#) [Strategic Objective 5 & 7]

[Priority 7] Retail

- Kildare displays a [strong retail sector](#) with the highest level of employment in all sectors
- Strengthen the [resilience of our retail sector](#) to rebuild stronger and greener

Through cross-cutting enabling actions across the 8 themes, Kildare 2025 further makes commitments to:

- Measures to [revitalise town centres](#)
- Facilitate and [support the retail offering's expansion](#) and sustainment in County Kildare
- [Promote the local heritage](#) and public amenities of towns and villages that support and underpin economic opportunities
- Act as advocates and [work in partnership](#) to promote the importance of [education and training](#) for a [healthy local economy](#)
- [Support creativity, innovation, and Enterprise](#) in Co Kildare through effective local entrepreneurship stimuli to leverage the County's innovative capacity and retain talented people

EXISTING BUILDING ARRANGEMENT

SCHEDULE OF ACCOMMODATION: EXISTING

This building is a Bank of Ireland Branch Office which was closed in recent years. It is a small Branch Office. The building is currently arranged over two floors comprising:

Ground Floor: Floor area c. 80 sq.m (c.855 sq.ft nett)

- Small public banking hall area, consultation room, rear office, rear lobby, strong room with “safe” / fireproof door set, under stair area/storage

First Floor: Floor area c. 105 sq.m (c. 1100 sq.ft nett)

- Four separate rooms (including former Comms Room), ladies’ toilet, gent’s toilet, staff canteen, kitchen / small closet

The interior of the building has been stripped of its historic features following various refurbishments in the 1980’s. The existing staircase is a replacement modern staircase.

PROTECTED STRUCTURE STATUS

The building is listed in the National Inventory of Protected Structures. The building is listed in the National Inventory of Architectural Heritage No. 11816031, ‘Rating: Regional importance’. It notes that the building was constructed between 1900 – 1910 [the record is dated 27th April 2002].



Historic Photographs of Building as Bank of Ireland Branch

VISUAL CONDITION SURVEY

A visual condition survey was conducted by Bluett & O'Donoghue Architects on 5th August 2022. It found the building was in sound structural condition. The report estimates the following priority interventions be required to bring the building into a repurposed state:

- **Roof:** Typically, this type of small tile, being c. 115 years in use, starts to degrade. Being small in size, the propensity for water bypass into the area underneath is high. Based on the visual inspection from the ground, the probability is that tiles would need to be removed and replaced with similar heritage tiles [which are available] and on a contemporary layup of paper control membrane, localised timber repairs, stabilised structures. Barge boards, fascias, etc. need attention. Gutters need to be taken down, repaired, redecorated and remounted
- **External windows and doors:** Replacement of some non-heritage items, refurbishment of the remainder
- Localised repairs to **clay tile gable** spandrel.
- Localised repairs and improvements to **surface water disposal perimeter** [at base of walls]
- Lining of internal side of **external walls**. This would include the inner jambs of all openings to reduce thermal bridging
- **Fire-proof** soffit to archway

PROPOSED BUILDING ARRANGEMENT

SCHEDULE OF ACCOMMODATION: PROPOSED

The proposed design allows for efficiency of space on the ground floor to cater for the envisaged multipurpose use such as workshop, lecturing, display showcasing, etc. The first-floor reconfiguration will cater for increased office collaboration design space, new platform lift, universal WC's, relocation of stairwell, canteen/lounge space, etc. The proposed building arrangement over the two floors comprises of:

Ground Floor: Floor area c. 86.3 sq.m (c.863 sq.ft nett)

- Relocation of existing stairwell to its original location at the entrance from Market Square
- Installation of platform lift for accessibility access
- Increased floor area catering for training & workshop, collaborative work zones, pop-up retail, and showrooms
- Increase storage
- Display window to be installed onto Market Square where existing closed arch exists to highlight the products/work inside
- Main access/egress to be relocated to existing door on Market Square
- Small public banking hall area, consultation room, rear office, rear lobby, strong room with "safe" / fireproof door set, under stair area/storage

First Floor: Floor area c. 103.5 sq.m (c. 1035 sq.ft nett)

- Existing office spaces to be modified to create four larger offices to cater for e-marketing digital commerce, digital design, finishing rooms, etc
- UAWC's, canteen, and lounge area to be upgraded and modified

SIGNAGE PROPOSAL

The Fashion & Textiles Design Hub signage proposal takes considerations from the County Development Plan in the context of the location within an Architectural Conservation Area. The signage design takes recognition and is in keeping with the conservation character of the structure and not detrimental to the general character of the Architectural Conservation Area.

