

KILDARE COUNTY COUNCIL



PLANNING DEPARTMENT

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.

Type of Development	Food, Drinks & Skills Innovation Hub
Site Address	Model School, Dublin Road, Athy, Co. Kildare
Development Proposed by	Kildare Local Enterprise Office
Display Period	Plans and particulars on display at the offices of Kildare County Council from Tuesday, 23 rd February 2021. These were also available to view on Kildare County Council's website. Site Notices were erected at the site location on the 23 rd February 2021 Submissions could be made in writing or online on or before 17:00 on Tuesday 6 th April 2021.
Submissions/Observations	No public submissions received.
Part 8 Reference Number	P8 2021 - 03

1. SITE LOCATION & CONTEXT

The subject site is that of an existing former primary school, known as The Model School on the Dublin Road in Athy. The Model School is included in the National Inventory of Architectural Heritage (NIAH) Survey of Buildings, Ref. Appendix, NIAH Record 11506012. B and the building is also listed in the Record of Protected Structures in the Kildare County Development Plan, RPS Ref. AY133

The site is approximately 600m east of Athy Town Centre.

Fig 1 Approx location of site identified in red



2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

Kildare County Council proposes to develop a Food, Drinks & Skills Innovation Hub within the existing Model School. This development will involve the refurbishment and fit-out of the vacant building to provide training, demonstration and shared commercial kitchens, café/meeting area, co-working areas, ancillary sanitary and storage facilities and all associated site works.

The proposed works will include:

- a) Internal alterations and fit-out as training and innovation kitchens, co-working areas, showcase cafe and ancillary facilities.
- b) Installation of new mechanical and electrical services including lift and air intake and extract ventilation units.
- c) External alterations including demolition of lean-to toilet block and latrines in rear yard.
- d) Modification of existing site entrances and formation of new vehicular entrance from Geraldine Road.

e) Siteworks including improvement of service ducts and drainage systems, provision of gas tanks, car parking and associated works, landscaping including modification of ground levels to facilitate universal access to the building.

The area of the site is c. 5,300 sq.m, a little over an acre and a quarter, and the internal floor areas are 797 sq.m at ground level and 216 sq.m at upper level. The extent of the demolitions in the rear yard amounts to c.15 sq.m.

Need for the Scheme

This Part 8 development provides a new Food, Drinks & Skills Innovation Hub. The Project report accompanying the application prepared by Bluett and O'Donohoe Consultants outlines the need and use of the scheme:

"Kildare County Council wish to revitalise the Model School as an Innovation Hub and by so doing to promote community regeneration, skills training and employment in the town and the wider region. The objective is to foster interaction between students and entrepreneurs in a co-working environment which will be underpinned by training and business development.

