



**TO: AN CATHAOIRLEACH
& EACH MEMBER OF KILKENNY COUNTY COUNCIL**

**RE: WATERGATE URBAN PARK, PARLIAMENT STREET, KILKENNY CITY
PART VIII PLANNING REFERENCE: PART 8 05/21**

Planning & Development Acts 2000 (as amended) and Part VIII of the Planning & Development Regulations 2001 (as amended)

DATE: 15th February, 2022.

Dear Councillor,

In accordance with Section 179 of the Planning & Development Act 2000 as amended and Part VIII of the Planning & Development Regulations 2001, as amended, Kilkenny County Council hereby gives notice of its intention to carry out the following development:

PART VIII - WATERGATE URBAN PARK, PARLIAMENT STREET, KILKENNY CITY

I attach herewith Report of the Director of Services together with the Planner's Report. I am satisfied that the proposed development is consistent with proper planning and sustainable development of the area and consistent with the provisions of the County Development Plan 2021 – 2027.

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the recommendations made by the Planning and other Service Departments.

Colette Byrne
Chief Executive

KILKENNY COUNTY COUNCIL
Comhairle Chontae Chill Chainnigh,



Part 8

Watergate Urban Park, Parliament Street, Kilkenny City

4th February 2022

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Design Statement

1.0 BACKGROUND

Kilkenny County Council has commissioned PLACE+U to develop the 'Watergate Urban Park'. This project seeks to redefine Watergate Park, Parliament Street, Kilkenny with the provision of a set of flexible spaces that can be configured according to event users, or day to day users, using a combination of fixed and loose furniture to facilitate a change in use.

This development will see the Watergate Park redeveloped to provide an Urban Park. The project aims to provide a thoroughfare for pedestrians and cyclists, linking Abbey Street and Parliament Street with the adjacent Abbey Quarter Development.

2.0 SITE DESCRIPTION

The site is located to the South of the Watergate Theatre, Parliament Street, Kilkenny. The site area measures approx. 1025m² (0.1 hectares). The site rises in an east - west direction from 45m AOD approx. at Horsebarrack Lane to 46.5m AOD at Parliament Street.

It is currently used as a parking facility with a small Urban Park space to Parliament Street. The area for the new carparking is currently a loading dock and grass surfaced area at the rear of the Watergate Theatre which contains a mobile phone infrastructure kiosk which is to be replaced with a smaller unit. The site is bounded to the East and West by Horse Barrack Lane and Parliament Street respectively, with entrances from both the East and West. The boundary on the East is a high wire fence, and on the West brick pillars with metal railings. The North and South boundary is a high rendered blockwork wall. The site is located in an urban area currently undergoing significant regeneration. To the North are the Watergate Theatre, and the Mayfair Library. To the East is the old Smithwick's Brewery. To the South and West are primarily ground floor retail with living quarters on the upper floors, or offices. The building typology in the area is a mix of three storey terraced buildings and the four and five storey Watergate Theatre and Brewery.

3.0 PLANNING HISTORY

The site at Parliament Street, Gardens, Kilkenny has no previous planning applications or planning history.

4.0 DESIGN BRIEF

The Park is designed to be accessible by pedestrians and cyclists with a through route between Horse Barrack Lane and Parliament Street.

The provision for outdoor seating is an important aspect of the scheme. Permanent seating is to be provided that will not impact on the entertainment aspect of the venue, when in use. Consideration is to be given to suitable temporary seating when events are taking place.

While the use of this area is primarily as an outdoor seating space, sheltered areas - such as canopies or similar are to be provided to cater for inclement weather conditions.

The use of the park as an outdoor entertainment area is likely to be sporadic throughout the year, coinciding with festivals and events. A raised stage area is required in order to facilitate outdoor performances. This shall be covered by a roof and have the structural integrity to accommodate temporary lighting and sound equipment. An outdoor power supply that can be used for all potential events in this area is to be provided.

Sufficient public lighting is to be provided to ensure the safe use of the park throughout the whole day. Consideration is to be given to the use of feature lighting and coloured lighting that may enhance the night-time aesthetics and amenity of the park.

The project sees the removal of most of the existing parking provision, but the retention of some parking is to be considered adjacent to Horse Barrack Lane. Future parking provisions should include two e-charging bays, a disabled bay and a small number of short-term spaces, to accommodate customers of the local businesses. The Watergate Theatre has a loading bay to the rear, but this is designed for larger vehicles. Smaller vehicles such as vans often load/ unload from the fire exit that opens onto the car park. A loading bay near this fire exit to facilitate vans is to be considered.

The boundaries of the site will be finished in a manner that is in keeping with the design of the Park. The drainage design for the Park will be in regard to the aesthetic nature of the Park and avoid cumbersome looking infrastructure, such as large gratings and uncamouflaged manhole covers.

5.0 GENERAL DESIGN STRATEGY

The primary objective is to provide an Urban Park, creating a link between Abbey Street and Parliament Street with the adjacent Abbey Quarter Development, for cyclists and pedestrians. Watergate Urban Park also strives to provide outdoor seating for everyday use, as well as selective use for outdoor performances.

Kilkenny County Council is committed to the development of an aesthetic and multi-functional Urban Park, for civic engagement in this area, from people navigating through the site, to people spectating at an outdoor performance. It must have the ability to adapt to changes in use at different intervals, such as times of festivals and performances. It must be welcoming and secure. Visual aesthetic is important in this proposal in all aspects from drainage to planting.

Consultations were held with various festival committees and organisers in Kilkenny, in addition to the management of the adjoining Watergate Theatre. A detailed brief analysis and site analysis process informed the general design strategy and identified the attitude to the site as a whole. This then led to a direct walking/ cycling route through the site, with a slight curve to soften the rigidity of the proposed route. The walking route will differ from the other hard pavement of the park in only the direction of the brick bonding. This sets it apart from the main seating area but only in a subtle way.

The seating area makes use of dynamic seating that can be pivoted around a fixed point, to allow the layout of the site to change, for example in the event of a performance. The seating is designed in such a manner that it cannot inhibit the space of the walking route, leaving the route clear for cyclists and pedestrians at all times. A substantial number of the benches will be age friendly enabled through the addition of back rests and arm rests.

The entrance on the Parliament Street boundary is formed under a canopy that invites people into the site through a set of compression and release spaces, and also functions as a shelter for inclement weather. This canopy is composed of a steel frame structure clad in polycarbonate sheeting, to allow light to filter through. The entrance from Horse Barrack Lane is much more open, allowing for more space for free-flowing furniture in this area. The park will be open and fully accessible at normal times but may be closed off for specific events.

The Park can accommodate a variety of different performance requirements and capacities, both seating and standing e.g. proscenium stage (capacity 75/100) thrust stage (capacity 125/150) and other less formal performance arrangements (capacity 20 to 200).

The boundary treatments of the site on the North side adjoining the Watergate Theatre consists of a six-meter-high timber screen with vertical strip lighting incorporated. This screen aims to provide privacy for the Watergate performers as they make their

way from the backstage area to the proposed outdoor performance area, whilst also screening some of the services that are attached to the Theatre itself that would take from the aesthetic of the site.

The outdoor performance space incorporates the boundary screen into the opening for the stage, meaning when there are no performances on site, the screen is fully closed, giving the affect that it is seamless. The proscenium arch is 6000 x 3700mm with accordion style folding doors, to allow the stage to become part of the park. There is a temporary roof for the thrust stage which protrudes 1500mm from the boundary screen when put in place.

Lighting is incorporated in both the boundary screen and along the South line of the pavement, which is the route through the site. Lighting will ensure the safety of the park users at all times of day. The lighting along the pavement will be of the wand type, in keeping with the contemporary aesthetic of the Urban Park.

On the South boundary, the timber screen incorporates a facility for temporary lighting, and sound equipment for future external events. This boundary treatment also functions as a screen to the rear of the hostel along this site boundary.

The planting and soft landscaping of the site are designed to become micro-habitats for insects and urban birds. The feature tree in the middle of the site functions as both an aesthetic piece and shelter under the canopy.

6.0 TRAFFIC & TRANSPORT

6.1 Access

There is no vehicular access planned as part of the development of the new Urban Park, however as part of the works it is planned to provide new parking at the rear of the Theatre to compensate for parking previously proposed within the Urban Park area as part of the Brewhouse refurbishment project.

Vehicular access to the park for emergency vehicles and servicing will be via Parliament Street & Horsebarrack Lane.

Currently the Watergate Theatre benefits from vehicular access to the rear and side for deliveries and servicing. There is a large concrete loading dock at the rear of the Theatre which facilitates large scale HGV deliveries for touring companies that use the Theatre. This loading dock is used only a few times per year with the HGV reversing (under supervision) from Parliament Street / Irishtown to the loading dock.

The Theatre also benefits from an unloading area within the former carpark, for smaller daily / weekly deliveries by cars, vans and small trucks. As part of the works, it is proposed to maintain these facilities for the Theatre as set out below.

6.2 Parking

As part of the proposals, it is intended to provide a number of parking spaces on the underutilised grass area at the rear of the Theatre. These spaces may for example include 1 no. accessible space, and 9 no. standard short term parking bays, as per the indicative layout on the drawings. Electric Vehicle charging points will not be provided as they are not recommended for short stay parking such as these spaces.

In order to facilitate these works the existing mobile phone kiosk will be replaced by a smaller unit by the operator and the concrete loading dock at the rear of the Theatre, which is not suitable for the Theatre's current needs, will be removed and replaced with a new hydraulically operated folding loading dock.

With these works carried out the new parking area can be developed; the new layout is shown on drawing 0005.

6.3 Servicing/Deliveries

Servicing and delivery facilities will be maintained for the Theatre. Firstly the loading area in the former carpark will be retained within the new Urban Park, the area will be directly accessible from Horsebarrack Lane, where the delivery vehicles will be able to reverse (under supervision) into the loading bay to gain access to the side gate of the Theatre.

An Autotrack Swept Path assessment has been carried for this loading bay to demonstrate that the bay can be accessed safely, this is detailed on drawing 0004 attached.

For the large Theatre set up deliveries, which will occur only a few times each year, the new hydraulically operated loading dock will be deployed, this will require that access to 2 no. of the proposed short term parking spaces will be restricted for a short period while the HGV accesses and parks at the loading dock.

An Autotrack Swept Path assessment has been carried for the HGV access to the loading dock, to demonstrate that the bay can be accessed safely, this is detailed on drawing 0005 attached.

It is anticipated that access to the accessible and EV parking spaces and some of the short-term parking bays can be maintained while the HGV is unloading, this can be seen on drawing 0005.

7.0 STORM WATER MANAGEMENT SYSTEM

7.1 Existing Drainage

There are currently no formal storm water drainage facilities on the site itself, the current park drains via overland flow to Horsebarrack Lane and similarly the load dock at the rear of the Theatre has no formal drainage.

Surrounding the site as part of the Abbey Quarter development in Kilkenny City there are a number of projects currently on site or planned for the near future including the Brewhouse refurbishment and Horsebarrack Lane improvement scheme as well as the future extension and refurbishment of the Mayfair.

As part of these projects new stormwater drainage infrastructure is planned as shown on the attached drawing 0005, this new infrastructure will include a new 150mm dia. pvc pipe at 1:100 laid across Horsebarrack Lane to the rear of the Theatre.

Also included as part of these new works are new ACO M100D and M150D channel drains as shown on the attached drawings.

The new storm water drainage facilities will connect to the existing storm water sewers within the Abbey Quarter site (formerly Smithwick's Brewery) which discharge via an existing interceptor to the adjacent River Breagagh.

7.2 Proposed Storm Water Management

As part of the new park development, it is proposed to implement a Storm water management system that incorporates as much as possible sustainable urban drainage system (SuDS) features.

As part of the storm water management design an assessment of various suds features was carried out, with the following outcomes.

The site due to its urban location, constrained size and extent of existing and proposed structures was not deemed suitable for large scale infiltration via soakaways or infiltration blankets.

The use of rain gardens, filter strips, swales and bio retention areas were also investigated and due to the restrictions imposed on the site, in terms of regarding the site levels for drainage by shallow ESB duct infrastructure (cover to ducts is as low as 100 - 400mm) means that these elements were also excluded.

The remaining suds features that are available and will be incorporated in the park development include permeable paving and storm water attenuation with interception storage.

7.3 Gravity System

There is no pipe network included in the park design, again due to site constraints a system of channel drains has been identified as the most appropriate solution for the gravity drainage system within the Park.

These channel drains have been selected based on manufacturers published data and designed to have sufficient capacity for rainfall events in accordance with the Modified Rational Method, utilising rainfall data for Kilkenny from Met Eireann.

The storm frequency proposed is 1 in 5 year, thereby ensuring an appropriate level of service for the storm drainage system. The time of entry proposed is 4 minutes in accordance with Recommendations for Site Development Works.

The channel drains to be adopted are M100D & M150D ACO (or equivalent) channel drains with slotted inlets. The channel drains will be a combination of constant invert drains laid to falls with the site and also sloping invert drains laid along the boundary with Horsebarrack lane where gradients are shallow.

The channel drain systems will be provided with silt boxes for cleaning and maintenance in accordance with the manufacturers recommendations.

7.4 Attenuation Design

As the site is not deemed suitable for infiltration drainage systems and given that the park area is being upgraded in terms of paving and formal drainage and includes the conversion of a grassed area at the rear of the Theatre, it has been deemed appropriate to include a small scale attenuation system with the drainage designs.

This attenuation system will also help mitigate impacts from the upgraded park drainage on the existing 150mm storm water sewers in the area and prevent overloading of these sewers.

The storm water flow from the attenuation systems will be controlled by means of *hydro brake* flow control devices which will have a maximum outflow equivalent to the green field run off.

The level of outfall from the site has been set at 5l/s which is much less than the existing urban run-off from the site which is estimated at approx. 14 l/s based on rainfall intensity of 50mm/hr.

The storm water attenuation systems will consist of proprietary underground geocellular tank systems fully engineered for silt control, cleaning and maintenance and designed to cater for the volumes associated with the 30-year and 100-year events. Typical details are shown in drawing 0015/0016.

The tank will have a capacity of 11m³ for the 100 year event as shown in the design sheet included with this note.

As part of the stormwater management system and in order to comply with the GDS (Greater Dublin Strategic Drainage Study), it is intended to prevent the first 5mm of rainfall, generated from the park from reaching the public sewers, by providing interception storage.

The attenuation systems will include an isolator row for the interception, storage and infiltration of the first flush from the park as recommended. It is proposed to provide this storage / infiltration capacity in a stone layer provided as part of the attenuation system.

7.5 Permeable Paving

It is proposed that the new parking bays will be provided with a permeable paving system which will be unlined to allow infiltration to ground. A total of 116m² of permeable paving is to be provided.

It has been found that the quality of water discharged from permeable paving is comparable to that discharged from a modern day wastewater treatment plant. The

stone layers and geotextile at the base act as a trickle filter which catches organic matter, silt and loam. Hydrocarbons are digested within the sub-base by a population of naturally occurring microbes.

It has been determined by specialist suppliers that approximately 30% of water entering the permeable paving system is lost through evaporation and will never leave the system in the form of exit water. Furthermore, it is estimated here that an additional 30 - 40% of water entering the permeable paving system shall be lost through soil absorption together with evapotranspiration.

8.0 CONSULTATION PROCESS

8.1 Public Consultation Process

The proposed development at Watergate Park was available for public consultation from Monday November 1st 2021 until Friday November 26th 2021 inclusive. The latest time and date for receipt of submissions on the development was 4.00pm on Friday December 10th 2021.

8.2 Parking Provision / Site Boundary

Parking provision has been increased at the request of Kilkenny County Council to include 10 no. standard short stay parking spaces and one accessible parking space. This has resulted in a minor revision to the Site Boundary to the North of the site, which is incorporated into the latest Part 8 Drawings.

8.3 Submission from NCBI (National Council for the Blind of Ireland)

The submission made by NCBI was reviewed by the design team to ensure that all aspects of the park would comply with best practice, as set out in the following sections.

Comfort Zone & Braille Trail

The detailing of Watergate Urban Park will ensure the continuity of the Abbey Quarter Braille Trail in its hardscape design. The Braille Trail will be integrated into the main route, or thoroughfare, through the site and will help to define the comfort zone. The comfort zone will follow the southern side of the main route through the site, and the Braille Trail will be located along its southern edge. The detailing of the Braille Trail unit will be consistent with the units already in use in the vicinity in both dimensions, design and configuration.

During detail design, consultation with NCBI and / or local user groups will guide the extension of the Braille Trail to direct vulnerable users to features within the space, making the Park more inclusive.

Obstacle Free

The full width of the main route through, including the comfort zone will be maintained free of obstacles during regular, everyday use. Occasionally, during programmed, curated events access to the site will be controlled for all visitors and this main route through will be suspended until the event is over. During these events, the swivel seating proposed as part of the scheme may be unlocked and rotated to occupy parts of the main route space while it's function as a through route is temporarily suspended. After any such event, protocols will be in place to ensure that the main route through is restored to an obstacle-free condition.

Surface Materials

Surface materials for Watergate Park will be consistent with adjacent schemes and will avoid visually confusing patterns and colour selections. In order to tie-in with the proposed paving scheme to Horse Barrack Lane, the main route through the site will use a similar palette of 300 x 100 silver granite paving units in a simple running bond, laid traverse to the direction of travel. The seating area within the Park will use 600 x 200 granite units in a blend of silver and mid-grey to match that used along Horse Barrack Lane. There is a low level of contrast between these two granite colours and the laying pattern will be a simple running bond. All paving units will be specified with slip-resistant finishes avoiding finishes prone to glare in wet or dry conditions.