VEHICLE PARKING PROVISION

Vehicular parking provision is provided through on-street parking on Dublin Road, Market Square, and Main Street. Off street parking is provided off Main Street and loading bay facilities are provided on Dublin Road.

PUBLIC TRANSPORTATION

Public bus transportation is provided along the R445 with bus stops located within 50 meters of the site. Monasterevin train station is highlighted on the Monasterevin Town Renewal Master Plan indicating the provision of accessibility and safe linkage to the town centre. The Monasterevin Town Renewal Master Plan also highlights the opportunity of accessibility via bicycle, offering cycle routes (the Barrow Blueway & Moore Street) and bicycle parking in the proposed multi-functional space at Market Square.

UNIVERSAL ACCESS

The proposed design meets the requirements of the Part M of the Building Regulations. Part M 2010 came into operation on the 1st January 2012 and the requirements of Part M 2010 must be followed subject to certain Transitional arrangements.

Access and Use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
Application of the Part	M2	Adequate provision shall be made for people to approach and access an extension to a building.
	M3	If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.
	M4	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

Part M Extract

Kildare County Council recognises that since the introduction of the Disability Act in 2005 Irish Building Regulations (see Part M Extract) have been revised with Universal Design in mind and a more comprehensive technical guidance document is now in place. This document is known as the 'Building Regulations 2010 Technical guidance Document M - Access and Use' or alternatively TgD M 2010. TgD M 2010 provides guidance in relation to meeting the requirements of Part M of the Second Schedule to the Regulations and focuses on Access and Use.

Kildare County Council notes that TgD M 2010 is the minimum guidance to show compliance with the requirements of the Part M of the Building Regulations. Kildare County Council is also firmly committed to achieving universal access in the building and are committed to ensuring that:

All people regardless of ability can approach and gain independent easy access to the proposed works (e.g. sloped access routes) and level access routes, stepped access routes, common area entrances into the apartments and childcare facility.

People can circulate within the building and use the facilities (e.g. lifts; Part M compliant stairwells; door design and surface finishes in common areas).

People can access the main facilities provided within the development (e.g. childcare unit).

A visitable WC is provided at entry level within each of the apartments and this has been designed in accordance with section

The proposal will be subject to a DAC application (Disability Access Certificate) to the local BCA (Building Control Authority). The requirements of the application as well as any additional requirements/conditions raised by the BCA will be implemented in full in the course of construction of the proposal.

CONSTRUCTION

Kildare County Council shall proceed to detailed design and construction procurement upon completion of the Part 8 Statutory process. The successful contractor shall provide a detailed programme and breakdown of all construction procedures and elements in accordance with current building standards prior to commencement of works. Insurances, traffic management plans, emergency plans, waste disposal plans, and licences to be provided and approved by Kildare County Council prior to commencement.

PRECEDENT PROJECTS

A number of precedent projects were researched and consulted. Their findings helped focus and develop this projects requirement, and considerations to support, promote, and grow local businesses, new graduates, and SME's.

CONCLUSION

This project has a number of unique selling points.

Above and beyond the core objectives for the project set out above, there are a number of additional differentiating features that will uniquely position the project in the context of Monasterevin and the provision of entrepreneurial supports to the fashion and textile design sector. These are as follows:

- A town centre location with direct pedestrian access to the town's wider retail environment
- A strategic location in the centre of Monasterevin
- Adjacent to town centre amenities
- The project will be accommodated by developing the old bank of Ireland building which has significant historic importance in Monasterevin
- Putting a significant derelict building back into use
- Catering very for small and fledgling businesses in a traditional sector with historic importance to County Kildare and Monasterevin
- Access to town centre car parking
- A regional hub which can act as a catalyst for further development of infrastructure and the fashion and textiles sector