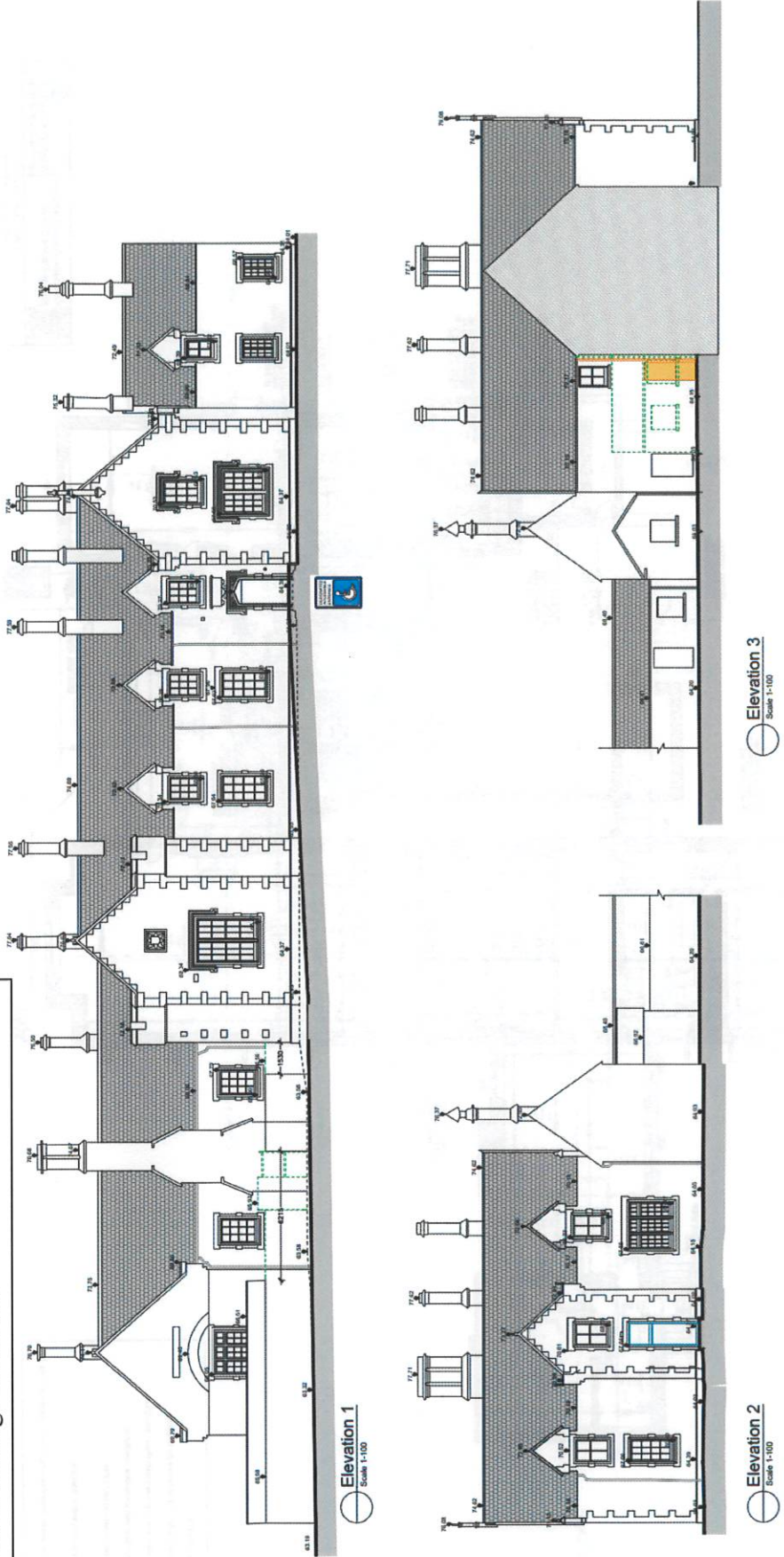
The new accommodation is to include;

- A shared use, licenced, commercial kitchen facility which can be rented by the hour or by the day by small 'start-ups'.
- A professionally managed demonstration kitchen offering culinary skills and hospitality training programmes and traineeships.
- A community cafe to showcase new product development and to act as a central venue to facilitate networking.
- Co-working areas with 'hot-desk' work stations and private meeting room facilities to allow emerging and existing food and food-tech entrepreneurs to come and work, to connect with peers and mentors, and to access specialist resources."