Street Furniture

There are three types of seating proposed for Watergate Urban Park; seating integrated into a timber island planter, seating integrated to the boundary planting and seating that is designed to pivot to allow for alternative configurations during programmed space events. In addition, there will be a copy covering part of the route through and event space. Other minor site furnishings such as litter bins and fonts will be selected and located at detail design.

All site furnishings will be detailed and specified to ensure adequate visual contrast with the silver and grey granite specified for the surface design. The edges of furnishings will be rounded to mitigate against injury in the event that a pedestrian walks into them. support poles, lighting poles etc. will be designed to stand out visually whether by materials contrast or using conspicuity markings.

Regarding the arrangement of the rotating bench seating, the degree of public access for rearranging these elements can be addressed in consultation with NCBI and other vulnerable user groups during Detailed Design stage.

Signage & Lighting

The detailed design and specification of lighting will be consistent with those in current and future use in the vicinity of Watergate Park. Any signage within Watergate Park will adhere to the signage language and palette of fixtures in use across the Abbey Quarter.

9.0 RECOMMENDATION

Kilkenny County Council's Intention Regarding Proposed Development

Proposed Development: Part 8 Proposal
Watergate Urban Park, Parliament Street,
Kilkenny.

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the recommendations made by the Planning and other Service Departments.

SIGNED




Tim Butler,
Director of Services.



Ian Gardner,
Senior Engineer.

10.0 APPENDICES

APPENDIX A - ATTENUATION DESIGN

	Project: Watergate Urban Park	Calc. Sheet No. , Page 1 of 2	PLACE-URBANISM Anglesea House Anglesea Street Clonmel Co. Tipperary T: + 353 63 612866 E: engineering@place-u.ie W: www.place-u.ie
	Project No: 003	Calculations by MJP	
	Drawing ref. NA	Checked by MJP Date 30.07.21	

ATTENUATION DESIGN -

Design Data:

Station Name: Kilkenny
Annual Rainfall: 826 mm

Allowable Outflow:

Outflow (O) = 5.0 Litres / sec
 Refer to Enclosed Obar Calculations
 Discharge rate is in accordance with GDSOS Criterion 2.1 River Regime Protection

Catchment Details:

Total Area =	1024	(m ²)	⊕
Roof Area =	54	(m ²)	⊕ 95%
Road/Hardstanding =	650	(m ²)	⊕ 80%
Permeable Paving =	116	(m ²)	⊕ 20%
Open Area =	204	(m ²)	⊕ 5%
Effective Area of Catchment (A)	605	m ²	
	0.0605	ha	

Rainfall Data:

Return Period (Yrs)	100 year
Storm Duration (D)	Rainfall (R)
(min)	(mm)
15	23.0
30	29.0
60	36.0
120	43.0
240	51.0
360	58.0
720	70.0
1440	82.0
2880	96.0

Inflow Volume Equation:

Storm Duration (D)	Rainfall (R)	Intensity	Inflow (I)	Outflow (O)	Storage Req'd (S)
(min)	(m ³ /ha)	(mm/hr)	(m ³)	(m ³)	(m ³)
15	253	101.20	15	5	11
30	319	63.80	19	9	10
60	396	39.60	24	18	6
120	473	23.65	29	36	7
240	551	14.03	34	72	8
360	638	10.63	39	108	8
720	770	6.42	47	216	10
1440	902	3.76	55	432	17
2880	1056	2.20	64	864	20

Rainfall (R) includes a 10% provision for climate change as per GDSOS
 GDSOS: Site critical duration storm to be used to assess attenuation storage volume, which satisfies
 Criterion 2.1 for River Regime Protection

Attenuation Volume Required 11 m³

APPENDIX B - EIA SCREENING DETERMINATION

To: Tim Butler, Director of Services

From: Arlene O' Connor, Senior Executive Planner

Proposal: Part VIII proposal – Watergate Urban Park at Watergate Theatre, Parliament Street, Kilkenny.

Re: Environmental Impact Assessment – Screening for Environmental Impact Assessment Report (EIAR).

Planning Legislation:

Planning and Development Regulations 2001-2021, Schedule 5, Part 1 and 2
European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018
Article 75 which amends Article 120 of the Planning and Development Regulations 2001- 2021
Planning and Development Act 2000 – 2021

Characteristics of Project

Under this Part VIII proposal, Kilkenny County Council are proposing to create a new Watergate Urban Park which will provide for:

An urban park, creating a link between Abbey Street and Parliament Street with the adjacent Abbey Quarter Development, for cyclists and pedestrians. Outdoor seating for everyday use will also be provided, as well as selective use for outdoor performances.

The entrance on the Parliament Street side of this urban park is formed under a canopy, composed of a steel frame structure clad in polycarbonate sheeting, to allow light filter through but which can also act as a shelter during bad weather.

Location

The new urban park is proposed on lands immediately adjacent to the Watergate Theatre, to the south, east and north east of the building, bounding both Parliament Street and Horse Barrack Lane. Presently the lands are used as a parking area with a small open space area. There is a mobile phone infrastructure kiosk on the car parking area presently, and this will be replaced with a smaller unit.

Type and characteristics of potential impact

From assessing the documentation associated with the proposed Urban Park, it is considered that the proposed development works are significantly below sub threshold Part 2 activities and having regard to the environmental sensitivities of this area and the potential impacts based on the following environmental factors;

- Population and human health
- Biodiversity, with particular attention to special and habitats protected under the Birds and Habitats Directives
- Land, soil, water, air and the landscape
- Climate
- Interaction between above
- Expected effects from relevant major accidents and / or disasters

it is determined that no Environmental Impact Assessment Report is required.

An Appropriate Assessment Screening report was also carried out by the Planning Authority, in relation to the proposed Part VIII works at the Watergate Theatre, Parliament Street in Kilkenny City and these concluded that significant impacts on any Natura 2000 site cannot be ruled out therefore it was determined that a Stage 1 Appropriate Assessment Screening Report is required in relation to this project.

Conclusion

It is determined that based on the above preliminary examination, there is no real likelihood of significant effects on the environment arising from the proposed development works which are for a new Watergate Urban Park and therefore it is recommended that no Environmental Impact Assessment Report is required for this Part VIII proposal at the Watergate Theatre, Parliament Street, Kilkenny.

Signed: Arlene O' Connor,
Senior Executive Planner,
Kilkenny County Council.
7/9/2021

APPENDIX C - AA SCREENING

Habitats Directive Project Screening Assessment

Table 1: Project Details

Development Consent Type	Part 8
Development Location	Watergate Theatre, Parliament Street, Kilkenny City
Planning File Ref	P.8/5/21
Description of the project	Watergate Urban Park

Table 2: Identification of Natura 2000 sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development. If the answer to all of these questions is no, significant impacts can be ruled out for habitats and bird species. No further assessment is required. Please refer to tables 3 and 4 where the answer to any of these questions is yes.

		Y/N
1	ONE- OFF HOUSE /SMALL EXTENSION/ ALTERATION TO EXISTING BUILDING	N/A
1a	<p>Is the development a one- off house/small extension/alteration to existing building within an SAC/SPA or within 100m of an SAC/SPA and likely to discharge pollutants or nutrients of a significant nature and amount to surface water within catchments of and SAC/ SPA as part of its construction or operational phase (including the installation of waste water treatment systems; percolation areas; septic tanks within SAC/SPA or very close proximity)?</p> <p>If the answer to the above question is: - no, then no appropriate assessment required - yes, then an appropriate assessment is required - not sure, then an appropriate assessment is required in accordance with the precautionary principle</p>	N/A
2	DEVELOPMENTS OTHER THAN THOSE DESCRIBED IN 1 ABOVE	Yes
2a	<p>Impacts On Freshwater Habitats <i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same and does the development propose to discharge water to or abstract water from the habitat?</i></p> <p>Sites to consider: Lower River Suir, River Barrow, River Nore.</p> <p>Habitats to consider: Alluvial Wet Woodland, (Lower River Suir), Dry Heath (some steep slopes along River Barrow and its tributaries) Rivers, Streams, Lakes and Lagoons, Old Oak Woodland, floating river vegetation,</p> <p>Species to consider: River Lamprey, Brook Lamprey, Freshwater Pearls Mussel, Nore Freshwater Pearl Mussel, Crayfish, Twaite Shad, Atlantic Salmon, Otter, Vertigo Moulinsiana,</p>	Yes
2b	<p>Impacts On Wetland Habitats <i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or likely to discharge water to or abstract water from the wetland?</i></p> <p>Sites to consider: Hugginstown Fen, Galmoy Fen, The Loughans, Flood Plain wetlands</p> <p>Habitats to consider: Bogs, Alkaline Fens (Hugginstown and Galmoy), Turloughs (The Loughans)</p>	No

		Y/N
2c	<p>Impacts on Intertidal and Marine Habitats <i>Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and marine habitats and species, or within the catchment of same and likely to discharge water to or abstract water from the habitats.</i></p> <p>Sites to consider: Lower River Suir</p> <p>Habitats to consider: Atlantic Salt meadows, Mudflats, sandflats, saltmarsh, estuary</p> <p>Species to consider: Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater Pearl Mussel, Crayfish, Twaite Shad, Atlantic Salmon, Otter.</p>	No
2d	<p>Impacts On Woodlands And Grasslands <i>Is the development within a Special Area of Conservation whose qualifying habitats include terrestrial habitats, or in close proximity to same with a likely ecological impact?</i></p> <p>Sites to consider: Spa hill and Clomantagh Hill, Cullahil Mountain, River Barrow, River Nore, Lower River Suir</p> <p>Habitats to consider: <i>Alluvial Wet Woodlands</i> (River Nore below Inistioge and River Suir at Fiddown Island and Carrick on Suir), Eutropic tall herb vegetation (River Suir at Fiddown Island and Carrick on Suir), and grasslands (Spa hill and Clomantagh Hill, Cullahil Mountain)</p> <p>Oak Woodlands in old estates next to the Nore and Barrow</p> <p>Species to consider: Greenwinged, Frog and Bee Orchids (Cullahill and Clomantagh Hill), Nettle Leaved Bellflower and Autumn Crocus</p>	No
2e	<p>Impacts On Birds <i>Is the development within a Special Protection Area, or likely to discharge water to same or likely to have another significant impact on the habitats of Birds in same?.</i></p> <p>Sites to consider: River Nore</p> <p>Species to consider: River Nore: Kingfisher (Alcedo Atthis) – Nesting in river banks</p>	No

Table 3: Determination of possible impacts on Natura 2000 sites.

Where it has been identified in table 2 that there is a Natura 2000 site within the potential impact zone of the proposed development, it is necessary to try to determine the nature of the possible impacts. Please answer the following questions as appropriate.

1.	<p>Impacts on designated freshwater habitats (rivers, lakes streams and lagoons).</p> <p><i>Please answer the following if the answer to question 2a in table 2 was yes.</i></p> <p><i>Does the development involve any of the following:</i></p>	
1.1	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	Yes
1.2	Abstraction from surfacewater or groundwater within 1km of SAC/SPA.	No
1.3	Removal of topsoil within 100 m of watercourses with potential for surface water runoff.	Yes
1.4	Infilling or raising of ground levels within 100m of watercourses with potential for surface water runoff.	No
1.5	Construction of drainage ditches within 1km of SAC/SPA.	No
1.6	Construction within a floodplain or within an area liable to flood.	No
1.7	Crossing or culverting of rivers or streams within 1km of SAC/SPA.	No

1.8	Storage of chemicals hydrocarbons or organic wastes within 100 m of a watercourse.	No
1.9	Development of a large scale which involves the production of an EIS.	No
1.10	Development of quarries, particularly where abstraction is below water table.	No
1.11	Development of windfarms within 1km of an SAC or with the risk of runoff to an SAC/SPA, particularly during construction.	No
1.12	Development of pumped hydro electric stations.	No
2	<p>Impacts on designated wetland habitats (bog, heath, marsh, fen).</p> <p><i>Please answer the following if the answer to question 2b in table 2 was yes.</i></p> <p><i>Does the development involve any of the following:</i></p>	
2.1	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge.	N/A
2.2	Construction of roads or other infrastructure on peat habitats within 1km of a Natura 2000 site of which qualifying interests include peat, fen or marsh. (Only Peat habitat at Bruckana – consider Galmoy fen – impact unlikely)	N/A
2.3	Development of a large scale within 1km within a Natura 2000 site, whose qualifying features include fen or marsh, which involves the production of an EIS.	N/A
3	<p>Impacts on designated intertidal and marine habitats (mudflats, sandflats, estuaries, reefs and sea cliffs).</p> <p><i>Please answer the following if the answer to question 2c in table 2 was yes.</i></p> <p><i>Does the development involve any of the following:</i></p>	
3.1	Impacts on intertidal and marine habitats from potential development which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	N/A
3.2	Development of piers, slipways, marinas, pontoons or any other infrastructure within 5km of a Natura 2000 site whose qualifying features include intertidal or marine habitats.	N/A
3.3	Dredging within 5km of a Natura 2000 site whose qualifying features include intertidal or marine habitats.	N/A
3.4	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge.	N/A
3.5	Removal of topsoil or infilling within 100m of Natura 2000 sites whose qualifying features include intertidal or marine habitats where potential for surface water runoff exists.	N/A
3.6	Development of a large scale within 1km of Natura 2000 sites whose qualifying features include intertidal or marine habitats, which involves the production of an EIS.	N/A
4	<p>Impacts on other designated woodlands and grasslands (woodland, upland grassland, lowland grassland, coastal grassland including dunes).</p> <p><i>Please answer the following if the answer to question 2d in table 2 was yes.</i></p> <p><i>Does the development involve any of the following:</i></p>	
4.1	Works within the boundary of a Special Area of Conservation whose qualifying interests include woodland or grassland habitat types.	N/A
4.2	Development within 200m of Natura 2000 site with woodland or grassland habitats.	N/A

4.3	Development of a large scale within 1km of Natura 2000 site with woodland, grassland or coastal habitats which involves the production of an EIS.	N/A
5	Impacts on birds in SPAs	
	<i>Please answer the following if the answer to question 2e in table 2 was yes.</i>	
	<i>Does the development involve any of the following:</i>	
5.2	Erection of wind turbines within 1km of an SPA.	N/A
5.3	All construction works within 100m of SPA (River Nore), including the development of cycle ways or walking routes	
5.4	Infilling of coastal habitats within 500m of intertidal SPA.	N/A
5.5	Works within 1km of coastal SPA which will result in discharges to rivers or streams that are directly connected to designated sites.	N/A

Conclusion: If the answer to question 1 and 2a-e are no or n/a, significant impacts on habitats within Natura 2000 sites and on SPAs can be ruled out. No further assessment is required in relation to habitats or birds. If the answer to any question in table 2 is yes, you may require further information, unless you are satisfied that the project proponents have incorporated adequate mitigation into their design to avoid impacts on the Natura 2000 site (eg water pollution protection measures). Such information should be provided in the form of a Natura Impact Statement which should address the particular issues of concern as identified through the above.

Table 4: Consideration of potential impacts on protected species

Many of our Special Areas of Conservation are designated for species as well as for habitats. These are listed below, alongside the sites for which they are designated. Included is a short list of the types of activities which could have an impact on these species. Please tick if you are concerned that the proposed development could have an impact on these species.

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Otter	River Nore River Barrow Lower River Suir Note: Otters are a strictly protected species. All breeding sites and resting places are protected regardless of whether or not they are within or external to Special Areas of Conservation.	Activities that interfere with river banks.	Yes
Atlantic Salmon	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed;	Yes
River Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed;	Yes
Brook Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed;	Yes
Sea Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality or the river bed – estuarine areas;	Yes

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Twaite Shad	Lower River Suir	Activities that interfere with water quality or the river bed – estuarine areas;	No
Crayfish	Lower River Suir	Activities that interfere with water quality or the river bed;	No
Freshwater Pearl Mussel	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed ;	Yes
Nore Freshwater Pearl Mussel	River Nore	Activities that interfere with water quality, levels or the river bed ;	Yes

Conclusion: If the answer to all of the above is no, significant impacts on species can be ruled out. If the answer to any of the above is yes, then further information is likely to be required in relation to potential for impact on that particular species. Where potential impacts are identified on Otters or on Bats outside designated sites, then further information should be sought in the form of a species specific survey. In these cases, appropriate assessment is not required.

