



Architectural Design Report

for

The Courthouse, Youghal, Co. Cork

Prepared by Brian Fitzgerald, Project Architect,
Cork County Council Architects Department

17.05.2024



| | | |
|---------------------|--|------------|
| Location: | U:_South\ATS1_S_2020_011 Youghal Courthouse\Admin\15.0 Planning\15.1 Part VIII | |
| Prepared by: | Brian Fitzgerald (Project Architect) | |
| Revision: | A | 17.05.2024 |

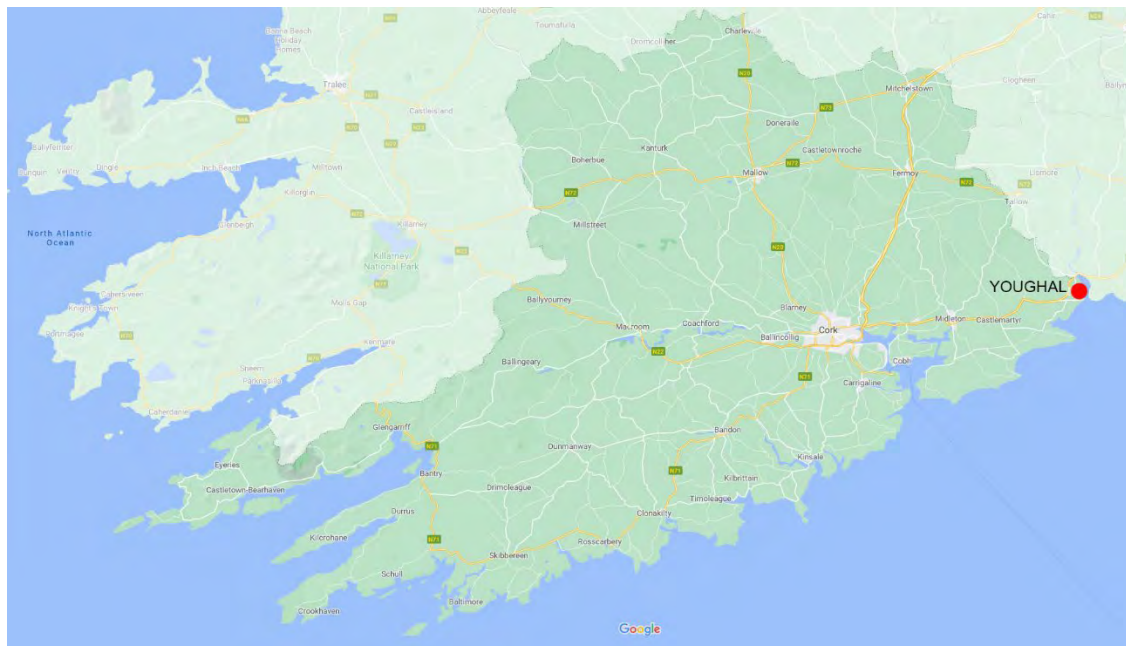
CONTENTS

| | | |
|-----|--|----|
| 1.0 | INTRODUCTION..... | 1 |
| 2.0 | SITE CONTEXT | 2 |
| 2.1 | The existing buildings | 3 |
| 2.2 | Services | 5 |
| 2.3 | Site Photography | 6 |
| 3.0 | DEVELOPMENT PLAN AND LOCAL AREA PLAN | 9 |
| 3.1 | Cork County Council’s Development Plan 2022-2028 | 9 |
| 3.2 | Planning / Site Optimisation | 13 |
| 3.3 | Public Realm | 16 |
| 3.4 | Planning History..... | 17 |
| 4.0 | ENVIRONMENTAL & HERITAGE CONSIDERATIONS | 17 |
| 4.1 | Environmental Parameters..... | 17 |
| 4.2 | Archaeology | 18 |
| 4.3 | Architectural Heritage | 18 |
| 4.4 | Flooding | 19 |
| 5.0 | DESIGN STATEMENT | 20 |
| 5.1 | Scope of Works | 20 |
| 5.2 | Material Palette | 21 |
| 5.3 | Planning | 21 |
| 5.4 | Project Management | 22 |
| 6.0 | CONCLUSION | 22 |

1.0 INTRODUCTION

This Architectural Design Report is to be read in conjunction with the plans and particulars contained within the Part VIII application for the repurposing of the former Courthouse building, Youghal, Co. Cork. P36 V126

The purpose of this report is to outline key design issues pertaining to the proposed development. Acting as the project managers and design team lead, this report has been prepared by Cork County Council’s Architect’s Department on behalf of East Cork Municipal District.



2.0 SITE CONTEXT



Fig. 1 Subject site in red

Youghal is a coastal town located on the western bank of the river Blackwater, 50km south-east of Cork city. It is a historic walled seaport with much of the old town walls remaining in place to this day. The town is well serviced with regular public transport links to and from Cork city.

The subject site is located in the heart of Youghal town just off Market Square and fronts onto Youghal Harbour. The area is zoned “Town Centre/Neighbourhood Centres”. YL-T-01 CCC Dev Plan 2022-28.

There are two buildings occupying the 400m² site the main one being the Courthouse building (A on map below); a two storey, freestanding stone masonry structure which dates to the 1840’s. Having been vacant for the past two decades the building has fallen into a poor state of repair and is in need of redevelopment. The second building (B on map below)- the Soup Kitchen is a single storey stone structure fronting onto Market Square with Barry’s Lane to it’s rear.

The subject Courthouse building appears on the register of Protected Structure No. 2214 and is listed on the National Inventory of Architectural Heritage Ireland (NIAH Registration Number: 20823127). The site is bounded to the west by the Youghal Town Wall, reference CO067-029002-, a National Monument. The site is located within an Architectural

Conservation Areas (ACA): *Youghal Conservation Area*; hence any interventions will be respectful of the building's heritage and in keeping with the goals of the development plan. The two buildings are located on/off Market Square - an important nodal point in the town which connects Youghal Clock Gate Tower and the North and South of Main Street and to the waterfront.