Figure 2 Site Layout Plan



Figure 3: Building Elevations



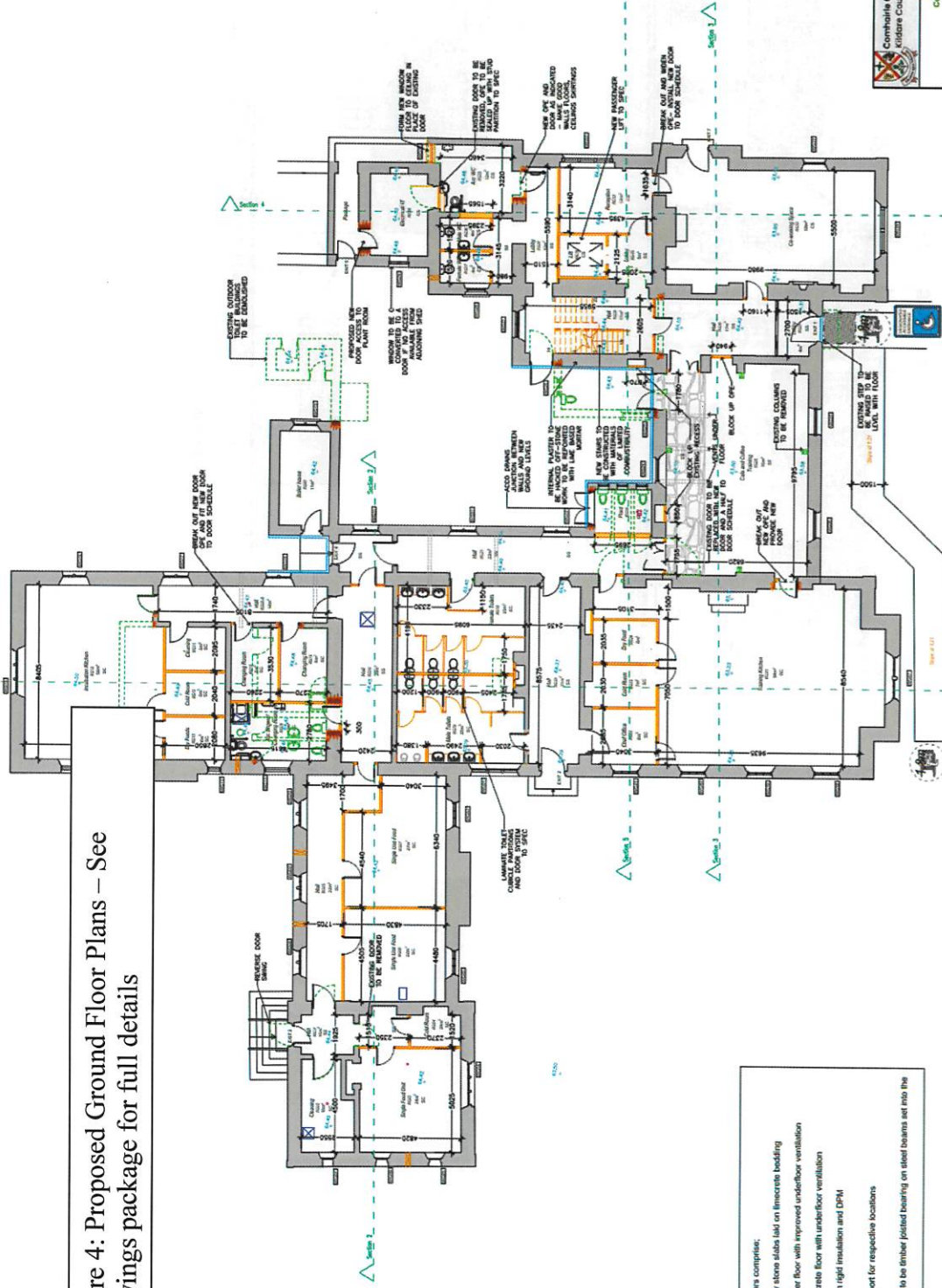


Figure 4: Proposed Ground Floor Plans – See drawings package for full details

New ground floors comprise:
 original and new stone slabs laid on limestone bedding
 suspended timber floor with improved underfloor ventilation
 suspended concrete floor with underfloor ventilation
 concrete floor on rigid insulation and DPM

Ref. Project Report for respective locations

New upper floor to be timber joisted bearing on steel beams set into the existing walls

3. SUPPORTING DOCUMENTS

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

- Project Report and Architectural Heritage Impact Assessment
- An EIAR Screening report
- An AA Screening Statement Report
- Drawings and drawing list (Appendix to this Planning Report)
- Copy of the site notice
- Original newspaper notice

4. BUILT / NATURAL HERITAGE

Built Heritage	The project involves works directly to a protected structure. The consultant architects have outlined their considerations for methodology and design in the Architectural Heritage Impact Assessment. The site is within the Architectural Conservation Area identified for Athy town centre.
Archaeological Heritage	There are no identified archaeological features in the vicinity of the subject site, the potential area of urban archaeology associated with Athy Town Centre is west of the site.
Natural Heritage	No SAC or SPA is in close proximity to the subject site. An Appropriate Assessment Screening Report was completed and Kildare County Council has determined that there is no requirement for a Stage 2 Appropriate Assessment.
Landscape Category	The site is within the Southern Lowlands LCA, which is described as of Class 1, Low sensitivity, defined as 'Areas with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area.'