Habitats Directive Screening Conclusion Statement

Development Type	Part 8
Development Location	Watergate Theatre, Parliament Street, Kilkenny City
Natura 2000 sites within impact zone	The site is not within a Zone of Impact of the River Nore SAC.
Planning File Ref	P.8/5/21
Description of the project	
Watergate Urban Park	
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s).	
The Breagagh River, which is directly feeding into the River Nore SAC and SPA, lies approximately 36 metres north / north east of this site boundary. As stormwater drainage is via new infrastructure which will discharge via an existing interceptor to the Breagagh River, the impact on the River Nore needs to be further assessed.	
If there are potential impacts, explain whether you consider if these are likely to be significant.	
N/A	
Conclusion of assessment	
Having regard to the precautionary principle, it is considered that:	
<input type="checkbox"/> Significant impacts can be ruled out or AA not required (if project is directly connected or necessary to Management of Natura 2000 site (determined in consultation with NPWS)).	
or	
<input checked="" type="checkbox"/> Significant impacts are certain, likely or uncertain (cannot be ruled out), Natura Impact Statement (NIS) is required.	
Project must be subject to appropriate assessment.	
Documentation reviewed for making of this statement.	
Appropriate Assessment Guidelines, 2009 / Kilkenny City and Environs Development Plan 2014 – 2020 / Design Statement dated 30 th August, 2021	
Completed By	Arlene O' Connor, Senior Executive Planner
Date	7/8/2021

APPENDIX D - NCBI SUBMISSION

Submission to Kilkenny County Council Re: Watergate Urban Park Proposed Development

By NCBI – Working for People with Sight Loss

Introduction

NCBI (National Council for the Blind of Ireland) is Ireland's national charity working for the rising number of people affected by blindness and vision impairment. At NCBI we are working every day with people of all ages, people with varying degrees of vision impairment and a smaller percentage of people who are blind. Census 2016 figures show that there are currently 54,810 people with sight loss in Ireland and this number is rising [Source: Census (2016) Census 2016 Results: Profile 3 – An Age Profile of Ireland. Available at www.cso.ie]. The demands on our services are increasing as the population ages and the incidence of age-related sight loss escalates.

In the Design Statement for Watergate Urban Park the park is described as a redefining of Watergate Park into an urban park to provide “a set of flexible spaces that can be configured according to event users, or day to day users, using a combination of fixed and loose furniture to facilitate a change in use” (Design Statement, Pg., 3). In addition, the urban park is also being developed “to provide a thoroughfare for pedestrians and cyclists, linking Abbey Street and Parliament Street with the adjacent Abbey Quarter Development” an area that is “currently undergoing significant regeneration” (Design Statement, Pg., 3).

This submission is benchmarked against the European Standards for Accessibility and Usability of the Built Environment; which were approved in November 2020 by the European Standardization Organisations CEN and CENELEC in the interest of best practice. These are the most current standards within a European context. These standards are applicable across the full spectrum of the built environment; and “are relevant to the design, construction, refurbishment or adaptation, and maintenance of built environments including outdoor pedestrian and urban environments” (European Standards for Accessibility and Usability in the Built Environment, Pg. 8). These standards are developed within the context of Universal Design principles to facilitate equitable and safe use for a wide range of people, including people with disabilities.

As the Watergate Urban Park is adjacent to the Abbey Quarter it is imperative for accessibility and consistency that this area is developed

within the same design principles. This will ensure that there is a whole journey or movement approach within the entire area ensuring that this area which is being regenerated is accessibly connected. The development of the area in an equitable way will greatly enhance the area's appeal to people of all ages with varying access requirements for social, economic, cultural and recreational purposes.

This submission will address the following: **(1) Thoroughfare for pedestrians and cyclists; (2) Consistent Ground Surface Materials; (3) Street Furniture (4) Visual and Colour Contrast; (5) Signage and (6) Lighting.**

Thoroughfare for pedestrians and cyclists

In this submission we are working on the assumption that the through route for pedestrians and cyclists is a shared space. We would define a shared space as one where pedestrians share the space with a moving vehicle and this includes pedal bicycles, e-bikes and e-scooters. Within this shared space area where there will be freedom of movement for pedestrians and cyclists; consideration needs to be given to safety, navigation and the needs of people who do not feel safe using a shared space. According to the European Standards for Accessibility and Usability in the Built Environment "Pedestrian priority has to be achieved in any shared space design with safe coexistence for pedestrians, cyclists and motor vehicle drivers" (European Standards for Accessibility and Usability in the Built Environment, Pg. 82).

In developing the thoroughfare consideration needs to be given to the provision of a comfort zone, an area which is designed for dedicated pedestrian use. The installation of a Braille Trail in this comfort zone will greatly enhance accessibility for people with access needs; including people who are vision impaired or blind. A Braille Trail can be described as a pathway of tiles with ridges to indicate the direction of travel along the trail; and tiles with raised dots warn of changes in direction or upcoming hazards. The Braille Trail tiles with ridges are approximately 300mm in width. The Braille Trail is part of the overall design for the Abbey Quarter to provide accessible pathways and the continuation of the Braille Trail into the Watergate Urban Park is essential to ensure equitable access throughout the entire area. This accessible route would also benefit other people with access needs, including those with learning or cognitive impairments. As a wayfinding tool it would highlight the route with its distinctive texture and contrasting colour with the

surrounding paving. It is critical that the 'comfort zone'/dedicated pedestrian pavement is of adequate width for the expected pedestrian density, is continuous between junctions and links with accessible designated pedestrian crossings. There should also be adequate space alongside the Braille Trail to provide an obstacle free route for other pedestrians including those who use a variety of mobility aids. It is imperative that consideration is given to extending the Braille Trail on those routes which connect the Watergate Urban Park with the city centre.

Consistent Ground Surface Materials

To assist people with sight loss in independent movement and way finding there needs to be a consistent use of ground surface materials on any throughfare or comfort zone in the Watergate Urban Park and on the routes that link the area to the broader city centre. This means that in each of these types of areas that the same materials are used to allow for easier identification of an area and its function. Confusion can result where different ground surface materials are used in areas with the same function throughout a scheme; as people with sight loss utilise the recognition of materials and textures underfoot to establish location. All ground surface materials should preferably be in a matt finish to prevent glare from daylight or artificial light; and surfaces should also be slip resistant and not appear to be slippery. Complex or busy patterns in paving should also be avoided as they can cause visual confusion.

Street Furniture

Street furniture, such as the permanent seating which is being planned for the Watergate Urban Park, needs to be of sufficient colour contrast to the base of the seating and to the ground surface material. The permanent seating should also have rounded rather than sharp edges to mitigate against injury if a pedestrian does walk into them. All street furniture should be regular in shape, extend all the way to the ground, and be positioned in a uniform pattern so that vision impaired/blind pedestrians do not unexpectedly come in contact with a piece of street furniture which could result in injury.

Visual and Colour Contrast

People with sight loss benefit from the use of colour contrasting materials to differentiate adjacent surfaces. Colour contrast also assists in identifying key features and their backgrounds such as street furniture,

lighting poles and any other fixed structures on the ground; and the colours used should be non-reflective. Visually contrasting bands on bollards and items such as lighting poles assist with identification, and on tall poles two contrasting bands identifiable from a seated and standing position are required. (European Standards for Accessibility and Usability in the Built Environment, Pg. 68). Some people are unable to identify some or all colours. However as most people, including people with sight loss, can identify light and dark this could be used to achieve visual contrast. High visual contrast is required to facilitate the reading of signs and information. High visual contrast is also required to highlight potential hazards in the environment, such as the edges of steps, the edges of elevated areas such as the stage area, and loading bay(s).

Signage

It is essential that the signage used in the Watergate Urban Park is consistent in design and function to signage in the Abbey Quarter. This is to ensure that people are consistently provided with information regarding directions, orientation and general information about places of interest. In order for signs to be accessible consideration needs to be given to the functional placement of signs, to the size of lettering, the ability of signs to be read easily and to be understood; and the colour of the background and foreground on signs to provide good visual contrast; the inclusion of audio and tactile features on signs to assist with wayfinding and to provide information. Directional and information signage is required to be available in accessible formats and to be located at the start of accessible routes or at junctions where navigational information is required. To enhance access to signs it is important that they are placed where it is possible to get close to them but where, in doing so, other pedestrians are not impeded. Braille and raised tactile signs are accessible when they are positioned at a suitable height and angle to be easily read with a finger; braille should be easily located on a sign, raised, domed and comfortable to touch. In addition, raised tactile letters, figures and symbols should contrast visually with the sign to be easily read and understood. Illumination of signs is important so that signs are recognisable and functional at night. It is important that illumination of signs does not produce glare; and this depends on how the sign is placed, the material and the illumination. In

addition the placement of signs is important so that shadows are not created by lighting. (European Standards for Accessibility and Usability in the Built Environment, Pg. 52- 56.)

Lighting

It is imperative that the Lighting Strategy developed for the Abbey Quarter is extended to include the Watergate Urban Park. This is necessary to ensure a safe environment which allows inter-visibility of all those who use the area. Lighting is critical in assisting with wayfinding in the winter months where the days are shorter, along routes and also at pedestrian crossings. It is critical that lighting is adequate for the nature and activity of spaces and that it highlights the main route(s) for people to follow. It is imperative that "accessible routes have adequate uniform lighting across the whole length and width of the route to ensure safe and easy use of the route in dark conditions and facilitate orientation and wayfinding". (European Standards for Accessibility and Usability in the Built Environment, Pg. 64). Increased illumination is required at junctions, to illuminate street furniture and other fixed structure; and to highlight other areas where individuals' safety may be at risk. In addition, care needs to be taken to minimise glare while maximising contrast.

Conclusion

The submission covers essential elements of design which are required within the Watergate Urban Park to facilitate equitable and safe use of the space for people who are blind or vision impaired, ensuring such individuals can freely participate in the economic, cultural and social life of the city. This is essential in order to facilitate freedom of movement for all individuals regardless of access needs in this area of the city which is undergoing extensive regeneration. The implementation of these design principles is an opportunity to extend best practice beyond the Abbey Quarter Urban Park and Street, and will benefit Kilkenny residents and visitors, and support local economic activity and the tourism industry.

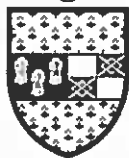
Submission prepared by: Geraldine Coyle, NCBI. Contact Details: geraldine.coyle@ncbi.ie National Call Number: 1800 911 250.

Further Information: Chantelle Smith, National Access and Mobility Manager, NCBI. Contact Details: hello@possibilitylab.ie National Call Number: 1800 911 250.

APPENDIX E - PLANNER'S REPORT

Item	Description	Value	Category
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Comhairle Chontae Chill Chainnigh
Kilkenny County Council
Planning Report



To : Tim Butler, Director of Services

From: Arlene O' Connor, Senior Executive Planner

Date: 11/1/2022 **Part VIII Ref:** P8/05/21

Re: Planning report on proposed Watergate Urban Park, Watergate Theatre, Parliament Street, Kilkenny City.

Part VIII Proposal

The proposal is for a redevelopment of the Watergate Park to an Urban Park. This Park will have the provision of a set of flexible spaces that can be configured according to event users, or a day to day usage, using both fixed and loose furniture to facilitate this change of use. The project also aims to provide a throughfare for pedestrians and cyclists, linking Abbey Street and Parliament Street with the adjacent Abbey Quarter Development.

Zoning

The site falls within a zoning of '*General Business*', within the Kilkenny City and County Development Plan 2021 – 2027, with an objective to provide for general development. The Permissible Uses as defined under Section 2.9.5 of the City and County Development Plan are dwellings, retailing, retail warehousing, wholesale outlets, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, halting sites, hotels, motels, guest houses, clubs, private garages, open spaces, public service installations, medical and related consultants, restaurants, public houses, coffee shops / cafes, petrol stations, car parks, halls or discotheques and other uses as permitted and open for consideration in residential zoning.

Uses also outlined in the Abbey Quarter Masterplan and Urban Design Code within the Abbey Quarter Area.

Those uses open for consideration are open space, workshop or light industry.

Thus this Urban Park would fall under an open space and is therefore acceptable on this zoned land.

Heritage

Protected Structure – None in the immediate area.

Recorded Monument – None on or immediately bounding the site.

ACA – The site falls within the city centre Architectural Conservation Area.

SAC – The site is approximately 35 metres from the Breagh River to the north west, a feeding tributary of the River Nore cSAC, which lies due east of this site.

pNHA – The site is not within any pNHA.

Zone of Archaeological Potential - The site is located within the Zone of Archaeological Potential, 'KK019-026 City', established under the National Monuments Act.

EIA Conclusion

A preliminary examination of the nature, size and location of the proposed development has been carried out which determines that there is no real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that an Environmental Impact Assessment Report (EIAR) is not required.

AA Screening

The Planning Authority as the competent authority carried out an Appropriate Assessment Screening Report on this application. This concluded that as stormwater drainage is via new infrastructure which will discharge via an existing interceptor to the Breagh River, the impact on the River Nore needs to be further assessed.

The Design Statement for this proposal states in Section 7.1 that as part of this project and collectively with projects planned or permitted on adjacent lands, i.e. the Breagh refurbishment and Horsebarrack Lane improvement scheme, a new 150mm dia. pvc pipe will be laid across Horsebarrack Lane to the rear of the Theatre. Presently there are no formal storm water drainage facilities on the site itself with the current park and the loading dock at the rear of the Theatre draining via overland flow to Horsebarrack Lane. Thus this scheme will be improving drainage in this area for an existing flow, rather than increasing loading on drainage facilities in this area.

Relevant Planning Policy and Guidelines

Kilkenny City and County Development Plan 2021 – 2027

Planning History

P.00/990137 – Permission granted to the Watergate Theatre Ltd for a new extension and associated site works.

Pre-Planning Advice

The following was advisable in relation to the future proposal for the Watergate Urban Park;

- The site layout plan should indicate clearly lighting proposed through the park, surface water drainage details and full specifications of all hard and soft landscaping.
- The Breagh River, which is directly feeding into the River Nore SAC and SPA, lies approximately 36 metres north / north east of this site boundary. As stormwater drainage is via new infrastructure which will discharge via an existing interceptor to the Breagh River, the impact on the River Nore needs to be further assessed in an Appropriate Assessment Screening Report by a qualified ecologist.
- Due to the site being within the City Centre Architectural Conservation Area, an Architectural Heritage Impact Assessment (AHIA) is required along with a Visual Assessment of the proposed development, assessing the impact of this proposal on the ACA within which it is located. This AHIA should be carried out by a Conservation Architect.
- Due to the site being in the Zone of Archaeological Potential, 'KK019-026 City', established under the National Monuments Act, it is recommended that an archaeological assessment is carried out in relation to this proposal.
- A photomontage of how the proposed Urban Park will present itself on this site would be beneficial with the Part 8 application.

Third Party Submissions

This Part VIII proposal was placed on public display from Monday 1st November, 2021 to Friday 10th December, 2021 and 1 submission was received during this timeframe.

National Council for the Blind of Ireland (NCBI)

This submission addresses several areas such as the thoroughfare for pedestrians and cyclists, consistent ground surface materials, street furniture, visual and colour contrast, signage and lighting. This submission talks about this being a shared space area, but consideration needs to be given to safety, navigation and the needs of people who do not feel safe using a shared space. Suggestions as to a Comfort Zone and a Braille Trail within this zone is suggested and that this zone be an obstacle free route for those with mobility issues.

Consistent ground surface materials are also suggested, rather than complex or busy patterns of ground surface, which can cause visual confusion.

All street furniture needs to be design with visually impaired / blind persons in mind, so as to prevent injury.

High visual contrast is required to facilitate the reading of signs and information as well as allowing persons with visual impairment to highlight potential hazards in the environment.

Lighting is important within this space to allow accessible routes with safe and easy use in dark conditions and facilitating orientation and wayfinding.

Internal and External Departmental Submissions

Roads – No objection to this proposal, subject to conditions.

Conservation Officer – Supports this proposal, subject to a condition regarding the works being overseen by an Archaeologist, due to the site being within the zone of archaeological potential in Kilkenny City.

Department of Housing, Local Government and Heritage – No report received.

Environment – No report received.

An Taisce – No report received.

Assessment

This proposal is to redevelop the Watergate Park into an Urban Park. The use is proposed primarily as an outdoor seating space with sheltered areas to be provided to cater for inclement weather conditions. The use of the Park as an outdoor entertainment area will also be utilised sporadically throughout the year, coinciding with festivals and local events. A raised stage area is required in order to facility outdoor performances and this will be covered by a roof and will be such that it could accommodate temporary lighting and sound equipment. An outdoor power supply that can be used for all potential events in this area will also be provided.

This park will have the provision of a set of flexible spaces that can be configured according to event users, or a day to day usage, using both fixed and loose furniture to facilitate this change of use.

Presently the site is a small urban park space with parking facilities also and a mobile phone infrastructural kiosk is also present. The site bounds Horse Barrack Lane and Parliament Street. The project aims to provide a thoroughfare for pedestrians and cyclists, linking Abbey Street and Parliament Street with the adjacent Abbey Quarter Development.

The entrance to Parliament Street will have a canopy to allow for a shelter for inclement weather but the entrance from Horse Barrack Lane will be more open. The boundary on the northern side of the site will be a 6 metre high timber screen with vertical strip lighting incorporated.

On the southern boundary, the timber screen will incorporate a facility for temporary lighting and sound equipment. This boundary will screen the rear of the existing hostel along this boundary.

As part of the proposal the unloading area within the car park will be maintained and it is intended to provide a number of parking spaces in the underutilised grass area to the rear of the Theatre, namely 1 no. accessible space, 2 no. EV charging spaces and 5 no. standard short term parking bays (10). In order to carry out such works, the existing mobile phone kiosk will be replaced by a smaller unit and the concrete loading dock behind the Theatre will be removed and replaced with a new hydraulically operated folding loading dock. In relation to servicing and delivery facilities for the Theatre, an Autotrack Swept Path Assessment has been carried out for this the new loading bay.

In relation to existing drainage, the current park drains via overland flow to Horse Barrack Lane as does the loading dock to the rear of the Theatre. New stormwater drainage infrastructure is planned to serve existing permitted developments in the immediate vicinity of this site and it is proposed that a new 150mm dia. Pvc pipe at 1:100 will be laid across Horse Barrack Lane to the rear of the Theatre. These new stormwater drainage facilities will benefit this site and connect to the existing storm water sewers within the Abbey Quarter site which discharge via an existing interceptor to the adjacent River Breagagh. The stormwater management system for this site will incorporate as much as feasible SuDS (Sustainable Urban Drainage System).