Fig.2 Site Location Map showing subject buildings on site

2.1 The existing buildings

The former District Courthouse building is a detached three-bay two-storey stone building, built c. 1845. It occupies a prominent location in the Market Square Youghal and is an important building in the towns built heritage. The building is bounded by Kent Street north east on its main façade, Quay Lane on south eastern gable and Market Square/Barry's Lane to on its north western gable. This building has been vacant for a number of years and does not appear to have been well maintained during this period. Most of the external fabric remains, but there are obvious signs of deterioration, particularly water penetration, slipped slates, vegetation growth, broken windows, and there are some signs of vandalism. There

appears to be no danger of collapse, but the condition is such that unless urgent remedial works are carried out the building will sharply deteriorate.¹ The structure is notable within the town for its large, detached form and exposed stonework, which adds variety of materials and texture and links it to nearby clock tower, tourist information office and Watergate. There is evidence of fine crafting in the windows and their surround, and the limestone dressings add variety to the façade and add rhythm and symmetrically, delineating bays. The building adds to its prominent site on Market Square and opposite the dock.²

Externally..... The Courthouse building features slightly advanced end bays to its front façade. The building has a hipped slate roof with dressed and carved sandstone chimneystacks and timber bracketed eaves course with dressed limestone eaves course below. The structure is a variation on the standard courthouse design attributed to William Caldbeck. It retains much of its original form and structure, including timber sash windows with hand blown glass. The external walls are of cut sandstone with dressed limestone quoins.

There are triple square-headed openings to ground floor of the side elevations with dressed limestone block-and-start surrounds, cut limestone sills and timber windows.

Internally..... The building is a state of disrepair and dereliction and suffers from many years of vacancy but was refurbished internally c. 1965 and 1985. It retains internal features such as the original light surrounds and plaster ceiling with moulded cornice to the double height courtroom, bar room fittings and cast-iron fireplaces³.

The former Soup Kitchen building is a detached single storey, single volume stone building.

Externally..... It features timber roof structure with galvanised roof covering a large barn style sliding door fronting onto Barry's Lane and another metal access door on the northern gable. A small opening is also present on the northern gable on a higher level, possible a

¹ <https://www.antaisce.org/court-house-youghal> (accessed 25.03.2024)

² <https://www.buildingsofireland.ie/buildings-search/building/20823127/youghal-courthouse-market-square-youghal-lands-youghal-cork> (accessed 25.03.2024)

³ <https://www.buildingsofireland.ie/buildings-search/building/20823127/youghal-courthouse-market-square-youghal-lands-youghal-cork> (accessed 25.03.2024)

window previously. The western and northern facades featured a lime wash on the rubble stone walls.

Internally..... There is an existing dirt floor present and the internal rubble stone walls are exposed.

The building formed part of the 17th century custom house and during The Great Famine of 1845 – 1848 the Quaker community of Youghal operated a soup kitchen from the building.

Neither the Courthouse nor the Soup Kitchen buildings currently offer universal access to all areas.

2.2 Services

It is intended that all existing main utility services such as water, foul, storm, Eir and electricity will be utilised.

Water:

There is an existing water main running in front of the site along Kent Street. The building is currently connected to the mains supply.

Foul & Storm:

It is envisaged that the scheme will be able to connect to the existing storm and foul network in the town.

ESB:

An ESB connections is currently in place. Any new infrastructure will be pending agreement with ESB Networks.

Eir:

It is proposed that Eir connections will be made via mains lines running in front of the site along South Main Street. This is pending agreement with Eir.

Gas:

Currently there is no Gas Network present in Youghal town. If there is a requirement for gas to be used as a heating source for the development any new infrastructure will be pending agreement with GAS Networks Ireland.

2.3 Site Photography



EXTENT OF COURTHOUSE BUILDING FRONTING ONTO KENT STREET



SOUTH-WEST GABLE



NOTH-EAST GABLE

External Images



1. North West Elevation



2. South East Elevation



3. Soup Kitchen fronting Market Square



4. Side door of Courthouse off Barry's Lane



5. Courthouse front door threshold



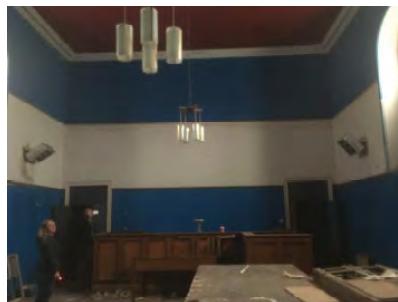
6. Side elevation of Soup Kitchen

SITE PHOTOGRAPHS TAKEN 16.12.2021

Internal Images



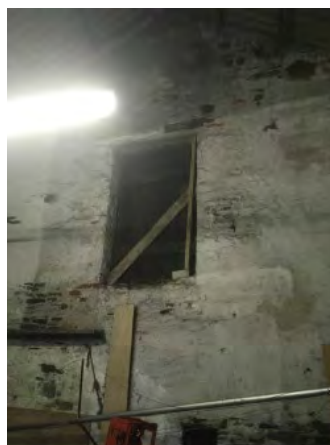
1. Double height space main courtroom



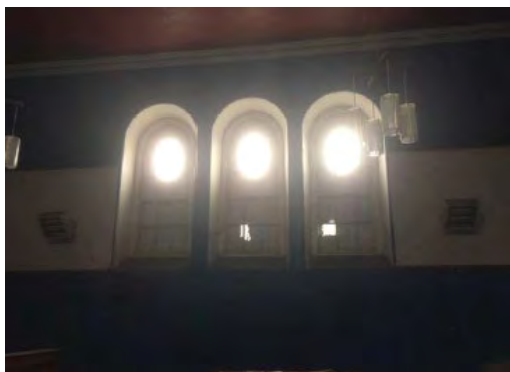
2. Double height space main courtroom



3. First floor window courthouse



4. Soup kitchen



5. Window to west elevation in main courtroom



6. Roof of courthouse

SITE PHOTOGRAPHS TAKEN 16.12.2021

3.0 DEVELOPMENT PLAN AND LOCAL AREA PLAN

3.1 Cork County Council's Development Plan 2022-2028

Vision and Strategic Context:

3.4.1 The vision for Youghal is to promote continued development of the town and its hinterland as a residential, employment, tourist, and service location in a coastal setting with its special historical, recreational, heritage and marine tourism functions.

The subject development is considered to be in keeping with the above goal of promoting the continued development of the town and its hinterland as a tourist and location by enhancing special historical, recreational, heritage and marine tourism functions.

Placemaking:

3.4.17 Public accessibility to the waterfront will be encouraged with an appropriate building line to maintain the availability of this public amenity to as wide a range of users as possible. It is envisaged that this measure would enhance the overall attractiveness of the town for both resident and visitor.

The subject development is considered to be in keeping with the above goal of promoting a stronger connection of Market Square to the harbour by a considered approach to the public realm interventions that act as a linking element between the two *public amenities*.

3.4.18 Youghal has a rich history and a wealth of natural, built, and archaeological heritage. There are twelve archaeological sites and monuments in state or local authority ownership, and fifty recorded monuments within plan area. An Architectural Conservation Area has been established for the main and adjoining streets. Youghal is one of a national network of Walled Towns of Ireland and is designated as a heritage town by Fáilte Ireland.