There is a strong rationale for the intervention by Kildare County Council such as:

- The project has the potential to impact across a wide range of national, regional, county wide and local strategies and plans
- The project will create a new type of business space which is not available in the area and provide a vehicle for the development of a textiles and sector which has an historic link to Monasterevin and Kildare
- The project will also provide much needed investment in Monasterevin which will help to rebalance some of the socio-economic challenges in the area
- The project has been identified by KCC as a catalyst project for the area which will be one of a number of projects associated with the development of the wider creative industries sector which has historic significance for Kildare
- The project location is strategic within the context of Monasterevin town centre and has the potential to deliver economic inclusion benefits, not least because it is located in an area of high disadvantage and will create a real impact from a regeneration perspective
- A highly visual impact project has the potential to act as a catalyst for additional investment in Monasterevin's town centre
- The project will help drive additional employment possibilities through a provision growth support to the facility users

CONCEPTUAL IMAGERY

PROPOSED FRONT DISPLAY WINDOW



PROPOSED FLEXIBLE OPEN SPACE

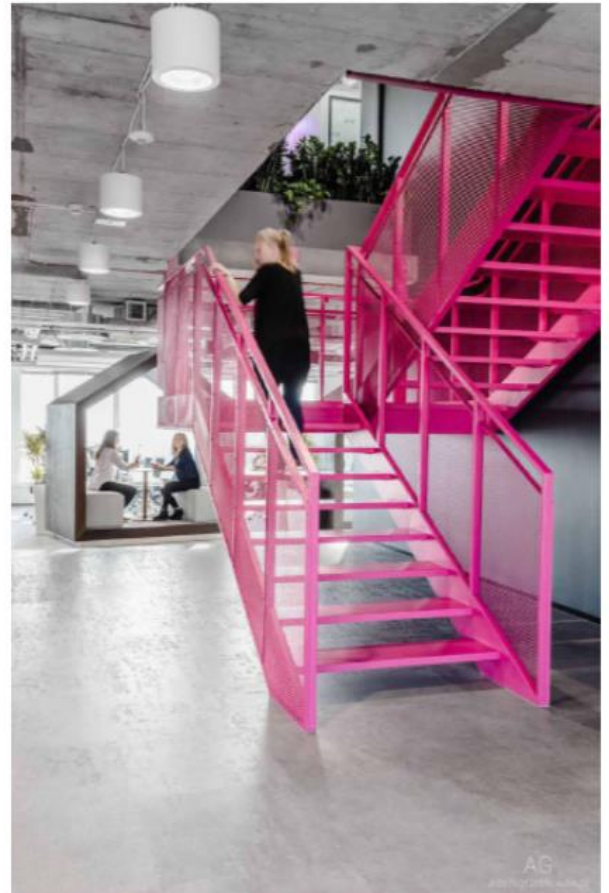




PROPOSED DESIGNER SPACE



PROPOSED CANTEEN & STAIR SPACE



SUBMISSIONS

Submissions with respect to the proposed development may be made in writing to:

Project Manager
Local Enterprise Office,
Kildare County Council,
MERIT,
Devoy Park,
Naas,
Co. Kildare
W91 FE8V

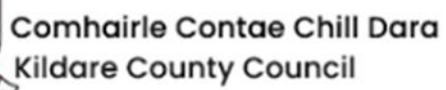
Or online at:

<https://consult.kildarecoco.ie/en/consultation/proposed-monasterevin-fashion-textiles-design-hub-former-bank-ireland-site-dublin-road-monasterevin-0>

on or before 4.00pm on Wednesday 10th December 2024.

Submissions should be headed: **Proposed Monasterevin Fashion & Textiles Design Hub at former Bank of Ireland site, Dublin Road, Monasterevin, Co. Kildare - Part 8 - Planning Ref No. P82024.16**

All comments, including names and addresses of those making submissions in regard to this scheme will form part of the statutorily required report to be presented to the monthly meeting of Kildare County Council. Accordingly, these details will be included in the minutes of that meeting and may appear in the public domain.



 Oifig Fiontair Áitiúil
Local Enterprise Office

PUBLIC