A small attenuation area is proposed in what is a grassed area to the rear of the Theatre, designed to cater for the volumes of stormwater associated with 30 year and 100 year events. The tank will have a capacity of 11m³ for the 100 year event.

A submission from the National Council for the Blind was received and the points raised have been noted. The current practice is that all public realm works undertaken in the City by Kilkenny County Council conform to universal design standards and this deals with the accessibility issues raised.

The Conservation Officer requests that all works be overseen by an archaeologist due to the site being in an Architectural Conservation Area and in the Zone of Archaeological Potential in the city and this can be a condition of this Part 8.

The Roads Design Office request that a Construction and Traffic Management Plan of the proposed development be implemented during the construction phase and public lighting be LED technology, with lighting columns set a minimum of 450mm from the edge of any shared surface. All roadmarkings and signage should be in accordance with the Traffic Signs Manual, 2019 and the proposed pivot seats should be positioned that they cannot encroach the pedestrian and cyclist routes on the southern side of the park. A Road Opening Licence is also required in respect of all works affecting the public road. It is also requested that the detailed layout at the interfaces of the proposed development with the public road be subject to agreement with the Area Engineers office. These can be a term of condition of this Part 8 project.

In relation to the redevelopment of this underutilised space to an Urban Park with the potential of thoroughfares from Parliament Street to Horse Barrack Lane and to the Abbey Quarter Site as well as having the potential to create a vibrant usable space which can hold different events, the Planning Authority look favourably upon this redevelopment project in Kilkenny City.

Recommendation

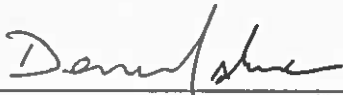
The Planning Authority recommend that this Part 8 application for the proposed Watergate Urban Park, Watergate Theatre, Parliament Street, Kilkenny City, be approved by Kilkenny County Council, subject to the following requirements.

1. All groundworks, any new foundations and drainage works shall be overseen by an Archaeologist working under licence from the National Monument Service.
2. A Construction and Traffic Management Plan for the proposed development shall be implemented during the construction phase
3. Public lighting shall be LED technology, with lighting columns set a minimum of 450mm from the edge of any shared surface.
4. All roadmarkings and signage shall be in accordance with the Traffic Signs Manual, 2019.
5. The proposed pivot seats shall be positioned that they cannot encroach the pedestrian and cyclist routes on the southern side of the park.
6. A Road Opening Licence is required in respect of all works affecting the public road.
7. The detailed layout at the interfaces of the proposed development with the public road shall be subject to agreement with the Area Engineers office.



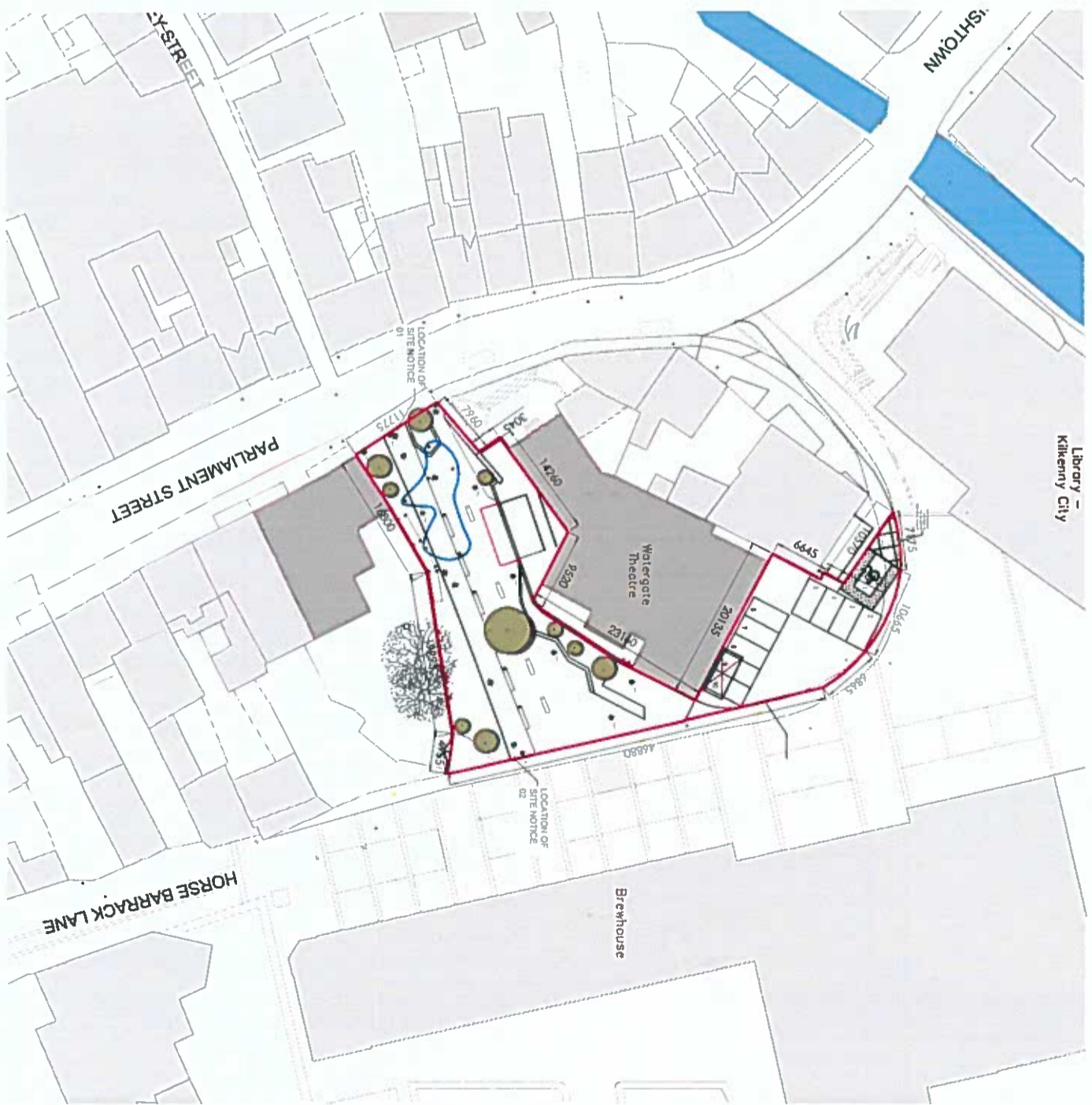
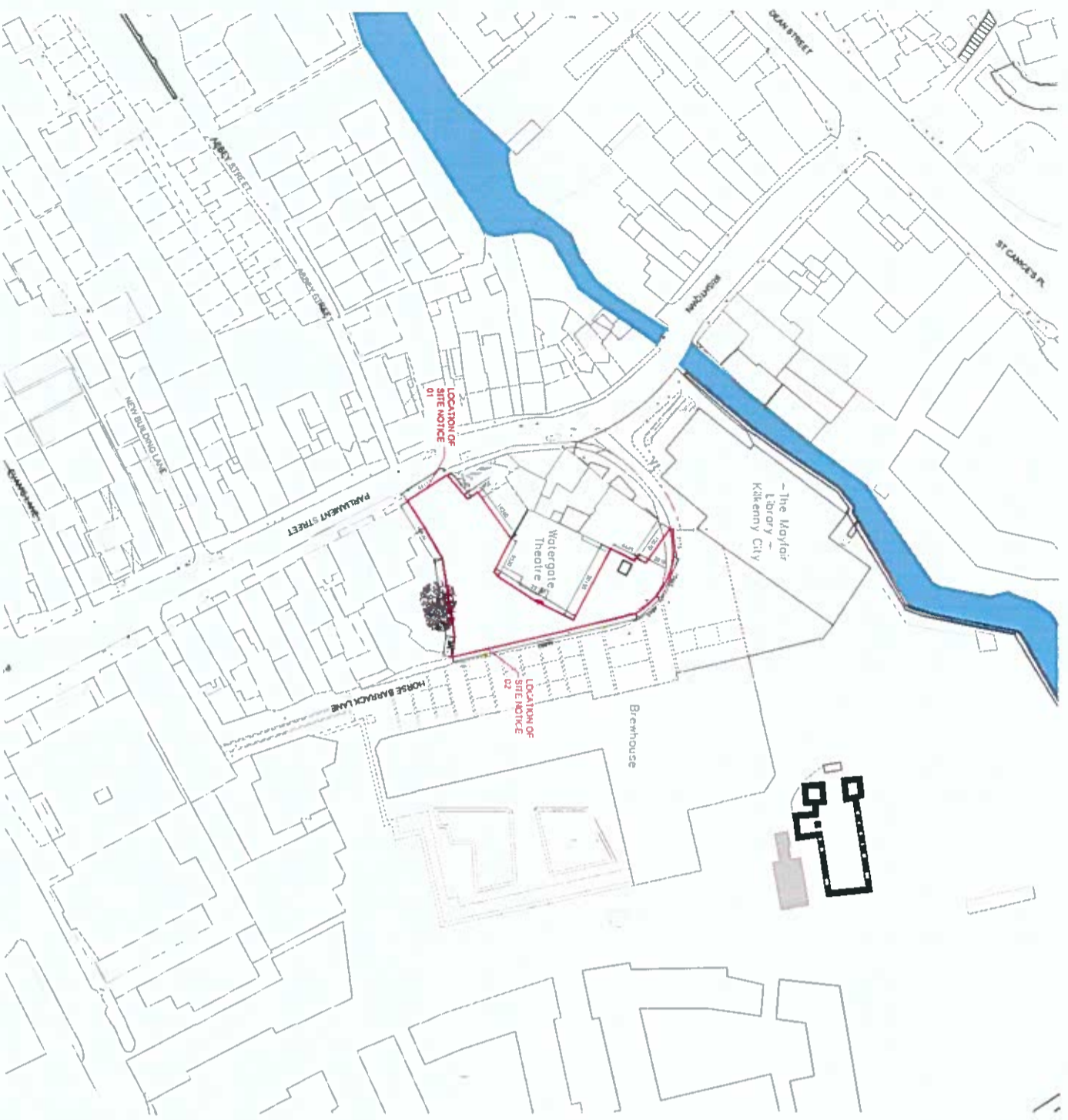
Senior Executive Planner

Date: 24/1/'22



Denis Malone, Senior Planner

Date: 25/1/'22



1:1000

Site Location Map (Scale 1:1000)

Site Boundary

PROJECT INFORMATION	
PROJECT NO.	001
DATE	20/08/21
PROJECT NAME	Watergate Theatre Park
CLIENT	Kilkenny City Council
PROJECT LOCATION	Watergate Theatre, Kilkenny City
PROJECT TYPE	Site Plan
PROJECT STATUS	Final Design
PROJECT VALUE	€1,000,000
PROJECT RISK	Low
PROJECT COMPLEXITY	Medium
PROJECT URGENCY	High
PROJECT SCHEDULE	12 Weeks
PROJECT TEAM	PLACE+U
PROJECT CONTACT	John O'Connell
PROJECT PHONE	087 911 1111
PROJECT EMAIL	john@place+u.ie
PROJECT WEBSITE	www.place+u.ie
PROJECT ADDRESS	100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

PROJECT NO.	001
DATE	20/08/21
PROJECT NAME	Watergate Theatre Park
CLIENT	Kilkenny City Council
PROJECT LOCATION	Watergate Theatre, Kilkenny City
PROJECT TYPE	Site Plan
PROJECT STATUS	Final Design
PROJECT VALUE	€1,000,000
PROJECT RISK	Low
PROJECT COMPLEXITY	Medium
PROJECT URGENCY	High
PROJECT SCHEDULE	12 Weeks
PROJECT TEAM	PLACE+U
PROJECT CONTACT	John O'Connell
PROJECT PHONE	087 911 1111
PROJECT EMAIL	john@place+u.ie
PROJECT WEBSITE	www.place+u.ie
PROJECT ADDRESS	100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

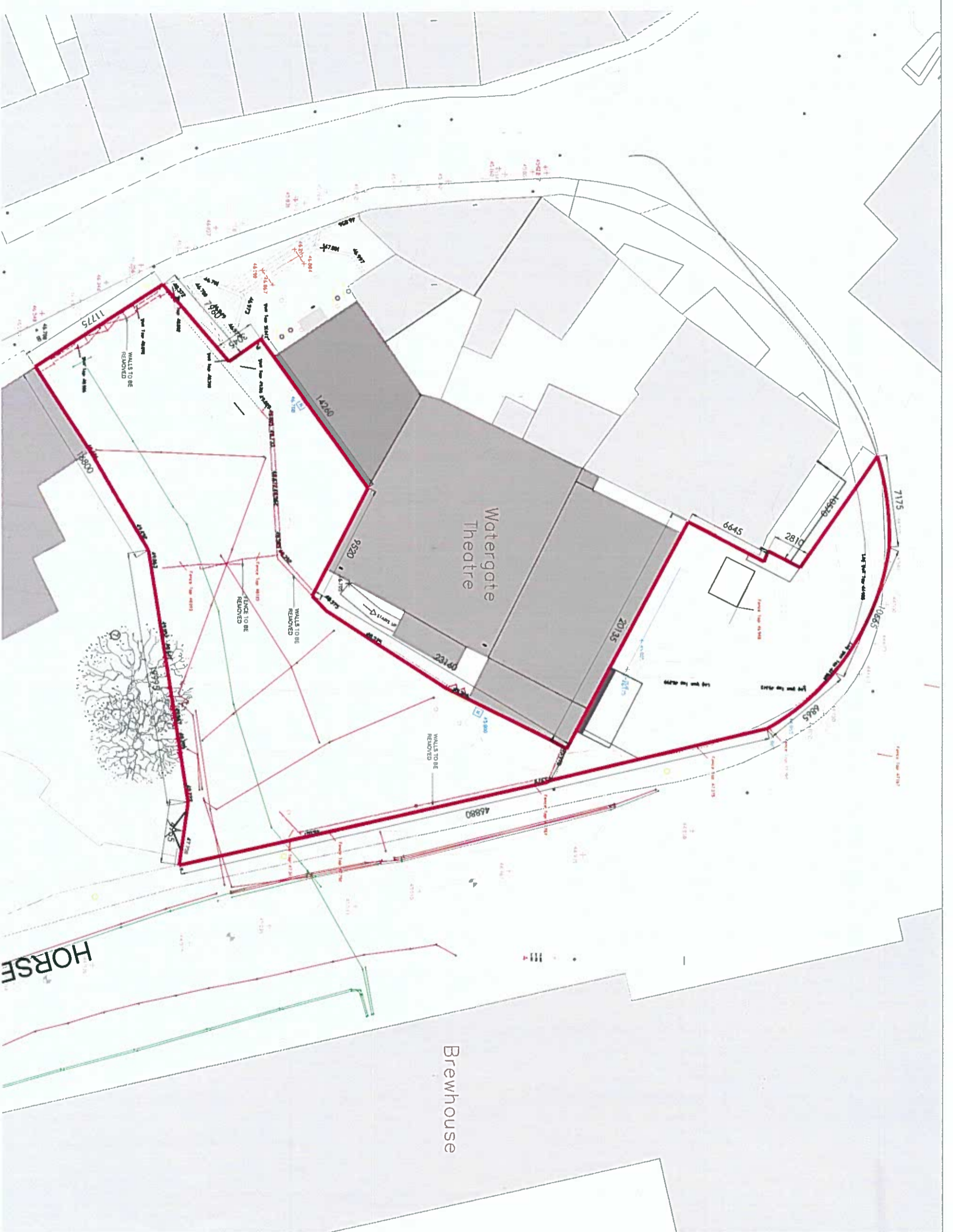
1:500

General Site Plan (Scale 1:500)

Extent of Proposed Works

Site Area - 1028.18 m²

PROJECT NO.	001
DATE	20/08/21
PROJECT NAME	Watergate Theatre Park
CLIENT	Kilkenny City Council
PROJECT LOCATION	Watergate Theatre, Kilkenny City
PROJECT TYPE	Site Plan
PROJECT STATUS	Final Design
PROJECT VALUE	€1,000,000
PROJECT RISK	Low
PROJECT COMPLEXITY	Medium
PROJECT URGENCY	High
PROJECT SCHEDULE	12 Weeks
PROJECT TEAM	PLACE+U
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Key:

- 1 Covered Outdoor Stage Outdoor performance area for Watergate Theatre, with access to the main theatre. Access route covered by a 6000mm timber screen to the stall.
- 2 Planter. Planted with wild flowers, secondary function as a seating area.
- 3 Canopy. Early fixed canopy creates an enclosure to the site and functions as a shelter for people using the seating area.
- 4 Paved walking/cycling route through the site.

- 5 Dynamic Seating. Paved from a single point allowing the formation of the seating arrangement to change. Seating can be arranged so the audience can sit next to each other in groups, and also direct their vision when performers are taking place.
- 6 Lightbulb. Sound housing incorporated into the boundary treatment.

- 7 Existing cherry tree.
- 8 Existing incorporated into boundary screen, between timber members.
- 9 Existing wall of Watergate Theatre, proposed mural position.
- 10 Wild flower planting on green areas.

- 11 Asphalt high surface areas. Separating off the boundary at the Watergate Theatre, and the location on the adjacent site.
- 12 Protection with concrete for stage area. Dimensions 6000x3000mm.
- 13 Temporary canopy for most stage. Extends 3000mm from protection arch.
- 14 Temporary thrust stage. Used for extra performances.