The subject Courthouse building appears on the register of Protected Structure No. 2214 and is listed on the National Inventory of Architectural Heritage Ireland (NIAH Registration Number: 20823127). The site is bounded to the west by the Youghal Town Wall, reference CO067-029002-, a National Monument. The site is located within an Architectural

Conservation Areas (ACA): *Youghal Conservation Area*; hence any interventions will be respectful of the building’s heritage and in keeping with the goals of the development plan.

‘3.4.19 The centre of Youghal comprises the original 16th Century town centre with the old walls of the town. Much of the building stock from the past four centuries which still survives in the town. A clear hierarchy of streets and spaces exists within the town, and it is important that these, and the various gateways to the town, landmark buildings, views, laneways, and pedestrian access routes are respected in new development’

‘Historically, a rich variety of warm and attractive materials have been used in the town. The old red sandstone is of particular character.’

This unique combination of assets should be recognised, sensitively enhanced, and promoted.’

The subject building an associated public realm works will be respectful of the hierarchy of streets and spaces and will activate adjacent laneways and pedestrian access routes and are in keeping with the goals of the development plan. Any materials to be introduced as part of the development will be sensitive to the *‘particular character’ of the area and the Town.*

‘3.4.20 The town core can be dominated by cars and the views of many historic buildings are obscured by cars and parked vehicles. In many areas the streets are narrow and too much space is given over to traffic rather than pedestrians. The waterfront is a major asset to the town, a key part of the public realm and should be promoted and developed as such. Public accessibility to the waterfront will be encouraged with an appropriate building line to maintain the availability of this public amenity to as wide a range of users as possible. It is envisaged that this measure would enhance the overall attractiveness of the town for both resident and visitor.’

‘3.4.21 One of the main objectives of this plan is to encourage the full range of town centre uses within the constraints imposed by the need to retain the fabric and ambience of the old town centre. It is acknowledged that the built form of the town centre can represent a challenge for modern development. In addition, traffic congestion and the lack of convenient public car parking have presented

difficulties for development in the town centre in the past. It is important therefore that creative solutions are found to accommodate new development recognising the many opportunities that exist for sensitive new infill development, working with the existing built form and historic character of the town.

The subject building and associated public realm works propose the relocation/removal of parking spaces to improve *views of historic buildings*. As a key part of the public realm works *public accessibility to the waterfront* will be further enhanced and are in keeping with the goals of the development plan.

Economy and Employment

3.4.37 In terms of tourism related employment there is a need to develop the inherent attractions within the town be it in the historic town core, opportunities for marine leisure activities or with additional facilities which build on the likely success of the greenway. This plan seeks to support Youghal in strengthening its position as a bespoke heritage/activity tourism destination

The subject building and associated public realm works endeavour to be a destination location for a variety of leisure activities and a town centre locus for cyclists from the Greenway. The redevelopment of the historic Courthouse and Soup Kitchen buildings is in keeping with the goals of the development plan to support Youghal in *strengthening its position as a bespoke heritage/activity tourism destination*.

Town Centre and Retail

3.4.42 A key area to be targeted within the town centre is that of dereliction and vacancy levels. One way of tackling this issue and endorsed in this plan, is to outline a strong town retail core with identifiable expansion areas together with continued investment in the public realm that may help to restore business confidence in the town as a whole.

The redevelopment of the subject site and will bring back into use important and centrally located buildings and will help to tackle the issue of *dereliction and vacancy*. The associated public realm works are in keeping with the desire that *continued investment in the public realm that may help to restore business confidence in the town as a whole*.

Flooding

3.4.57 Indicative flood risk maps prepared for the town have identified a potential risk of flooding in a number of places within, and on the northern and southern outskirts of the town, from both fluvial and tidal flooding. Government Guidelines require, and it is an objective of this plan that future development is avoided in areas indicated at being at risk of flooding. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development. `

A Floor Risk Assessment report has been carried out for the subject site and will form part of the submitted Part 8 suit of documentation.

Built Heritage

3.4.61 Youghal is a town of unique character and heritage with a distinctive and historic walled town centre and a considerable number of listed buildings and recorded monuments, and it is also cited as one of the best examples of a Norman walled port in Ireland. A number of iconic buildings are located within the town including Tynte's Castle, the Clock Tower and Myrtle Grove. A heritage-led regeneration strategy for Youghal was published in 2005 suggesting ways in which the physical and non-physical heritage resources could be used as a catalyst in urban regeneration and tourism growth. This plan sought to address a number of issues concerning the economic and physical regeneration of the historic centre of the town through measures which were primarily aimed at the protection, conservation and enhancement of the built heritage of the town. `

3.4.62 The Record of Monuments and Places designates part of the town as a Zone of Archaeological Potential (ZAPs). Any development within the ZAPs will need to take cognizance of the potential for subsurface archaeology. If it is demonstrated that such archaeology is present, appropriate mitigation measures including buffer zones, will be required. `

3.4.63 Structures included in the Record of Protected Structures in Youghal Town Development Plan, and the Architectural Conservation Areas included in the Youghal Town Development

The subject Courthouse building appears on the register of Protected Structure No. 2214 and is listed on the National Inventory of Architectural Heritage Ireland (NIAH Registration Number: 20823127). The site is bounded to the west by the Youghal Town Wall, reference CO067-029002-, a National Monument. The site is located within an Architectural Conservation Areas (ACA): *Youghal Conservation Area*; hence any interventions will be respectful of the building's heritage and in keeping with the goals of the development plan.

NOTE:

A Conservation Report has been carried out for the subject site and will form part of the Part VIII submission suit of documentation.

3.2 Planning / Site Optimisation

Cork County Council’s Development Plan 2022-2028 is the statutory plan that covers Youghal town. The proposed site is zoned as ‘Town Centre/ Neighbourhood Centres in the Development Plan. Zoning Map in Appendix A).

General Objectives for Youghal - 3.4.87 of the Development Plan

| Objective No. | General Objectives relevant to the proposed development |
|----------------------|---|
| YL- GO-04 | <i>All proposals for development within the areas identified as being at risk of flooding will need to will need to comply with Flood Risk Objectives in Volume One, Chapter 11 ‘Water Management’.</i> |
| Response | Items above have been covered in a Floor Risk Assessment Report that has been carried out for the subject site. This will form part of the submitted Part 8 suit of documentation. |
| YL- GO-05 | <i>In accordance with Objective WM 11-10 of Chapter 11 ‘Water Management’, in Volume One of this Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</i> |
| Response | Items above have been covered in a Floor Risk Assessment Report that has been carried out for the subject site. This will form part of the submitted Part 8 suit of documentation. |
| YL- GO-07 | <i>Support and promote Youghal as a sustainable employment centre.</i> |
| Response | The proposed development will result directly in new employment and indirectly by attracting visitors to the town and increasing requirement for service jobs |
| YL- GO-08 | <i>Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, town walls, historic laneways, zones of archaeological potential, plot size and</i> |

scale while encouraging appropriate development in the town, including the development of regeneration areas and public realm improvements.