5. RELEVANT PLANNING HISTORY

None

6. SUBMISSIONS AND REPORTS RECEIVED

Bluett O'Donohoe Architects prepared a 'Part 8 Report and Report on submissions received'. Which has been included in Appendix A.

Submissions

A Submission was received from Birdwatch Ireland welcoming the proposals and recommending the incorporation of Swift Boxes into the proposed development.

There were no other third party submissions received.

Reports

There were 6 reports received from the internal reporting sections of Kildare County Council as follows.

- KCC Energy Team
- Environment Section
- KCC Heritage Section
- KCC Water Services Section
- KCC Roads, Transportation & Public Safety Section
- Environmental Health Officer

All of the Sections had no objections to the proposed development subject to conditions.

7. PLANNING POLICY CONTEXT

Athy Town Development Plan 2012

The site is within the boundaries of the Athy Town Development Plan 2012. The subject site is zoned for 'E – Community and Educational'

"The purpose of this zoning is to provide for and improve community, educational and recreational facilities including, health care, childcare, fire station, courthouse, schools, churches, meeting halls and other, community facilities, ancillary neighbourhood uses and services."

Offices, schools and restaurant are open for consideration and normally permitted in this zoning. See following page for extract of zoning map.

Draft Athy Local Area Plan 2021

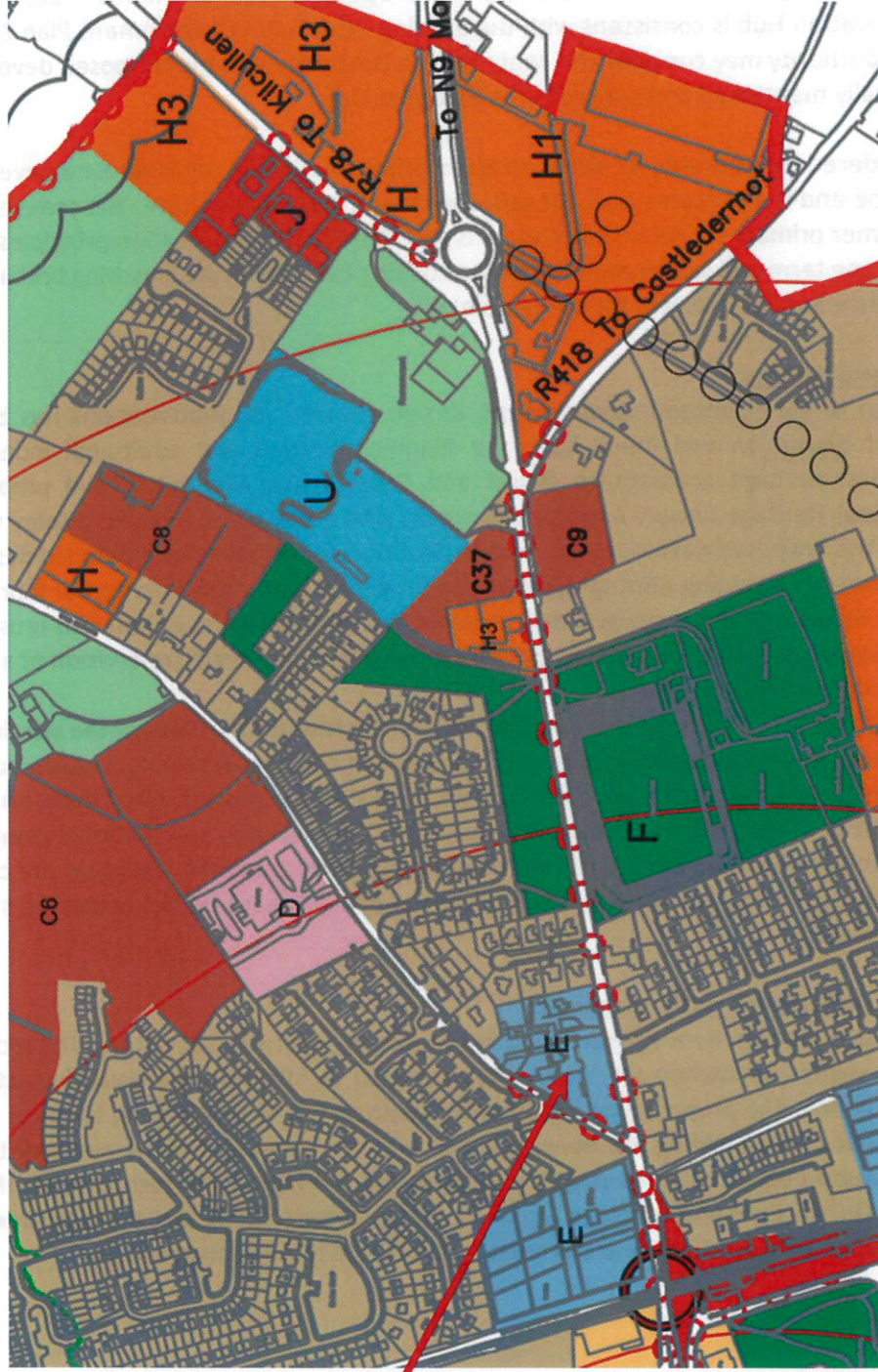
The Draft Plan, currently under consideration, makes specific allowance for Athy Food, Drink and Skills Innovation Hub and promotes the proposal, describing it in Section 6.3.7 as a 'critical' and 'flagship' project, and identifying it as 'a high quality use for what is a prominent historic building and a protected structure in Athy'. Objective EDT1.12 is as follows:

EDTO1.12 Support the development of Athy Food, Drinks and Skills Innovation Hub at the former Model School and support the initiative in its remit to accelerate job creation and create an innovation-rich environment which will facilitate the development of scalable and sustainable food businesses. To support any ancillary education and training activities taking place on the former Model School site.

In the Draft Plan the site is Zoned for Enterprise and Employment, and a note states that "this zoning designation takes into consideration the development of Athy Food, Drinks and Skills Innovation Hub which will be located at the former Model School site. The proposed hub will also have ancillary training and education facilities."

Site

Extract From Zoning Map of Athy Town Development Plan 2012



8. EVALUATION OF PROPOSED DEVELOPMENT

Principle of Development and Compliance with Local and National Policy

This report and Appendices are 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. This report seeks to evaluate whether the proposed development is consistent with proper planning and sustainable development.

Section 7 of this report set out the zoning objectives as per the Athy Town Development Plan 2012 and the Draft Athy Local Area Plan 2021 as applicable to the consideration of this proposed development. It is considered that the proposed development of a Food, Drinks and Skills Innovation Hub is consistent with the existing Athy Town Development Plan 2012. The planning authority may consider the contents of a Draft Plan and the proposed development is specifically mentioned and supported in that plan also.

It is considered that the subject site is an appropriate location in principle for a development of this type and is a welcome and apt reuse for the protected structure. The redevelopment of the former primary school in this manner is consistent with conservation principles as it will ensure a long term and sustainable use of the building into the future, ensuring both its future maintenance and open access for the people of

Architectural Heritage

The design of the proposed development, design choices and interventions has been the subject of discussion and input from the Planning Section and additional independent architectural heritage consultants. Bluett and O'Donoghoe Architects have prepared an Architectural Heritage Impact Assessment report which was put on public display with the details of the proposed development. Section 5 of that report includes a detailed description and assessment, including photographs, of the proposed works required to the fabric of the protected structure. The proposed development is a positive intervention and reuse of the protected structure, all works should be carried out under the direct supervision of a suitably qualified conservation architect.