- 15 Existing scheme to support pedestrian and urban birds.
- 16 Paved with a/c cycle route.
- 17 Paved with a/c Regaining W&V Seating.
- 18 Paved seating area.
- 19 Canopy.
- 20 Stage.
- 21 Vegetation.

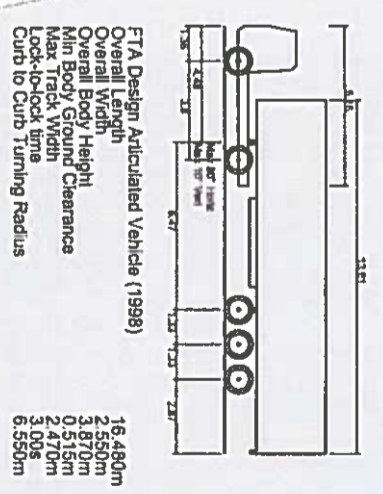
- 22 Protected Wall.
- 23 Kerbed Back wall.
- 24 Site Boundary.
- 25 6000mm high wood screen.

- 26 Boundary line.
- 27 Demolished Structures.
- 28 Ennel Underground Line.
- 29 ESB Underground Line.

- 30 Existing Site Plan (Scale 1:200).



PROJECT INFORMATION		PROJECT NAME		PROJECT NUMBER	
DATE	02/02/21	PROJECT NUMBER	0002	SCALE	1:200
CLIENT	Watergate Theatre Park	PROJECT NUMBER	0002	SCALE	1:200
DESIGNER	PLACE+U	PROJECT NUMBER	0002	SCALE	1:200
APPROVED BY	[Signature]	PROJECT NUMBER	0002	SCALE	1:200
DATE	02/02/21	PROJECT NUMBER	0002	SCALE	1:200



Brouhouse

Key

- 1 Covered Outdoor Stage - Outdoor performance area for Watergate Theatre, with access to the main theatre access route covered by a 6000mm timber screen to the pub
- 2 Plaster finished with wall flowers, secondary function as a seating area
- 3 Canopy - Party glass canopy creates an entrance to the site and functions as a shelter for people using the seating area
- 4 Fixed walking/cycling route through the site
- 5 Dynamic seating, built from a single point, allowing the formation of the seating arrangements to change. Seats can be arranged as the audience can sit next to each other or grouped, and also direct their vision when performances are taking place
- 6 Lighting - Shade housing incorporated into the boundary treatment
- 7 Existing birch tree
- 8 Lighting incorporated into boundary screen, between timber members
- 9 Existing wall of Watergate Theatre - pre-cast masonry solution
- 10 Wind break planting on green areas
- 11 6000mm high timber screen - Screening off the boundary of the Watergate Theatre, and the access to the adjacent site
- 12 Protection with opening for stage area dimension 6000x17000mm
- 13 Temporary canopy for three stage - formed 3000mm from perimeter with
- 14 Temporary metal stage - Used for extra performance space
- 15 Placing timber to support pole and/or timber
- 16 Spine rack seating
- 17 Baked walking/cycle route
- 18 Retaining wall - Seating
- 19 Fixed seating area
- 20 Projected V.I.S.A.s
- 21 Canopy
- 22 Handrail - Back wall
- 23 Stage
- 24 Site boundary
- 25 Vegetation
- 26 6000mm high wood screen





SITE BOUNDARY
ACCESS TO
ACCESS TO
ACCESS TO

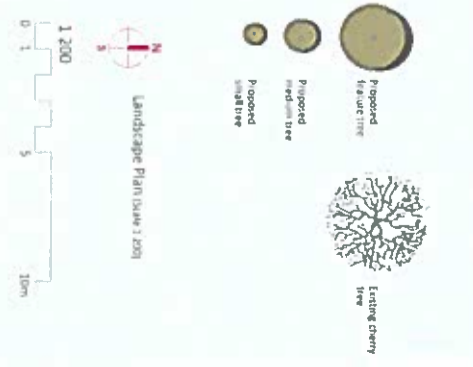
Watergate
Theatre

Brouhouse

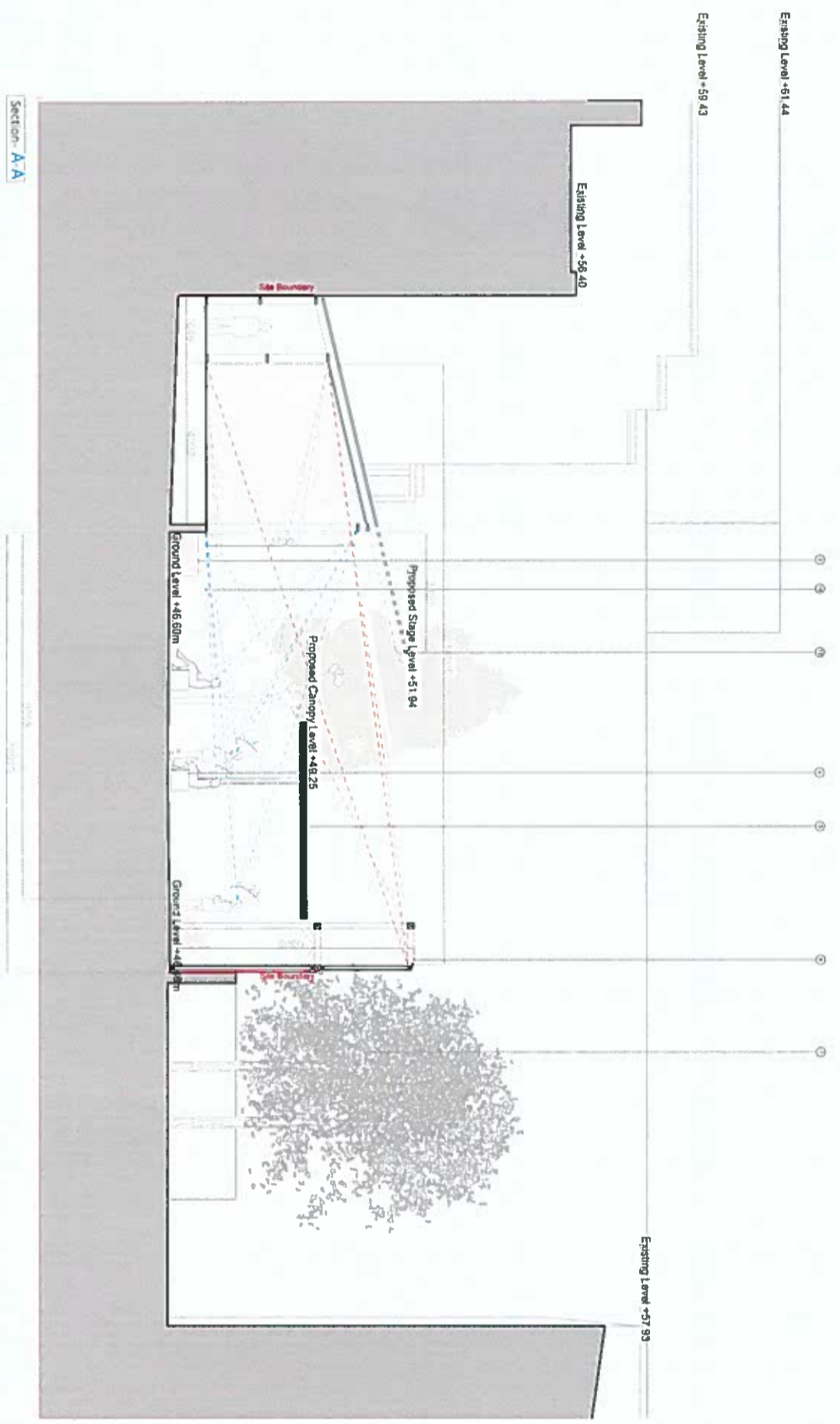
HORS

Key:

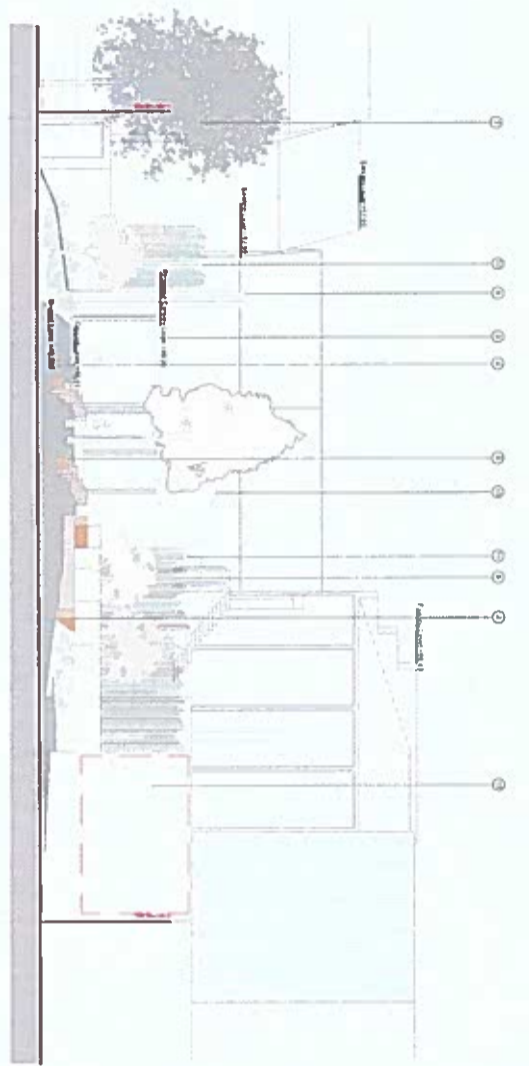
- 1 Covered Outdoor Stage - Outdoor performance area for Watergate Theatre, with access to the main theatre. Access route covered by a 6000mm timber screen to the south.
- 2 Paving finished with wet hewn, secondary function as a seating area.
- 3 Canopy. Paving finish canopy creates an entrance to the outdoor stage as a shelter for people using the seating area.
- 4 Paved walking/cycling route through the site.
- 5 Dynamic seating areas from a single point, allowing the formation of the seating arrangements to change. Seats can be arranged so the audience can sit next to each other or group, and also direct their vision when performance is taking place.
- 6 Lighting/Sound housing incorporated into the boundary treatment.
- 7 Existing cherry tree.
- 8 Lighting incorporated into boundary screen, between timber members.
- 9 Existing wall of Watergate Theatre, preserved mural position.
- 10 Wild flower planting on green areas.
- 11 6000mm high timber screen. Screens off the boundary of the Watergate theatre, and the hedges on the adjacent site.
- 12 Protection arch opening for stage area. Dimensions 6000x3000mm.
- 13 Temporary canopy for music stage. Length 3000mm from protection arch.
- 14 Temporary board stage. Used for extra performance state.
- 15 Planting scheme to support pollinators to wild urban birds.
- 16 Paved walkway/cycle route.
- 17 Paved seating area.
- 18 Existing cherry tree.
- 19 Proposed mature tree.
- 20 Proposed sapling.
- 21 Existing cherry tree.



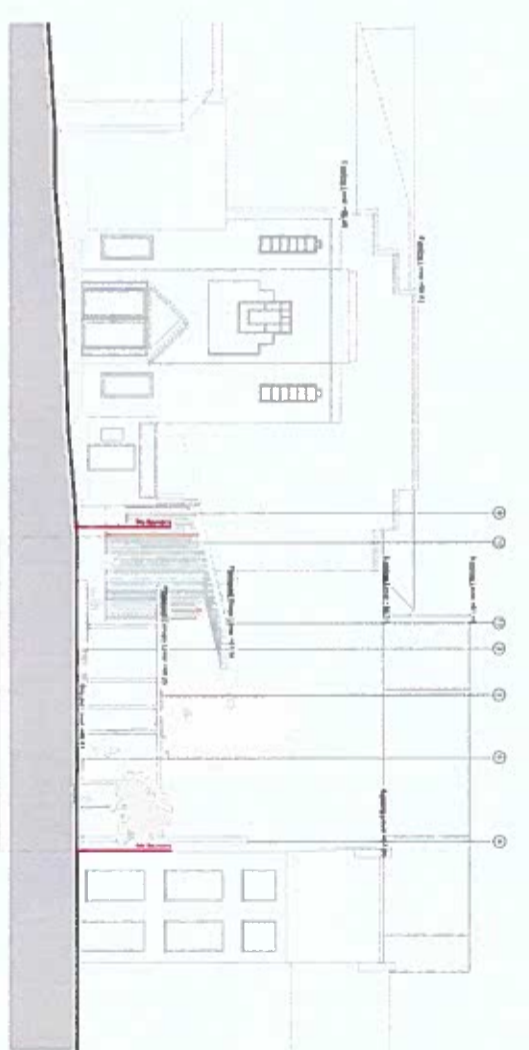
PROJECT NO	2018/01	DATE	23/08/21	SCALE	1:200
PROJECT NAME	Watergate Theatre Park	CLIENT	Edinburgh Council	PROJECT NO	2018/01
PROJECT LOCATION	Watergate Theatre, Edinburgh	PROJECT NO	2018/01	DATE	23/08/21
PROJECT DESCRIPTION	Landscaping and site works for the new outdoor stage area at Watergate Theatre.	PROJECT NO	2018/01	SCALE	1:200
PROJECT TEAM	PLACE+U	PROJECT NO	2018/01	DATE	23/08/21
PROJECT MANAGER	James Murray	PROJECT NO	2018/01	SCALE	1:200
PROJECT DESIGNER	James Murray	PROJECT NO	2018/01	DATE	23/08/21
PROJECT CHECKER	James Murray	PROJECT NO	2018/01	SCALE	1:200
PROJECT APPROVED BY	James Murray	PROJECT NO	2018/01	DATE	23/08/21



Section A-A



Elevation (East) to Horse Barrack Lane 1:200



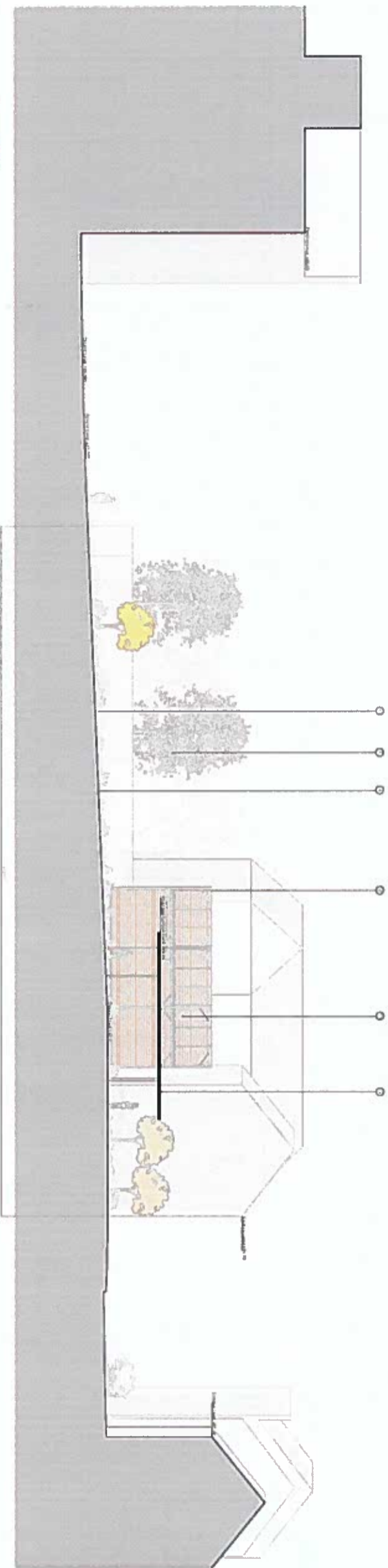
Elevation (West) to Parliament St. 1:200

- Key:**
- 1 Concrete Outdoor Stage - Outdoor performance area for Watergate Theatre, with access to the main theatre across road covered by a 6000mm high timber screen to the park.
 - 2 Planter - Painted with white form, secondary function as a seating area.
 - 3 Canopy - Party guest canopy creates an entrance to the site, and functions as a shelter for people using the seating underneath.
 - 4 Paved walking/cycling route through the site.
 - 5 Dynamic Seating - Seats from a single point, allowing the audience to be arranged so the embankment can sit next to each other in groups, and also direct their view when performance is taking place.
 - 6 Lighting - Sound housing incorporated into the boundary treatment.
 - 7 Existing Cherry tree.
 - 8 Lighting - Incorporated into boundary screen, between timber members.
 - 9 Existing wall of Watergate theatre, proposed mural position.
 - 10 White flower planting on green areas.
 - 11 6000mm high timber screen, screening off the boundary from the Watergate theatre and the noise on the adjacent site.
 - 12 Proscenium arch - coming for stage area Dimensions 6000x3700mm.
 - 13 Temporary canopy for third stage (extend 3000mm from proscenium arch).
 - 14 Temporary thrust stage used for extra performances.