Response The proposed development will Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting both of the historic buildings on the site. Being respectful of the existing street pattern and enhancing public space. Protecting remnants of the historic town wall that is present on the site. Emphasising the connecting arteries of the town, the historic laneways, by connecting enhancing their connectivity to public open spaces and materiality.

YL- GO-09 *Enhance the overall tourism potential of the town, for both locals and visitors, by ensuring the development of appropriate attractions (heritage, retail, etc) which are underpinned by appropriate heritage led town centre renewal and continuing public realm improvements. All development proposals should have due regard to the unique characteristics of the historic context of Youghal and seek to improve the overall attractiveness of the environment.*

Response The proposed development will enhance the overall tourism potential of the town, for both locals and visitors, by providing an appropriate destination building for the town. The provision of new public open space and cycling infrastructure will attract future users of the Greenway into the town.

Specific Objectives for Youghal- 3.4.88 of the Development Plan

The proposal is supportive of the following ‘Specific Objectives for Youghal’ as set out in Cork County Council’s Development Plan (Volume Four: South Cork) 2022-2028:

Objective No. Specific Objectives relevant to the proposed development

YL-T-01 Town Centre Core area. This is the primary and preferred location for any new retail development in Youghal.

a) Promote the development of this area as the primary location for retail and other uses that provide goods or services principally to visiting members of the public and the priority area and preferred location for new retail development.

d) Continue to enhance the streetscape and heritage assets of the town centre and continue with environmental improvements.

e) Encourage a sustainable mix of land uses in the core retail/town centre area. *

Note: * Flood Risk. See Objectives in Volume One, Chapter 11 Water Management

Response Item a) – The proposed development will promote the area as the primary location for retail and other uses that provide goods or services principally to visiting members of the public.

Item d) – The proposed development will enhance the streetscape and heritage asset (buildings on site) of the town centre and will provide environmental improvements to the area in the form of soft and hard landscaping elements and public realm enhancement.

Item e) – above have been covered in a Floor Risk Assessment Report that has been carried out for the subject site. This will form part of the submitted Part 8 suit of documentation.

Public Transport

Buses run hourly between Cork City and Youghal and the average bus between Cork City and Youghal takes approximately 55 minutes.

Roads

Youghal is well connected by virtue of its location on the N25 and the construction of the bypass has made a significant improvement to the environment within the town.

Car Parking

The proposal provides for the removal/relocation of 7No. car parking spaces directly outside the courthouse and 2No. spaces across Kent St., numbering 9 in total. The removal of these spaces is offset by the availability of ample car parking along the quay side and the inclusion of new (short-term) bicycle racks, rebalancing some priority toward cyclists.



Fig.3 Cork County Development Plan 2022-28 – Zoning YL-T-01 (Town Centre)

3.3 Public Realm

3.4.20 - Dev Plan (South)

The town core can be dominated by cars and the views of many historic buildings are obscured by cars and parked vehicles. In many areas the streets are narrow and too much space is given over to traffic rather than pedestrians. The waterfront is a major asset to the town, a key part of the public realm and should be promoted and developed as such.

Public accessibility to the waterfront will be encouraged with an appropriate building line to maintain the availability of this public amenity to as wide a range of users as possible. It is envisaged that this measure would enhance the overall attractiveness of the town for both resident and visitor.

The proposed development and associated Public Realm enhancements will help to create a more pedestrian and visitor friendly environment and will add to the attractiveness of the town as a high quality tourist and retail destination.

The proposed public realm works include

- the creation of a new raised traffic table along the section of Kent St./Market Square east of the Courthouse building.
- new (short-term) bicycle racks.

- new fixed public seating.
- new fixed raised planters around the Courthouse
- the provision of universal access to the Courthouse and Soup Kitchen
- the planting of in-ground trees and
- the enlargement of the available public open space.

All of the above measures will encourage both residents and users of the upcoming Greenway to venture into the Town centre and will act as a focal point in the town in the years to come.

The scheme will enhance connectivity to South and North Main Street through the existing laneways of Quay Lane and Barry's Lane and will improve pedestrian access within the old town centre.

The proposed traffic calming measure will improve pedestrian access to the quay side and by reducing car speeds and through the provision of 2 No pedestrian crossing points.

3.4 Planning History

There are no previous or current planning applications on file for either of the buildings on the subject site. The site is in the full ownership of Cork County Council.

4.0 ENVIRONMENTAL & HERITAGE CONSIDERATIONS

4.1 Environmental Parameters

An Appropriate Assessment (AA) Screening

The development site does not sit within or adjacent to a Special Area of Conservation or any Special Protected Areas. As such an Appropriate Assessment (AA) can be screened out in respect of this project as there are no physical, ecological, or hydrological connection between the proposed site and any NATURA 2000 (European) sites.

For further information please see the AA Screening Determination, that will form part of the Part VIII submission suit of documentation.

Environmental Impact Assessment (EIA)

NOTE: an EIA determination will form part of the Part VIII submission suit of documentation

4.2 Archaeology

The subject site is located within the town centre and is bounded to the west by the Youghal Town Wall, reference CO067-029002-, a National Monument. The site is also in an area of Archaeological interest.

NOTE: An Archaeological Impact Assessment report for the scheme will form part of the Part VIII submission suit of documentation.

4.3 Architectural Heritage

3.4.61 Youghal is a town of unique character and heritage with a distinctive and historic walled town centre and a considerable number of listed buildings and recorded monuments, and it is also cited as one of the best examples of a Norman walled port in Ireland. A number of iconic buildings are located within the town including Tynte's Castle, the Clock Tower and Myrtle Grove. A heritage-led regeneration strategy for Youghal was published in 2005 suggesting ways in which the physical and non-physical heritage resources could be used as a catalyst in urban regeneration and tourism growth. This plan sought to address a number of issues concerning the economic and physical regeneration of the historic centre of the town through measures which were primarily aimed at the protection, conservation and enhancement of the built heritage of the town.