As well as internal works there are external interventions to the curtilage of the site, including amendments to entrance, the provision of car parking and the necessary inclusion of above ground gas tanks to serve the kitchens that are central to the project. All of these impact the overall setting of the protected structure, however there will also be additional planting and conservation work will be carried out to maintain the railings and the walls that are currently in some disrepair. The net impact of the proposed development on the protected structure will be positive.

Design, Visual Impact, and Landscaping

The proposed development is largely within the existing protected structure. The location of extraction vents and kitchen fittings has been chosen to minimise the visual impact on the existing building. The proposed development is sympathetic to the existing building and the overall layout of the building has been designed with consideration of the needs of the food and innovation hub. The landscaping report prepared by Hayes Ryan recommends the trees along the Dublin road and frontage to the building (Limes/ Cedar and the Yew tree) to be retained in the long term, these trees must be protected during construction.

Residential Amenity

The nearest existing dwellings to the subject site are on the opposite side of the road, north and south of the site. There is an adjoining property that was originally part of the school and a creche operates here. It is considered that the proposed re-use within the existing building will not have an undue impact on the residential amenities of any of the residents of the local area.

Operating Hours

The proposed development will principally operate during the daytime, though some ancillary evening time use is anticipated. It is considered that it is not appropriate to limit the hours of operation of the proposed development.

Traffic

The proposed development includes the provision of dedicate parking and bicycle spaces – bicycle spaces are to be provided in the existing shed. The transportation section has indicated that they have no objections to the proposed developments subject to conditions. These conditions can be included as a general modification with details to be agreed with the transportation section prior to implementation.

Flood Risk Assessment

There is no information available to the planning department that indicates that the site is at risk of flooding or any record available of previous flood events, the proposed used is not classed as 'vulnerable'. Further details are required by the Water Services and these details may be agreed prior to implementation.

EIAR Screening

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in: "Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development" (published by the Department of Environment, Heritage and Local Government in 2003); "Environmental Impact - Assessment of Projects - Guidance on Screening" (published by the European Commission in 2017); "Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment" (published by the Department of Housing, Planning and Local Government in 2018); Kildare County Council, as the Competent Authority, determined that the proposed development at Athy Model School, individually, and in combination with other plans and projects, did not require an Environmental Impact Assessment.

Appropriate Assessment

Having regard to Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000 (as amended), the guidance contained in the document entitled "Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities" (published by the Department of Environment, Heritage and Local Government in 2009) and following an examination of the objective information provided in the Appropriate Assessment Screening Statement prepared by G Tobin, Environmental Consultant, Kildare County Council, as the Competent Authority, determined that the proposed development, individually or in combination with other plans and projects, does not have the potential to give rise to likely significant effects on European sites, their conservation objectives or integrity, and therefore did not require an Appropriate Assessment. Core consideration was the closest European Site, the River Barrow and River Nore SAC, west of the site.

Therefore a Stage 2: Appropriate Assessment will not be required to inform the project appraisal either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Internal Sections

It is noted that the Environment, Water Services, and Transportation section has indicated no objections subject to conditions, these conditions will be included by way of modification. The Environmental Health Officer has indicated that some direction will be given at a later stage in the development.

Public Submissions

There was one submission from Birdwatch Ireland. The incorporation of swift boxes in the development will be required. There were no other public submissions.

Landscaping

Landscaping details consisting of moderate amenity planting has been submitted with the site layout plan, no trees should be removed to accommodate the proposed development.

Construction Management – Noise, Vibration, Dust and Traffic

The Contractor will be required to produce a Construction Management Plan prior to the construction stage which shall be subject to the approval of Kildare County Council.

9. CONCLUSIONS

It is considered that the proposal would be in accordance with the provisions of the Kildare County Development Plan 2017 –2023, and the Athy Town Development Plan 2012, and would therefore be in accordance with the proper planning and sustainable development of the area.

10. RECOMMENDATION

It is recommended to the Mayor and Members of the Athy Municipal District that the proposed development be proceeded with, subject to the modifications set out below.