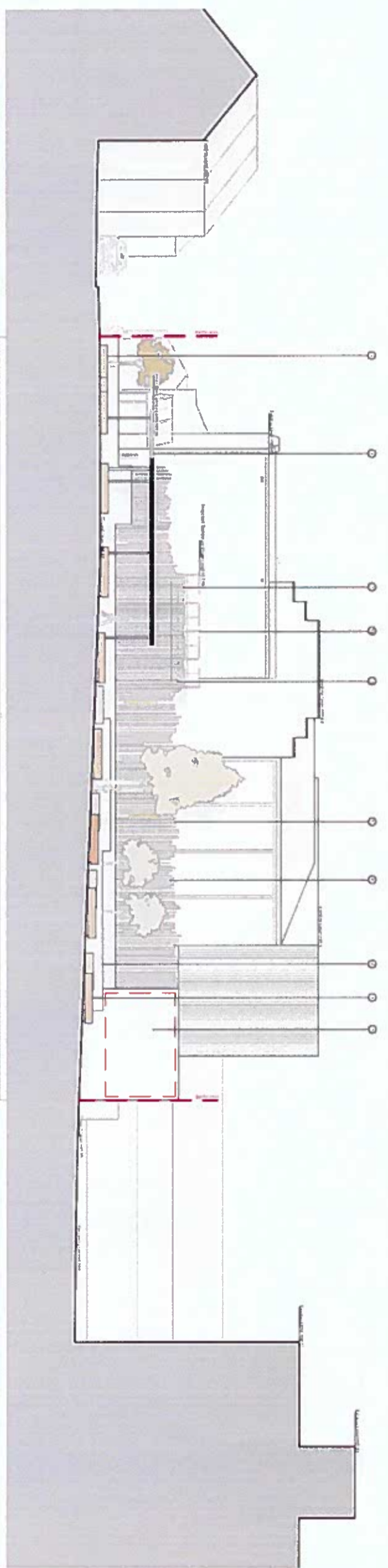
Site Boundary - - - - -

<p>PROJECT: Watergate Theatre Park</p> <p>NO. 101 Watergate Theatre Park</p> <p>PROJECT NUMBER: 013</p> <p>DATE: 23/08/21</p> <p>SCALE: 1:200</p> <p>DATE: 23/08/21</p>		<p>DATE: 23/08/21</p> <p>SCALE: 1:200</p> <p>DATE: 23/08/21</p> <p>SCALE: 1:200</p>		<p>DATE: 23/08/21</p> <p>SCALE: 1:200</p> <p>DATE: 23/08/21</p> <p>SCALE: 1:200</p>		<p>DATE: 23/08/21</p> <p>SCALE: 1:200</p> <p>DATE: 23/08/21</p> <p>SCALE: 1:200</p>		<p>DATE: 23/08/21</p> <p>SCALE: 1:200</p> <p>DATE: 23/08/21</p> <p>SCALE: 1:200</p>		<p>DATE: 23/08/21</p> <p>SCALE: 1:200</p> <p>DATE: 23/08/21</p> <p>SCALE: 1:200</p>	
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Section B-B
1:200

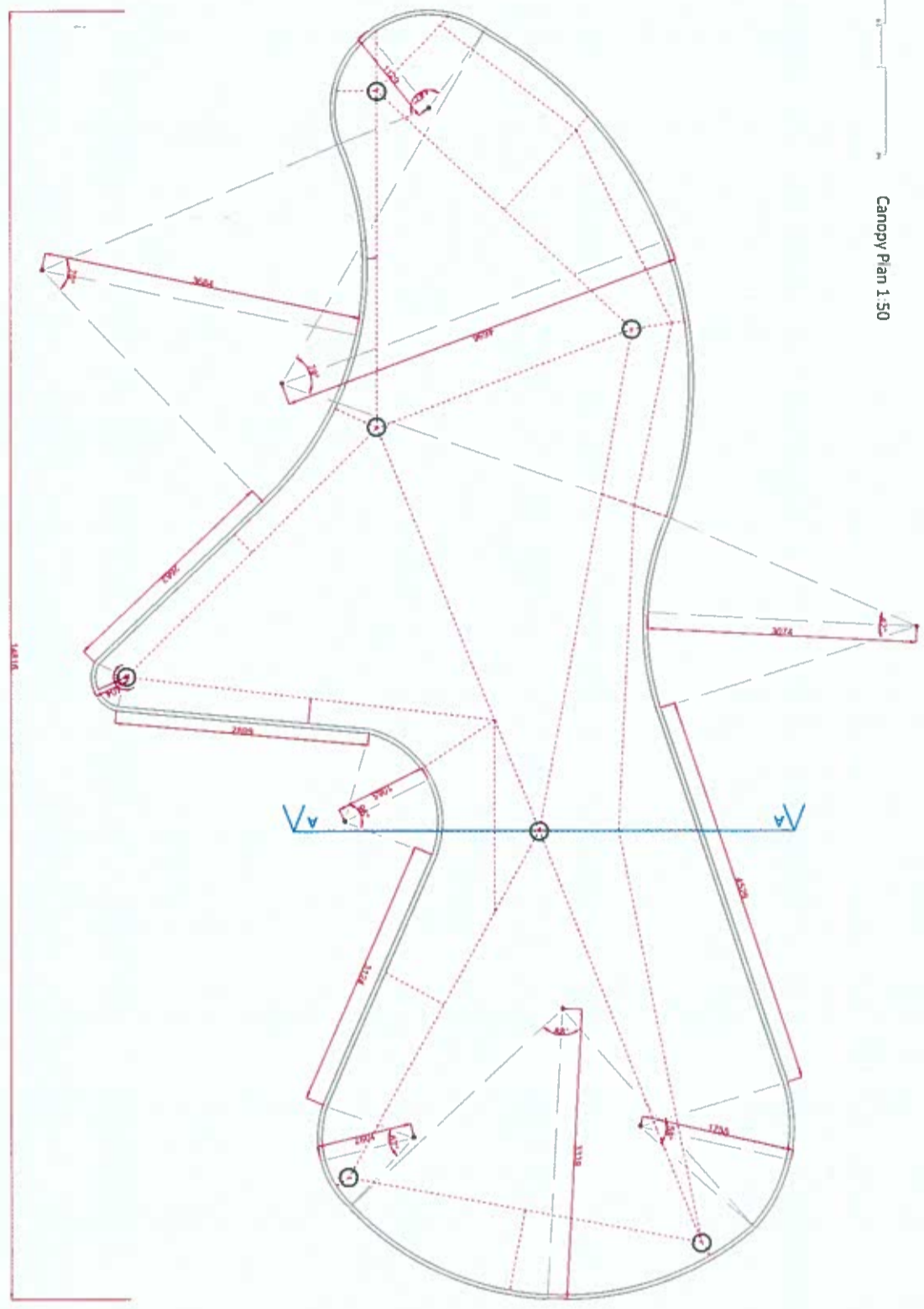
- Key:**
- ① Ground, Outdoor Step, Outdoor performance area, the Workshop Theater with access to the main theater. Access could be provided by a staircase under the trees to the east.
 - ② Plaster, concrete walls, wall flowers, secondary landscape with various areas.
 - ③ Concrete, large glassed canopy creates an entrance to the main theater.
 - ④ Floor made of recycled concrete through the site.
 - ⑤ Dynamic, vertical, porous form a large joint, allowing the formation of the existing environment to provide a sense of continuity to the existing site. It is not to be confused with a ground, but also does not have a like preference for the ground.
 - ⑥ Lightly, social, floating, permeable with the secondary structure.
 - ⑦ Existing terrace floor.
 - ⑧ Lightly, unimpacted, two boundary access, between underground.
 - ⑨ Existing wall of Workshop Theater, primary mural garden.
 - ⑩ Wild flower planting on green roof.
 - ⑪ Existing high under access, connecting with the structure of the theater, maintaining privacy.
 - ⑫ Foundation and opening for stage area, Diaphragm (KIDDO/DOOR).
 - ⑬ Temporary canopy for street stage, facade, secondary stage, permanent arch.



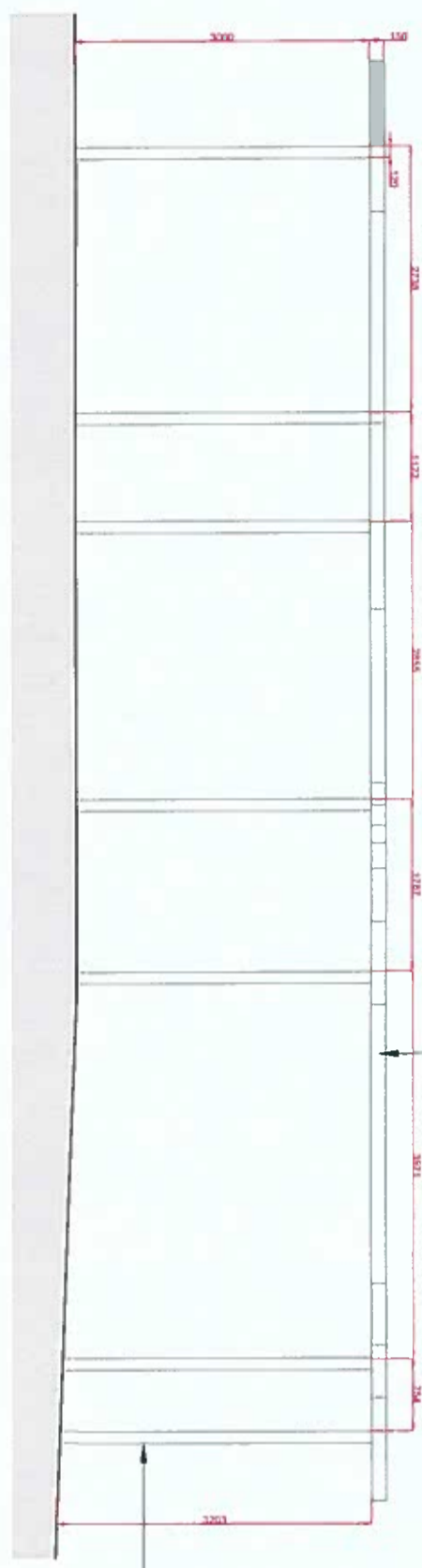
Section C-C
1:200



<p>5 PLACE+U, the design and construction of the building and its environment, including the landscape, is a collaborative effort between the architect and the client. The design process is iterative and involves regular communication and collaboration between the two parties. The final design is a result of this process and is subject to change as more information becomes available.</p>	
DATE	2023.01.15
PROJECT	Workshop Theater
CLIENT	City of London
SCALE	1:200
DATE	2023.01.15
PROJECT	Workshop Theater
CLIENT	City of London
SCALE	1:200