3.4.62 The Record of Monuments and Places designates part of the town as a Zone of Archaeological Potential (ZAPs). Any development within the ZAPs will need to take cognizance of the potential for subsurface archaeology. If it is demonstrated that such archaeology is present, appropriate mitigation measures including buffer zones, will be required.

3.4.63 Structures included in the Record of Protected Structures in Youghal Town Development Plan, and the Architectural Conservation Areas included in the Youghal Town Development Plan are being included in this Draft Development Plan – see Volume Two 'Heritage and Amenity' for further details

The subject Courthouse building appears on the register of Protected Structure No. 2214 and is listed on the National Inventory of Architectural Heritage Ireland (NIAH Registration Number: 20823127). The site is bounded to the west by the Youghal Town Wall, reference CO067-029002-, a National Monument. The site is located within an Architectural Conservation Areas (ACA): *Youghal Conservation Area*; hence any interventions will be respectful of the building's heritage and in keeping with the goals of the development plan.

NOTE: A Conservation Report will form part of the Part VIII submission suit of documentation.

4.4 Flooding

‘3.4.57 Indicative flood risk maps prepared for the town have identified a potential risk of flooding in a number of places within, and on the northern and southern outskirts of the town, from both fluvial and tidal flooding. Government Guidelines require, and it is an objective of this plan that future development is avoided in areas indicated at being at risk of flooding. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development. `

The site is located in a Flood Zone A as per the Cork County Development plan 2022-2028; see Appendix B. OPW Fluvial Flood Extent Maps indicate that the subject site is located in the following zones River - Low Probability & River - Medium Probability ([Flood Maps - Floodinfo.ie](#) accessed 07.03. 2024)

NOTE: Due to the subject site’s location in a designated Flood Zone, as recorded in the Development Plan, a Flood Risk Assessment (FRA) report has been carried out for the subject site. The FRA will form part of the submitted Part VIII suit of documentation.

5.0 DESIGN STATEMENT

The design strategy for the site has been formulated in response to policy background, site context and client requirements.

5.1 Scope of Works



Fig.4 Proposed Site Plan showing subject buildings on site & road works

The proposed development consists of the complete refurbishment of the former Courthouse (A Fig.4), a protected structure (No.2214 on the RPS) & adjacent Soup Kitchen building (B Fig.4), the construction of a new single storey extension linking the two buildings (C Fig.4), and all associated alterations and site works to provide for accessible new civic, educational, office and cultural uses. Public realm works include the removal of 9no. parking spaces, traffic calming measures (D Fig.4), and all associated new hard and soft landscaping. The site is bounded to the west by the Youghal Town Wall, reference CO067-029002-, a National Monument and is located within an Architectural Conservation Area (Youghal Conservation Area).

Floor Areas:

Existing Gross Floor Area (GFA)

Ground Floor – c. 249m²

First Floor – c. 91m²

Total GFA = 340m²

Proposed Gross Floor Area (GFA)

Ground Floor – c.270m²

First Floor – c.108m²

Total GFA = 378m²

Increase in GFA = 38m² (11 % increase)

Public Realm:

The proposed public realm enhancements within the red line boundary of the site include –

- locally raising the traffic table along a section of Kent St (D Fig.4) and reducing the width of the existing carriageway.
- provision of 2no. new pedestrian crossing points at either end of the new raised table
- provision of approx. 80 (short-term) bicycle racks / bike bollards
- removal/relocation of 7No. car parking spaces directly outside the courthouse and 2No. spaces across Kent St., numbering 9 in total.
- provision of a level access plinth around the Courthouse building so as to allow universally access to the development. The plinth starts at the new entrance link building to the north-eastern façade and access ramp near the south-east corner.
- provision of a number of in ground trees and associated fixed seating in Market Square
- Materials used will be in keeping with the existing built fabric and will be of high quality.

5.2 Material Palette

Appropriate materials will be deployed throughout.

5.3 Planning

Statutory Approvals:

Part VIII, DAC & FSC will be required.

Ecology:

Any future construction activities shall be carried out in accordance with good practise as set out in CIRIA Guidelines Control of Water Pollution from Construction Sites – Guide to Good Practise.

5.4 Project Management

Appointment of Consultants:

Structural, Mechanical & Electrical Engineer, Archaeology and Conservation consultants have been appointed to the in place design team.

Programme:

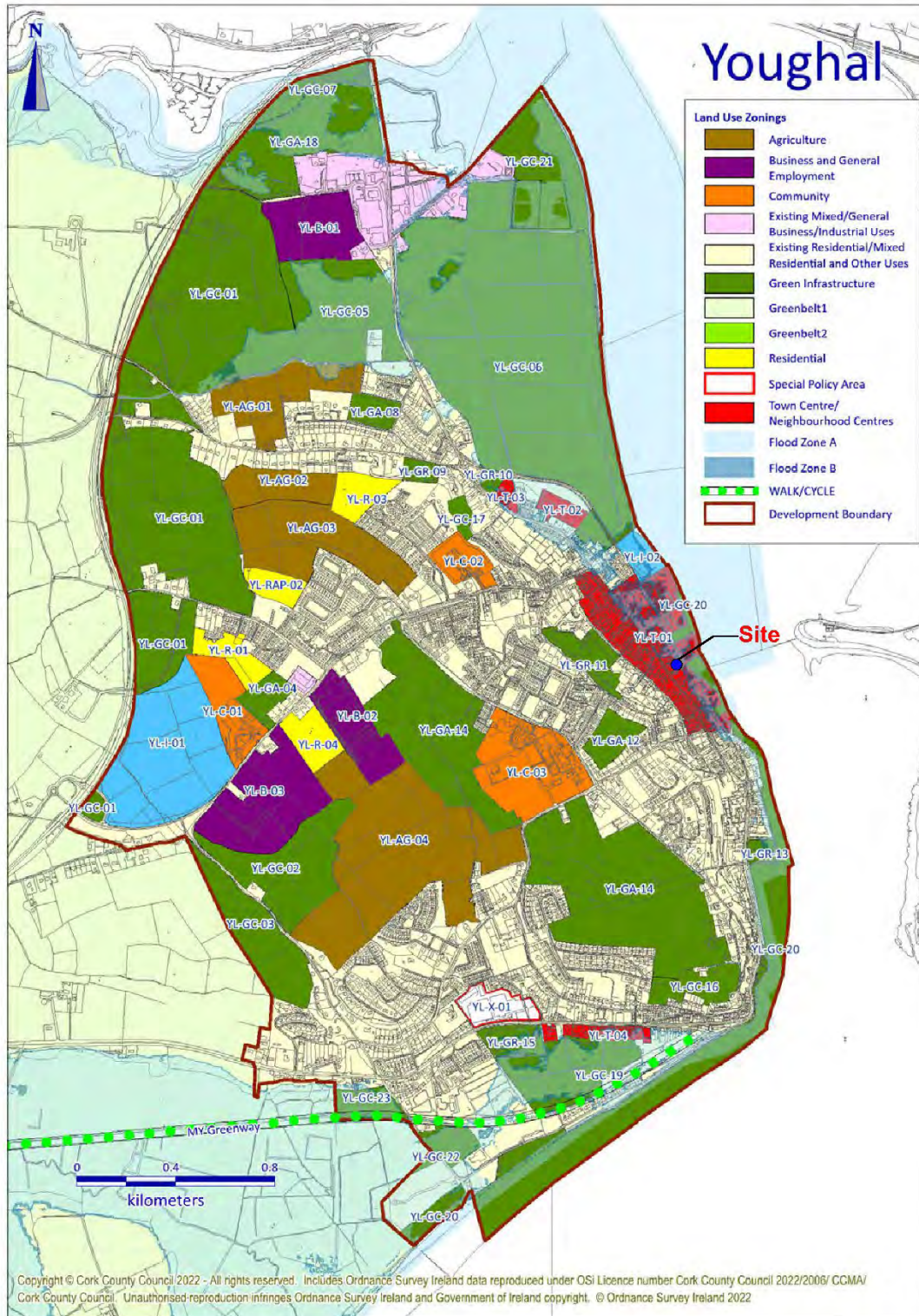
- Stage 1 – Preliminary, Complete Q1 2024
- Stage 2 – Design, Part VIII commence Q2 2024
- Stage 3 – TAEA, tender return Q1 2025
- Stage 4 – Construction, commence Q2 2025