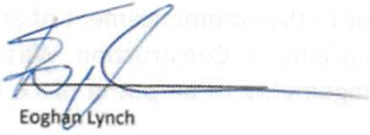
Modifications

1. The proposed development to be carried out in accordance with the plans and particulars placed on public display on 23rd February 2021, except where altered or amended by the following modifications.
2. All works shall be carried out under the direct supervision of a suitably qualified conservation architect and in accordance with the details submitted with the Architectural Heritage Impact Assessment in accordance with best conservation principles.
3. The recommendations contained within the landscaping report prepared by Hayes Ryan shall be carried out in full, any planting shall be completed in the first planting season after the completion of the development. The trees along the Dublin road and frontage to the building (Limes/ Cedar and the Yew tree) shall be retained and these trees, and any other trees scheduled for retention, must be protected during construction in accordance with the recommendations of the landscaping consultant. The removal of

any existing trees, only where necessary, shall only take place outside the closed period between 1st March and end of August.

4. Public lighting will be in accordance with the adopted Kildare County Council Public Lighting Policy.
5. A construction method statement and management plan will be agreed between Kildare County Council and all appointed on-site contractors prior to the commencement of any development on site. The method statement shall include a Construction Waste Management Plan and shall identify the necessary arrangements to be put in place in relation to stockpiling of topsoil and drainage thereof.
6. In the interests of residential amenity the hours of construction on the site will be restricted to Monday to Friday 07:00 to 18:00 and Saturday 08:00 to 14:00, or as agreed in writing in advance with the Planning Department. No construction activity shall be undertaken on Sundays and Bank Holidays.
7. (a) Final details regarding the requirements of the Council's Transportation, Chief Fire Officer, Environment and Water Services Section shall be agreed with the relevant sections prior to the commencement of any on site development works, details shall be recorded on the Part 8 file.
(b) Any additional requirements of the Environmental Health Officer shall be complied with and details recorded on the Part 8 file.
8. (a) Any swift nests or bat roosts on the site be identified and protected during the works.
(b) The Project Design Team and Project Ecologist shall liaise with Birdwatch Ireland to ensure that swift nesting boxes are incorporated into the development in a suitable and effective manner.
9. Interpretation of the history of the Model School be incorporated into the completed development. This interpretation shall be visible and prominent within the public areas of the building on completion. Details of this redevelopment shall also be displayed in the public areas as an important part of the history of the building. Interpretation materials and content shall be agreed in writing with the Conservation Officer and Heritage Officer and put in place prior to the commencement of operation of the development.
10. (a) A Consulting Engineer shall be engaged to carry out the final detailed design of the works, to prepare tender documents and drawings, to assist in the procurement of a Contractor and to assist in the supervision of the works on site.
(b) A detailed design for the proposed works should be submitted to the Planning Authority for approval. Details of the design, traffic management, implementation, costing and phasing of these works should be agreed in writing with the Planning Authority, KCC Enterprise Section, KCC Roads and Athy MD Sections prior to the commencement of the development.
(c) A Stage 2 Road Safety Audit shall be carried out by an independent approved and certified Auditor for the proposed development and the infrastructure works. The RSA recommendations should be incorporated into the detailed design.
(d) A Stage 3 Road Safety Audit shall be carried out by an independent approved and certified Auditor on the completed works including the public lighting being fully operational for the proposed development and the infrastructure works. The

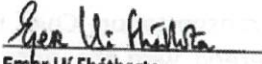
implementation of the RSA recommendations should be incorporated into the detailed design.



Eoghan Lynch

Senior Executive Planner

7th May 2021



Emer Uí Fhátharta

Senior Planner

May 7th 2021



DEPUTY CHIEF EXECUTIVE

7-05-2021

APPENDIX A

**PART 8 REPORT AND REPORT ON SUBMISSIONS RECEIVED PREPARED BY BLUETT
O'DONOHUE**

APPENDIX B
APPROPRIATE ASSESSMENT and EIAR SCREENING DETERMINATION