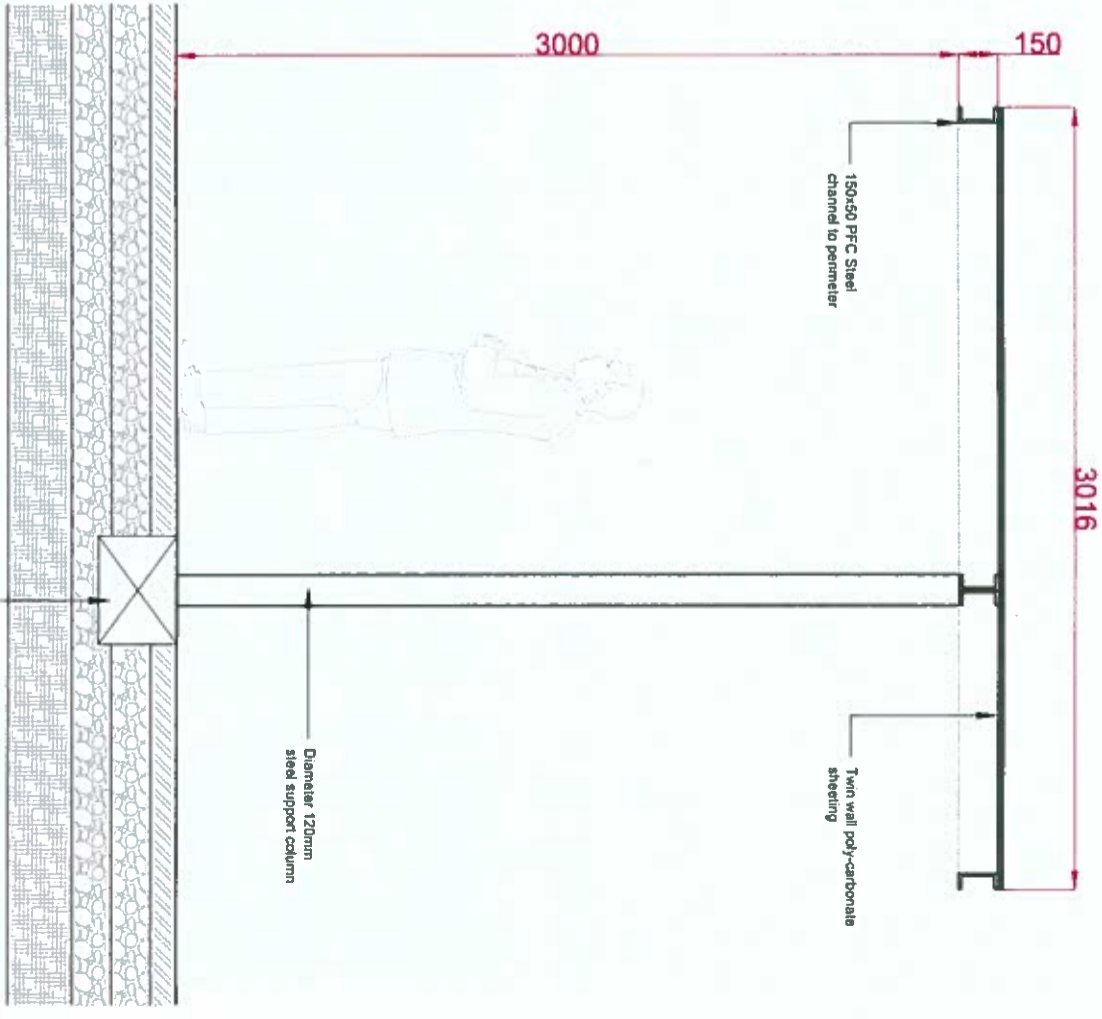
Canopy Elevation 1:50



Partially glazed steel canopy

Diameter 120mm steel support column

Section: A-A



180x50 PFC Steel channel to perimeter

Twin wall poly-carbonate sheeting

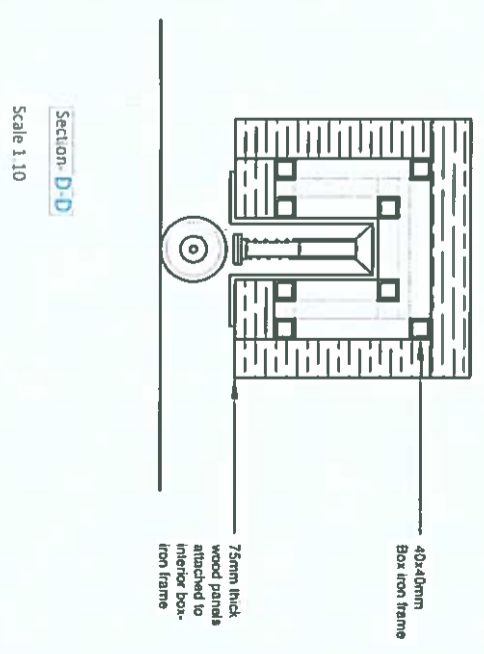
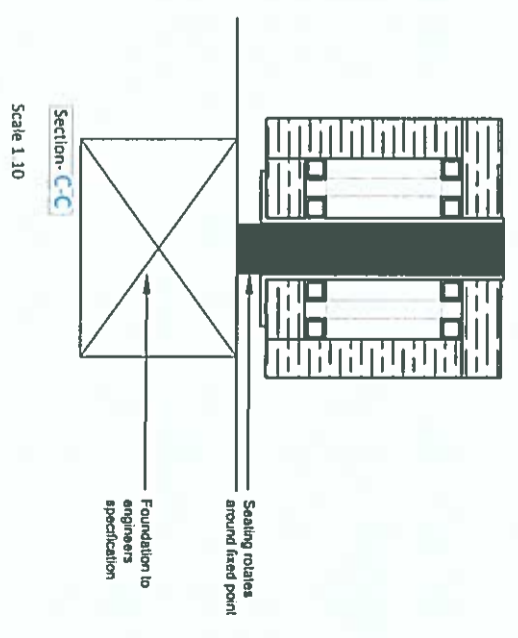
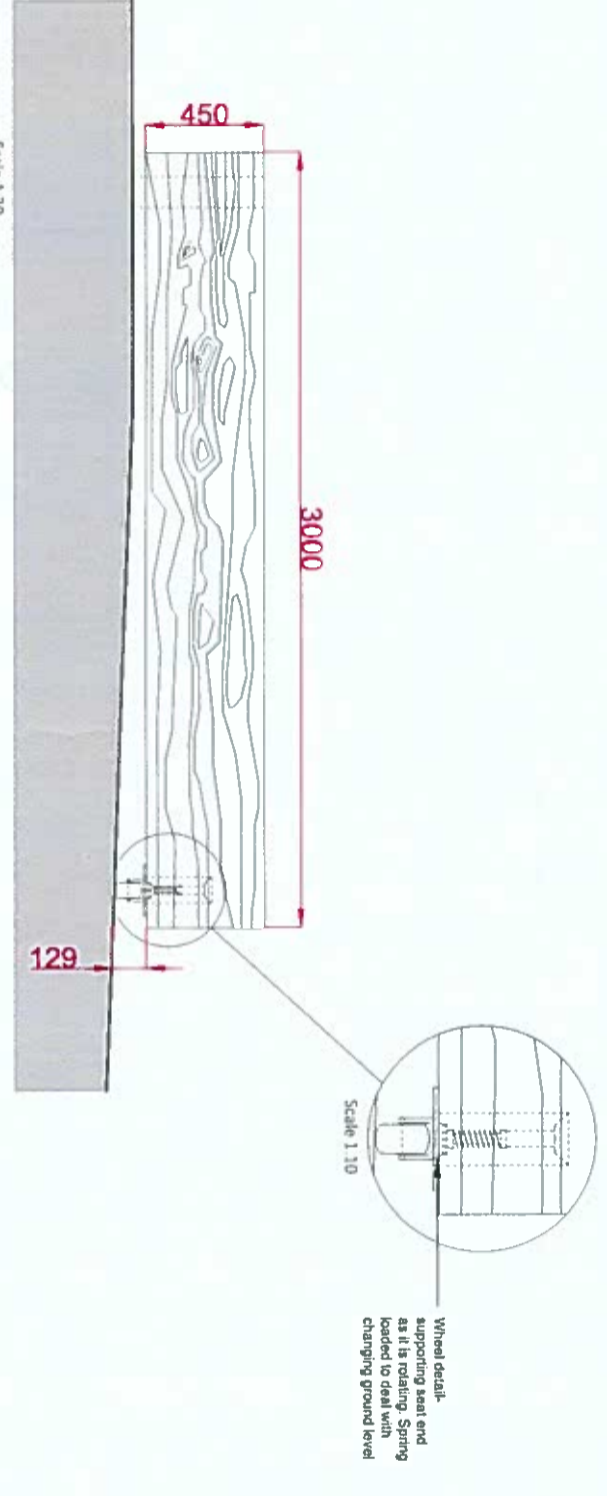
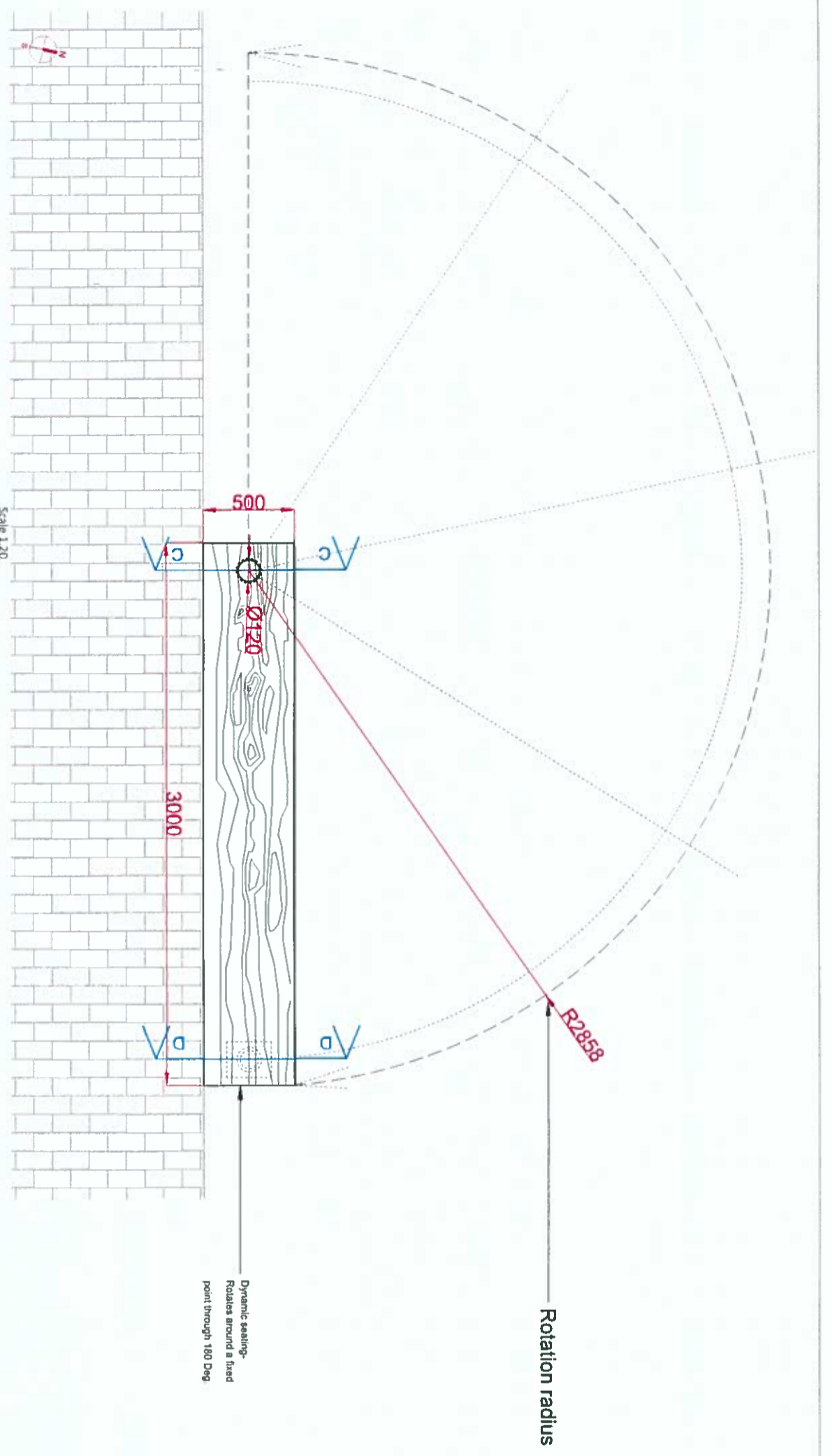
Diameter 120mm steel support column

Foundation to engineers specification

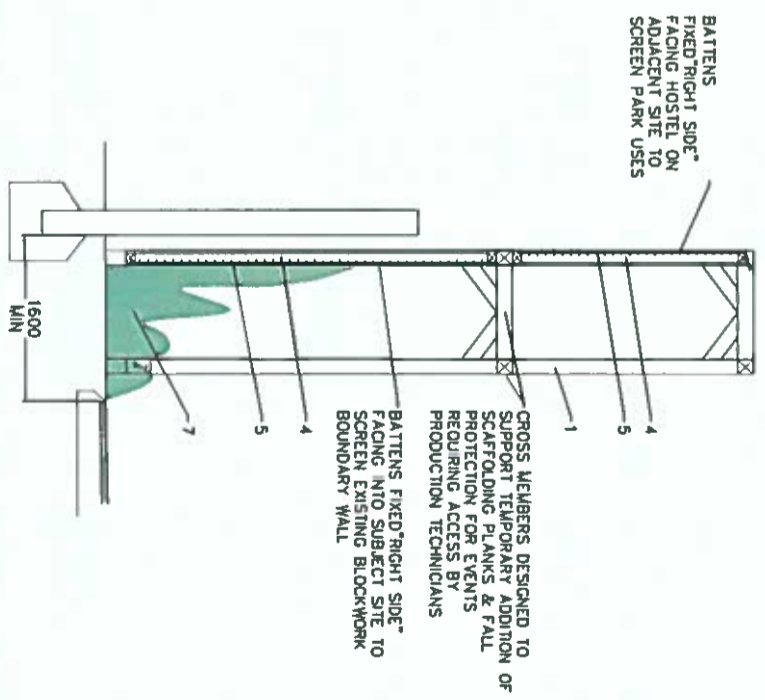
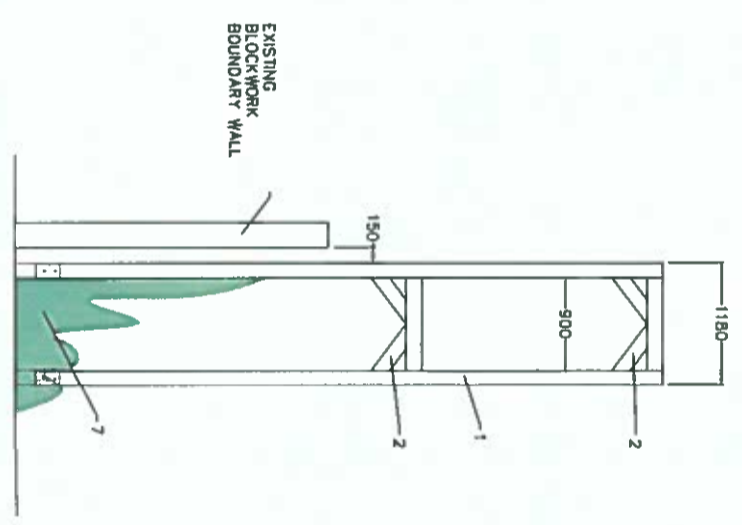
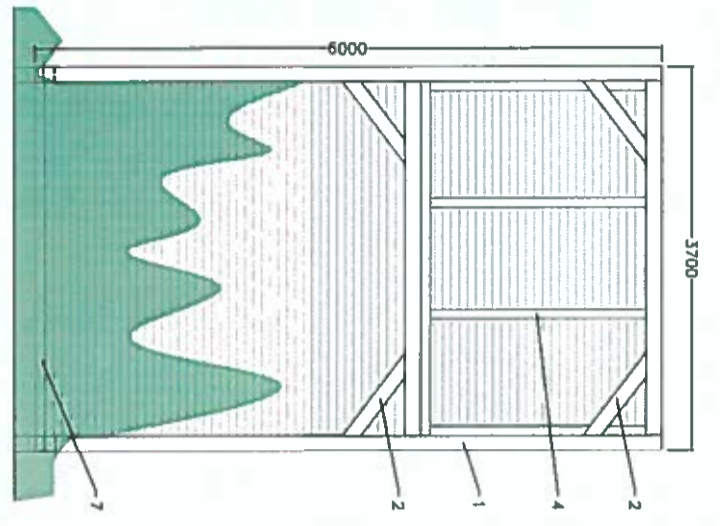
Canopy Detail 1:20



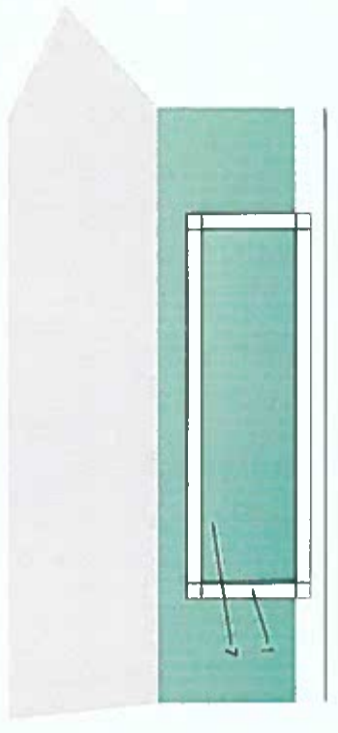
<p>PROJECT: WATERGATE Urban Park LOCATION: Watergate PROJECT NO: 003 CLIENT: Kilkenny County Council</p>		<p>DATE: 13/08/21 SCALE: 1:50, 1:20 DRAWING NO: 01 SHEET NO: 02</p>	
<p>PROJECT: WATERGATE Urban Park LOCATION: Watergate PROJECT NO: 003 CLIENT: Kilkenny County Council</p>		<p>DATE: 13/08/21 SCALE: 1:50, 1:20 DRAWING NO: 01 SHEET NO: 02</p>	



<p>PROJECT INFORMATION</p> <p>PROJECT NO: 21/06/23</p> <p>PROJECT NAME: ROTATING DOOR</p> <p>CLIENT: K&S Group (Pty) Ltd</p>		<p>DATE: 21/06/23</p> <p>SCALE: 1:20</p>		<p>PROJECT LOCATION</p> <p>PROJECT NO: 001</p> <p>PROJECT NAME: 01</p>	
<p>CLIENT: K&S Group (Pty) Ltd</p> <p>PROJECT NO: 21/06/23</p> <p>PROJECT NAME: ROTATING DOOR</p>		<p>DATE: 21/06/23</p> <p>SCALE: 1:20</p>		<p>PROJECT LOCATION</p> <p>PROJECT NO: 001</p> <p>PROJECT NAME: 01</p>	



1. THAMER POSTS & CROSS-MEMBERS 140 x 140 x 8000 MM THERMOWOOD SET INTO GROUND WITH H-TYPE STAINLESS STEEL POST SUPPORTS
2. BRACING MEMBERS, STRUCTURE & FOUNDATIONS TO ENGINEER'S DESIGN & SPECIFICATION
3. CAPPING RAIL 18 x 194 x 1830 THERMOWOOD 1 PAR THERMOWOOD 1 FIXED TO POSTS, WEATHERED TOP ON UPRIGHTS CUT TO HEIGHT ON INSTALLATION
4. HORIZONTAL SCREENING SLATS 18 x 69 x 3680 MM DOUBLE BEVEL PROFILE THERMOWOOD 1 STAGGERED JOINT ARRANGEMENT
5. ALL FIXINGS TO BE STAINLESS STEEL, TO ENGINEER'S SPECIFICATION
6. REFER TO PLANTING DESIGN
7. REFER TO PLANTING DESIGN



PROJECT NAME	Warrigal Urban Park
CLIENT	City of Greater Geelong
PROJECT NUMBER	003
DATE	25/08/20
SCALE	1:50
DATE	01/09/20
PROJECT NUMBER	0013
DATE	01/09/20
PROJECT NAME	Warrigal Urban Park
CLIENT	City of Greater Geelong
PROJECT NUMBER	003
DATE	25/08/20
SCALE	1:50
DATE	01/09/20

PLACE+U
A
1

Sample planting:



Sample planting scheme- To support pollinators and urban birds

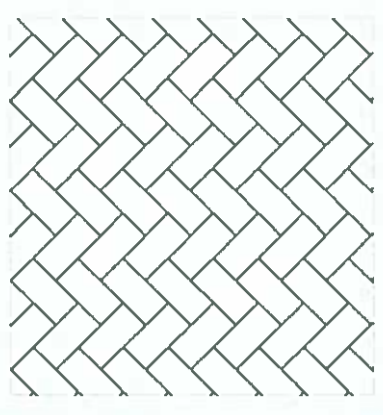


Sample planting scheme- To support pollinators and urban birds



Sample planting scheme- To support pollinators and urban birds

Hard landscaping context:



Proposed pavement for Horse Barrack Lane



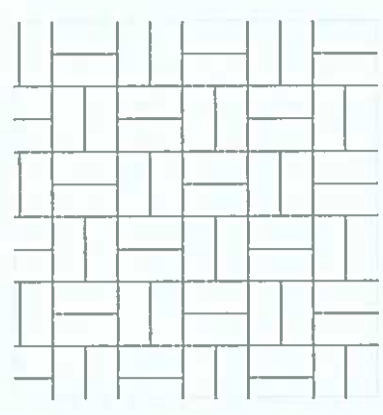
Footpath finish on Parliament Street



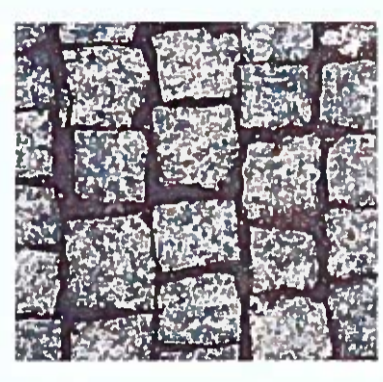
Proposed pavement for Horse Barrack Lane