6.0 CONCLUSION

The proposed development is consistent with the policies and objectives as laid out in the Cork County Development Plan 2022-2028 and other relevant statutory documents. There is adequate service infrastructure in place in the immediate area to accommodate the proposed development, including; water, drainage, power and transport infrastructure.

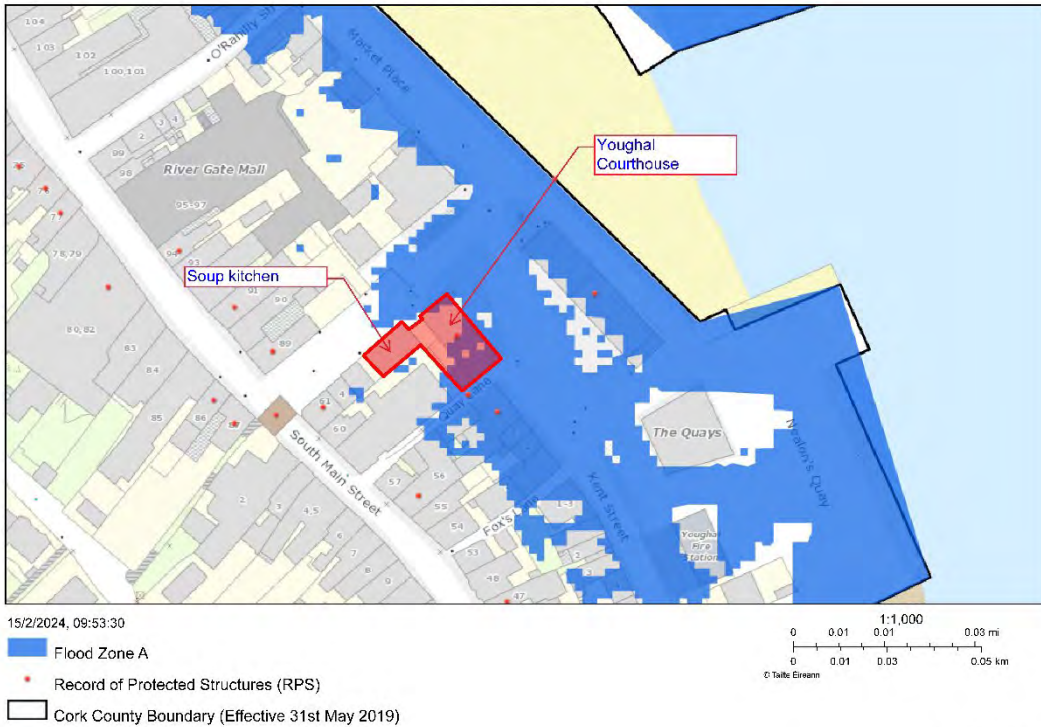
The design strategy seeks provide a high quality tourist and visitor destination for Youghal town by upgrading the building fabric, the provision of a new linking building to unite the Soup Kitchen and Courthouse into a cohesive whole and through the improvement of the Public Real in the immediate surrounds.

Appendix A – Development Plan Zoning

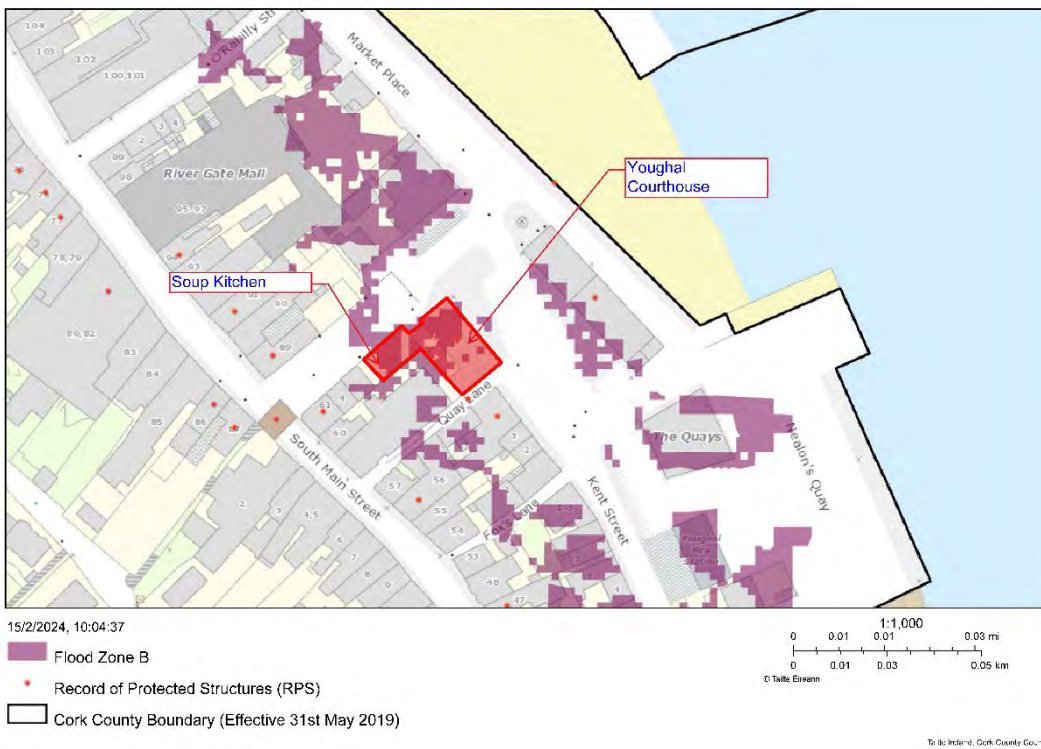


Appendix B – Flooding Maps

Flood Zone A

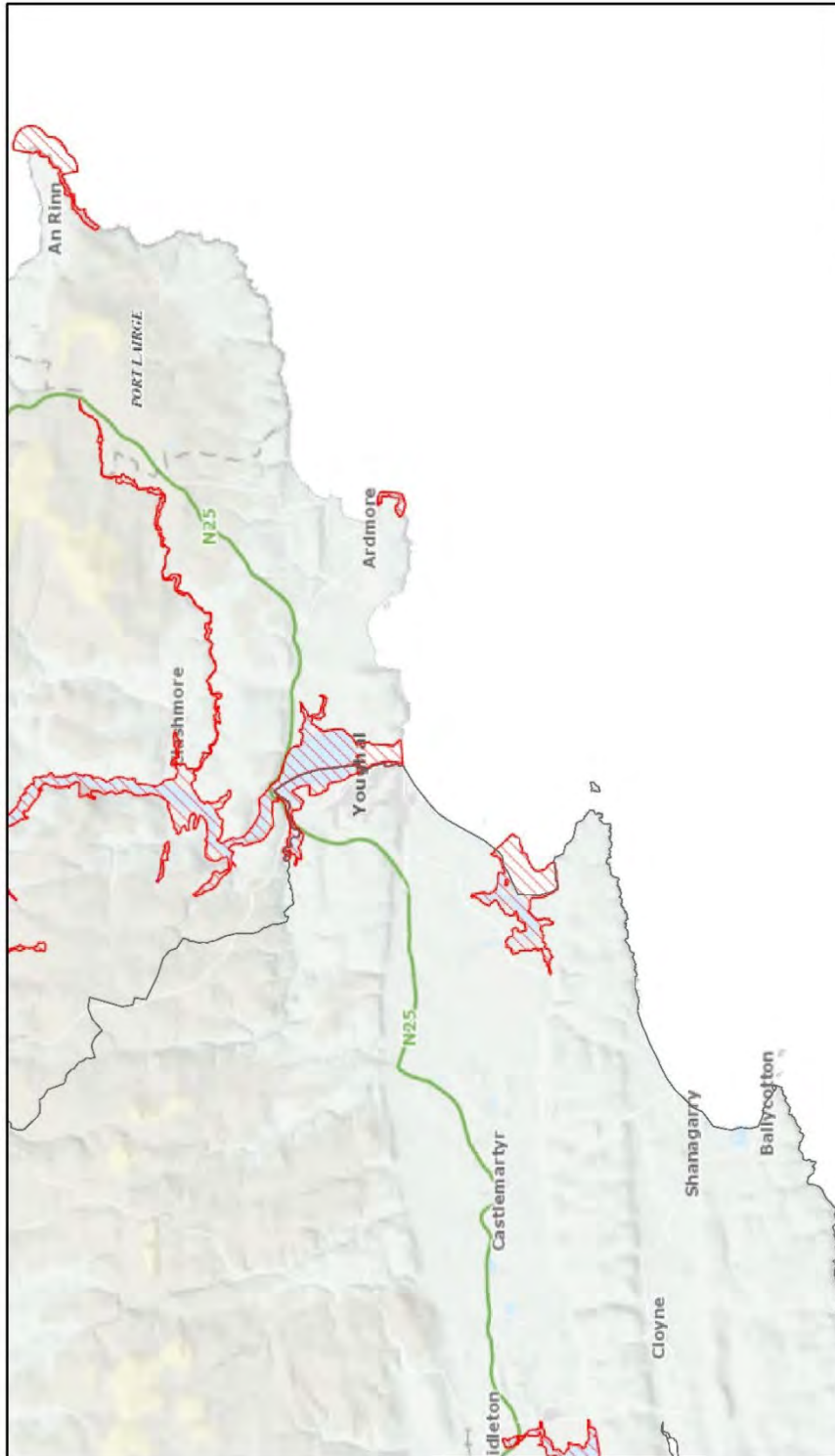


Flood Zone B



Appendix C - Special Areas of Conservation (SAC) Areas

Municipal Districts Public Play Areas and Conveniences



12/2/2024, 16:25:28

1:288,895

0 1.5 3 4.5 6 mi

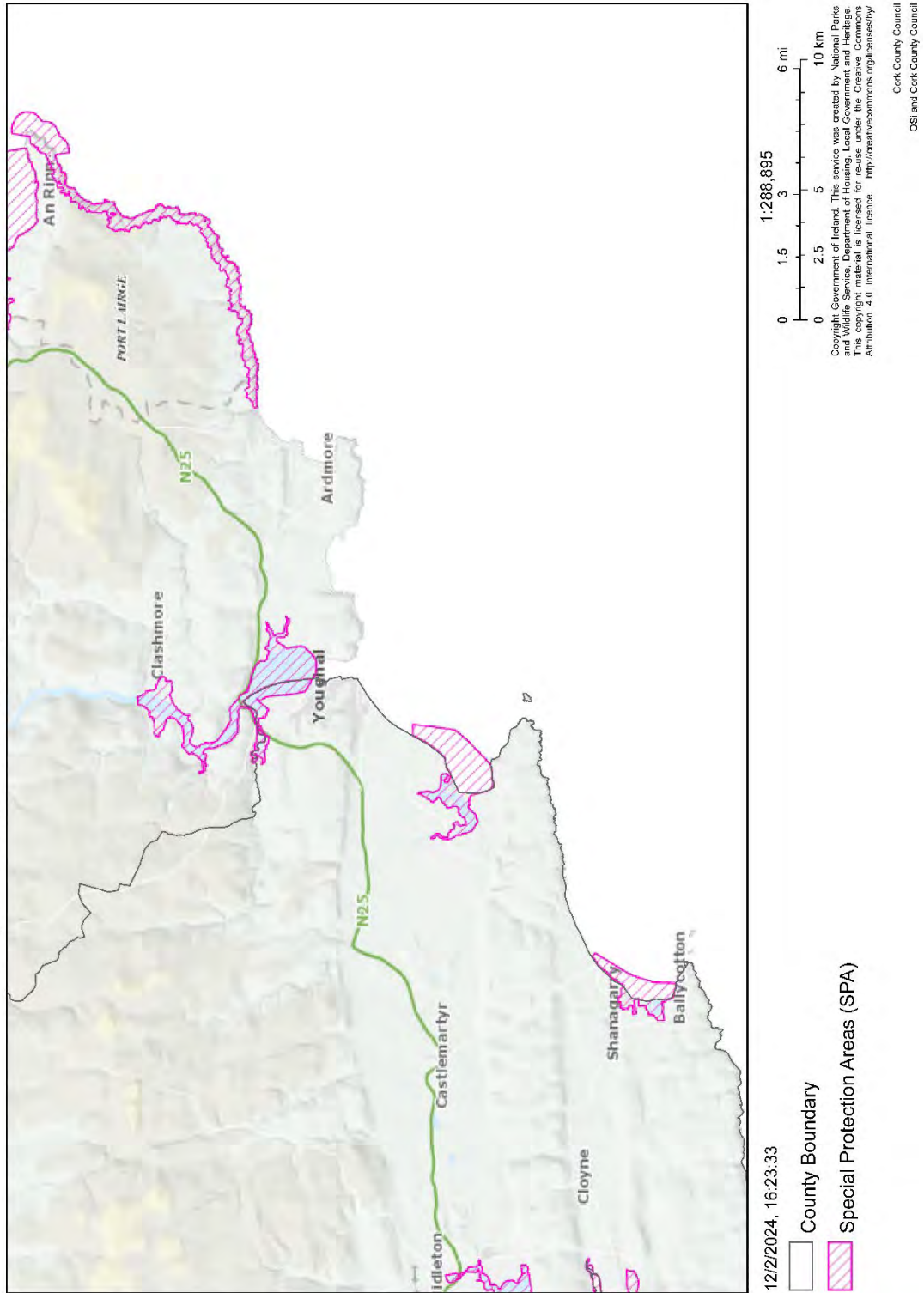
0 2.5 5 10 km