Footpath finish on Parliament Street- Near existing park entrance

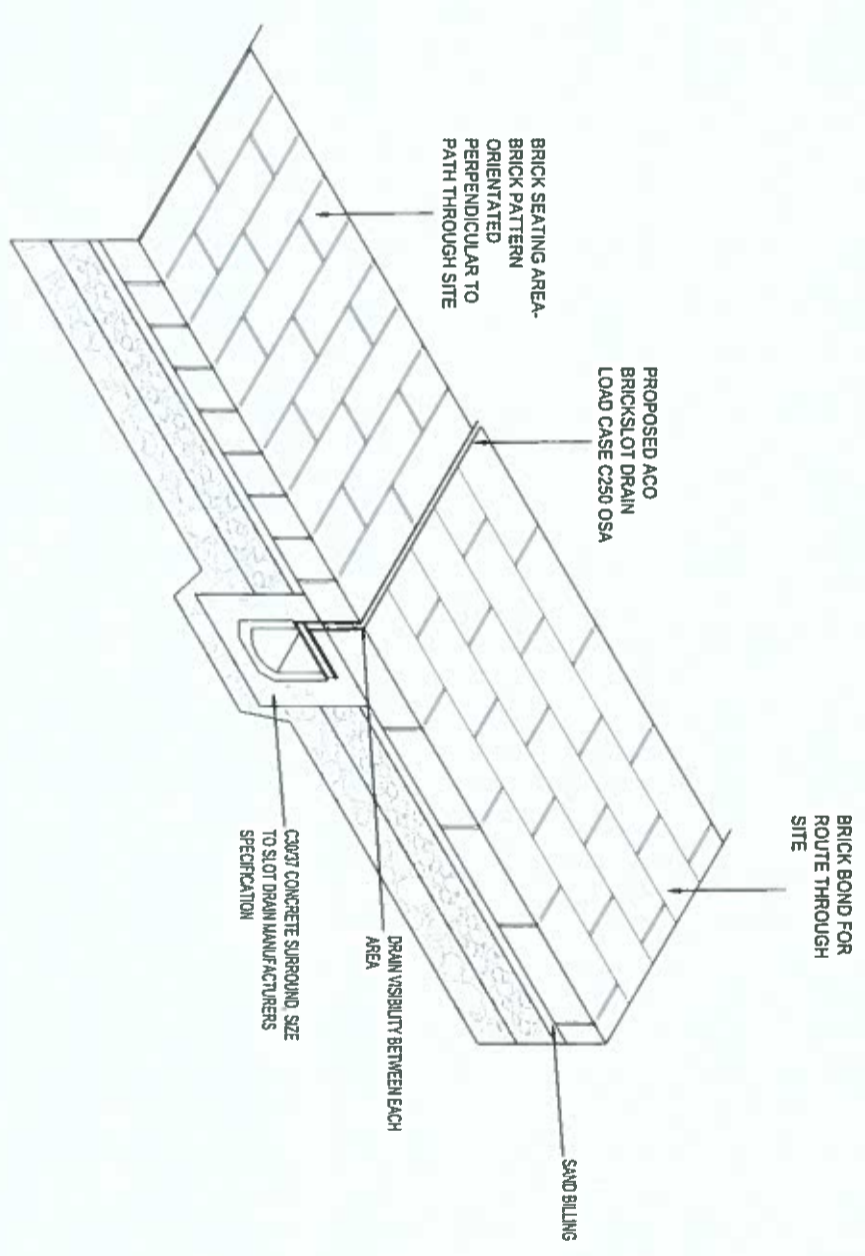


Watergate Theater entrance paving



Side streets cobblestone paving

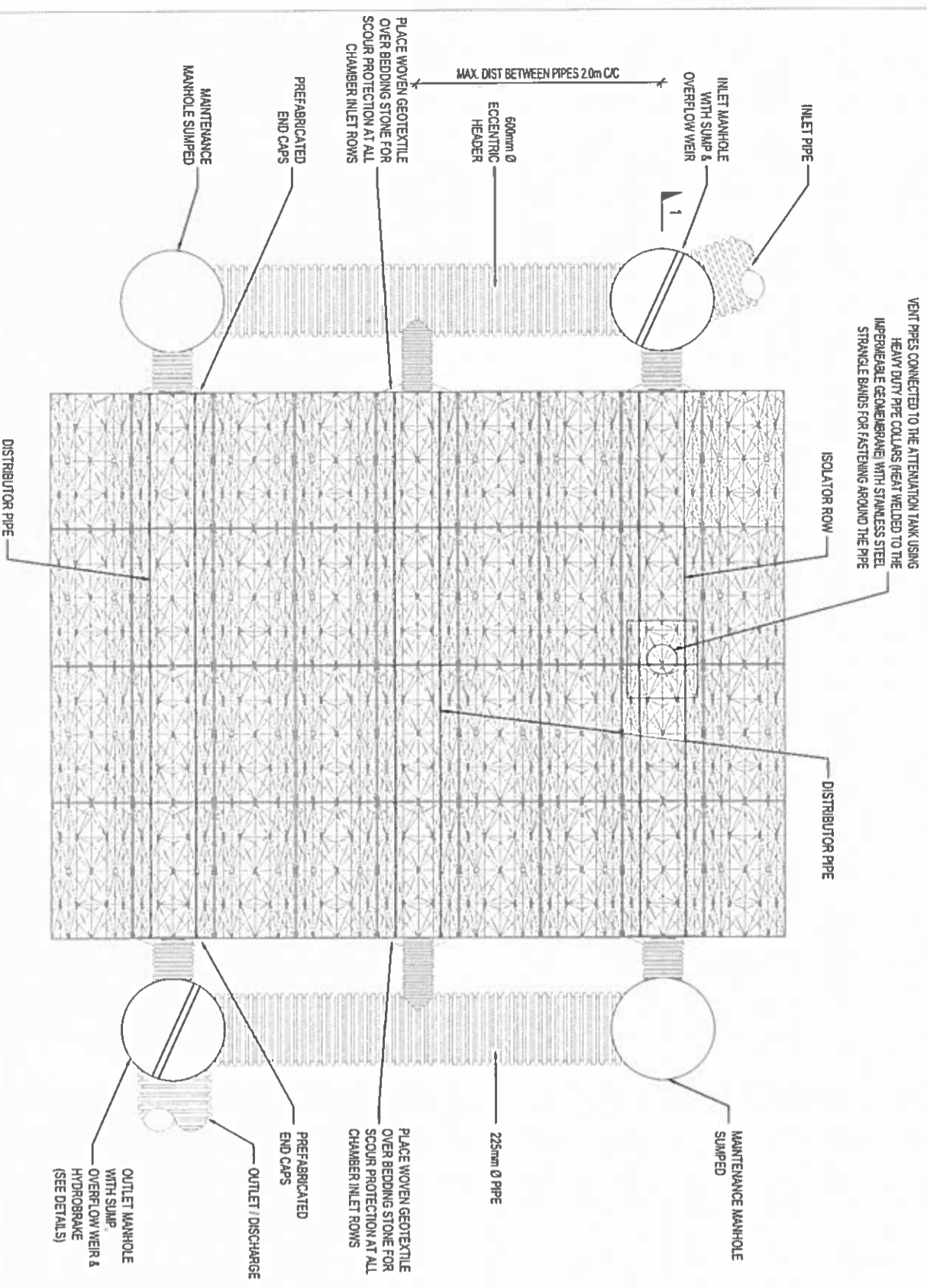
Proposed hard landscaping Watergate Urban Park:



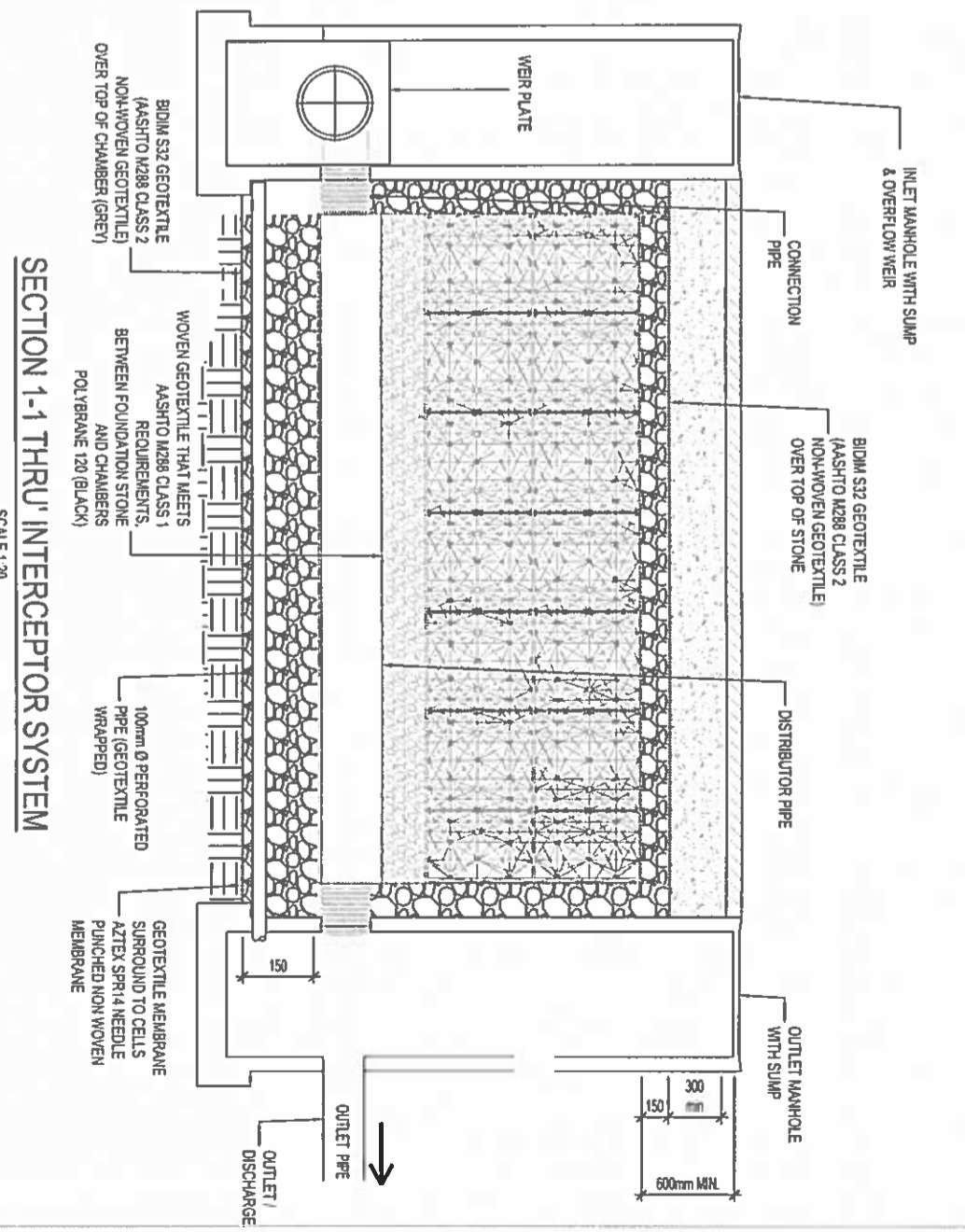
Pavement and drain detail: Scale 1:10

Common types of public surface found throughout Kilkenny and on the boundary of the Watergate Urban Park site

PROJECT: Watergate Urban Park		DATE: 24/08/23		DRAWN: [Name]		SCALE: 1:10	
CLIENT: Kilkenny County Council		PROJECT NO: 003		SHEET NO: 01A		TOTAL SHEETS: 01	
DESIGNER: PLACE+U		LOCATION: Kilkenny		DATE: 24/08/23		SCALE: 1:10	

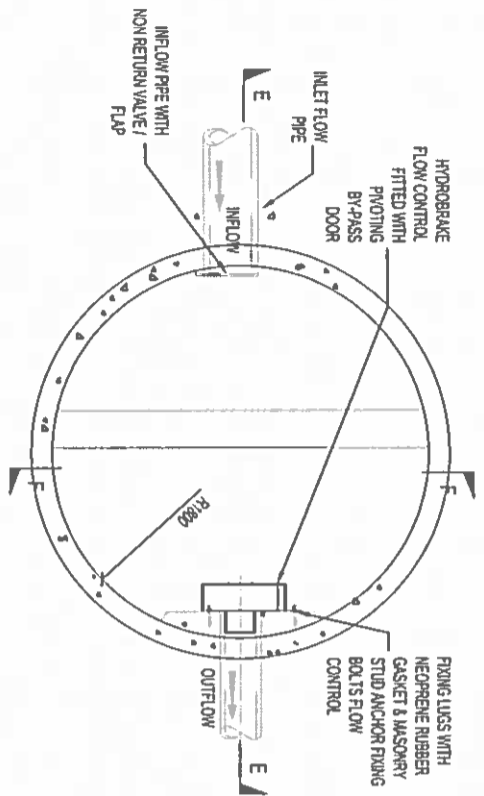


PLAN OF ATTENUATION LAYOUT
SCALE 1:20

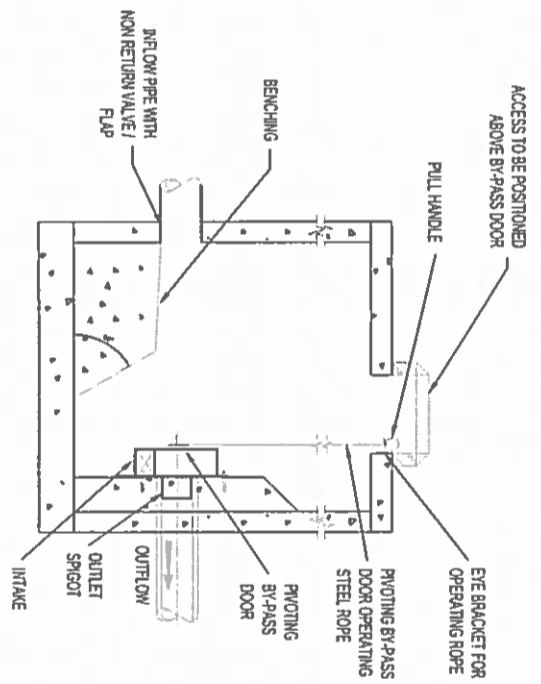


SECTION 1-1 THRU INTERCEPTOR SYSTEM
SCALE 1:20

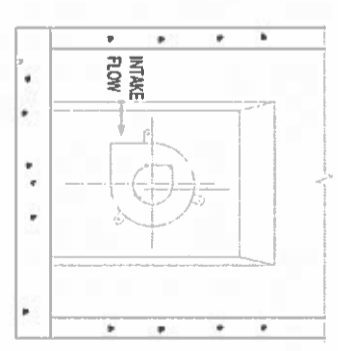
PROJECT: Waterpark Urban Park LOCATION: Liberty CLIENT: Kikuyu County Council		DRAWING: Drainage Detail 1 SHEET NO: 013 DATE: 25/08/21	
PREPARED BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	DATE: 25/08/21	SCALE: 1:20	SHEET NO: 013



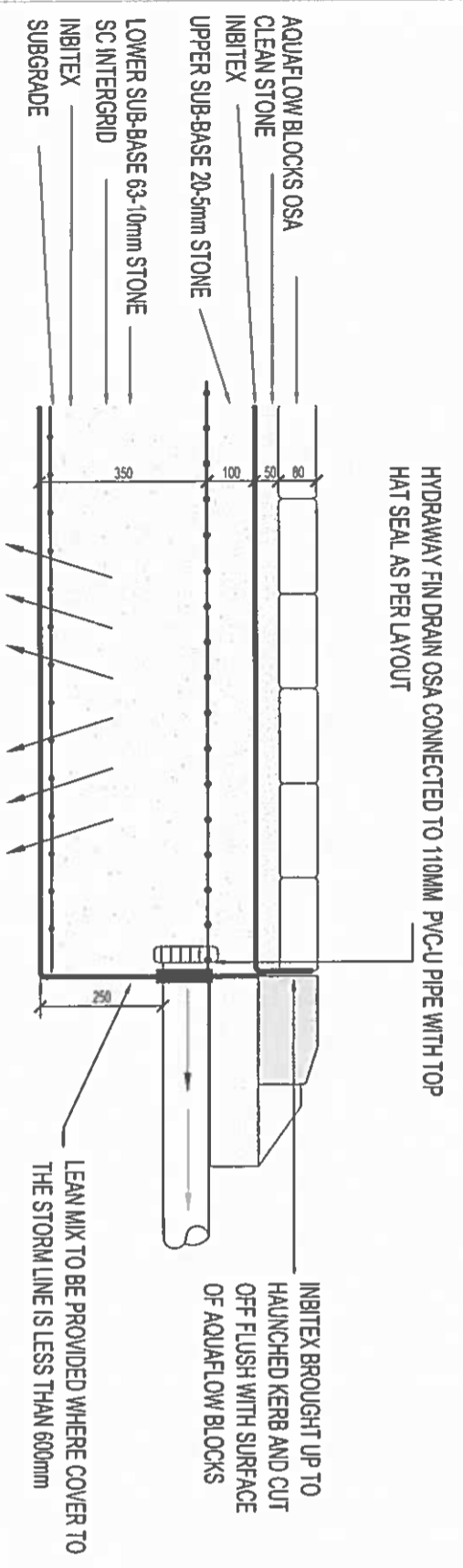
TYPICAL HYDROBRAKE MANHOLE DETAIL - PLAN
SCALE 1:50



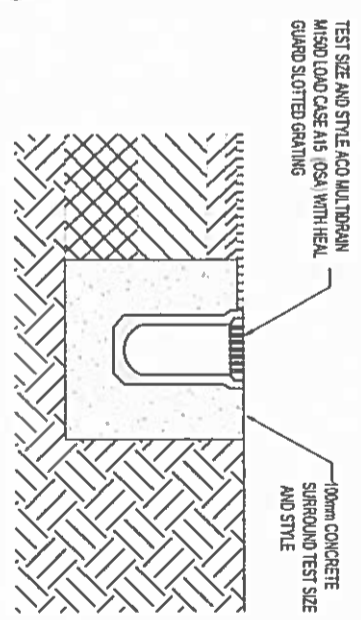
TYPICAL HYDROBRAKE MANHOLE DETAIL
SECTION E-E
SCALE 1:50



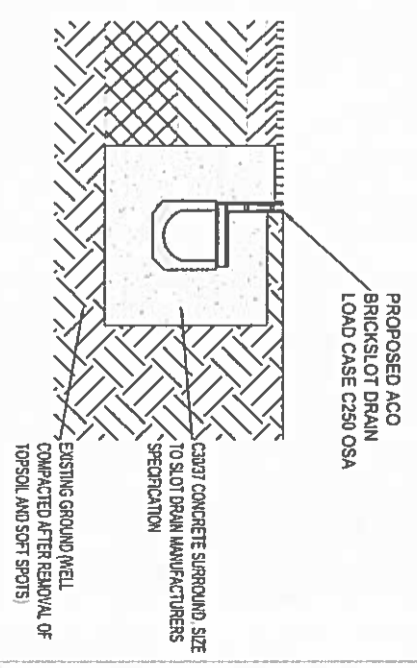
TYPICAL HYDROBRAKE MANHOLE DETAIL
SECTION F-F
SCALE 1:50



TYPICAL PERMEABLE PAVING DETAIL
SCALE 1:10



TYPICAL GRATED ACCO DRAIN DETAIL
SCALE 1:10



TYPICAL FIN DRAIN DETAIL
SCALE 1:10

PROJECT	Western Urban Park	PROJECT	003
LOCATION	Highway	DATE	02/15/2021
CLIENT	Essex County Council	SCALE	1:10
DESIGNER	PLACE+U	PROJECT	003
DATE	15/02/21	SCALE	1:10
PROJECT	Western Urban Park	PROJECT	003
LOCATION	Highway	DATE	02/15/21
CLIENT	Essex County Council	SCALE	1:10
DESIGNER	PLACE+U	PROJECT	003
DATE	15/02/21	SCALE	1:10