Copyright Government of Ireland. This service was created by National Parks and Wildlife Service, Planning, Local Government and Heritage. The copyright material is provided for Cork County Council. Attribution 4.0 International license. <http://creativecommons.org/licenses/by/4.0/>

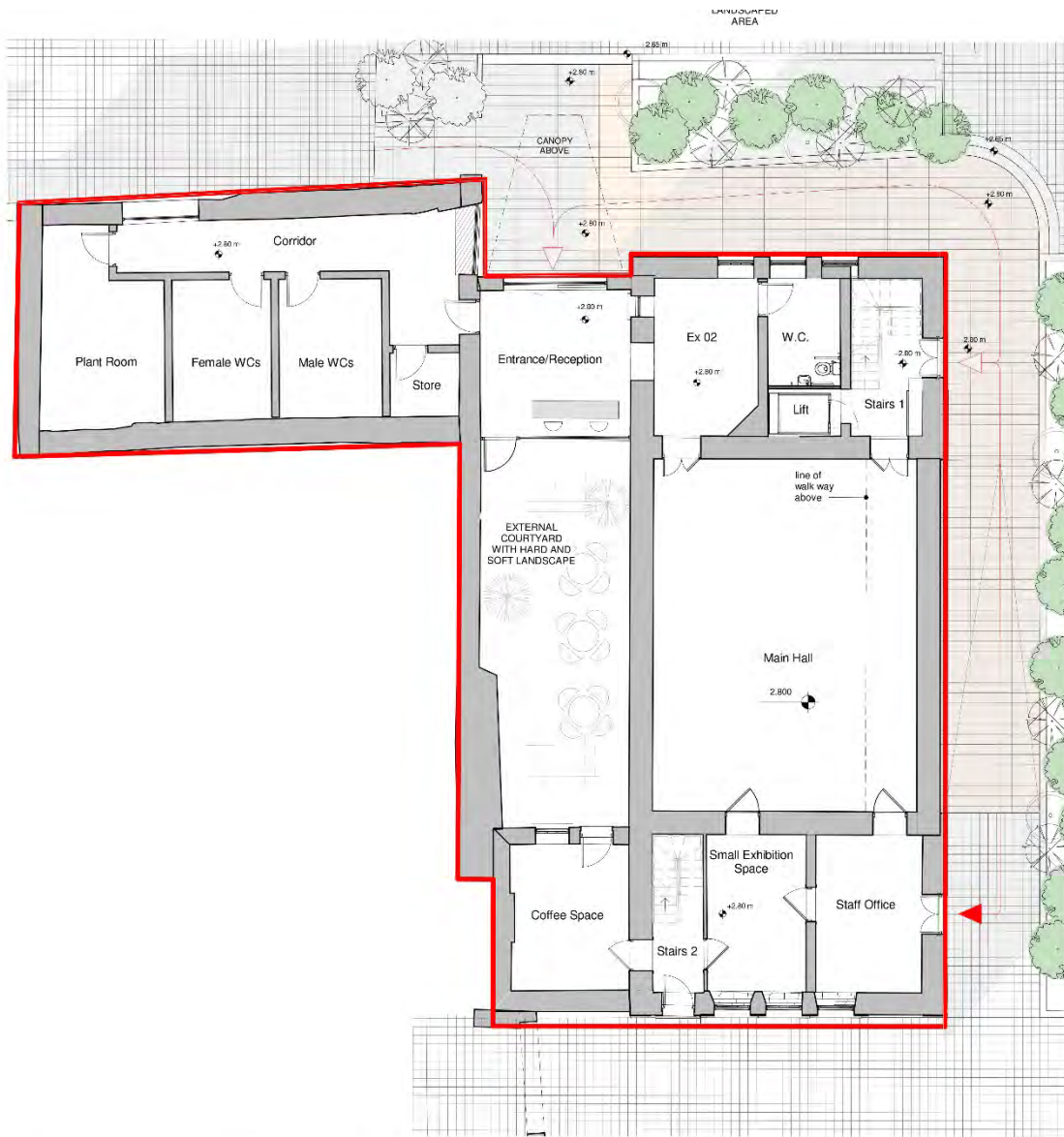
Cork County Council
OSI and Cork County Council

Appendix D - Special Protection Areas (SPA) Areas

Municipal Districts Public Play Areas and Conveniences

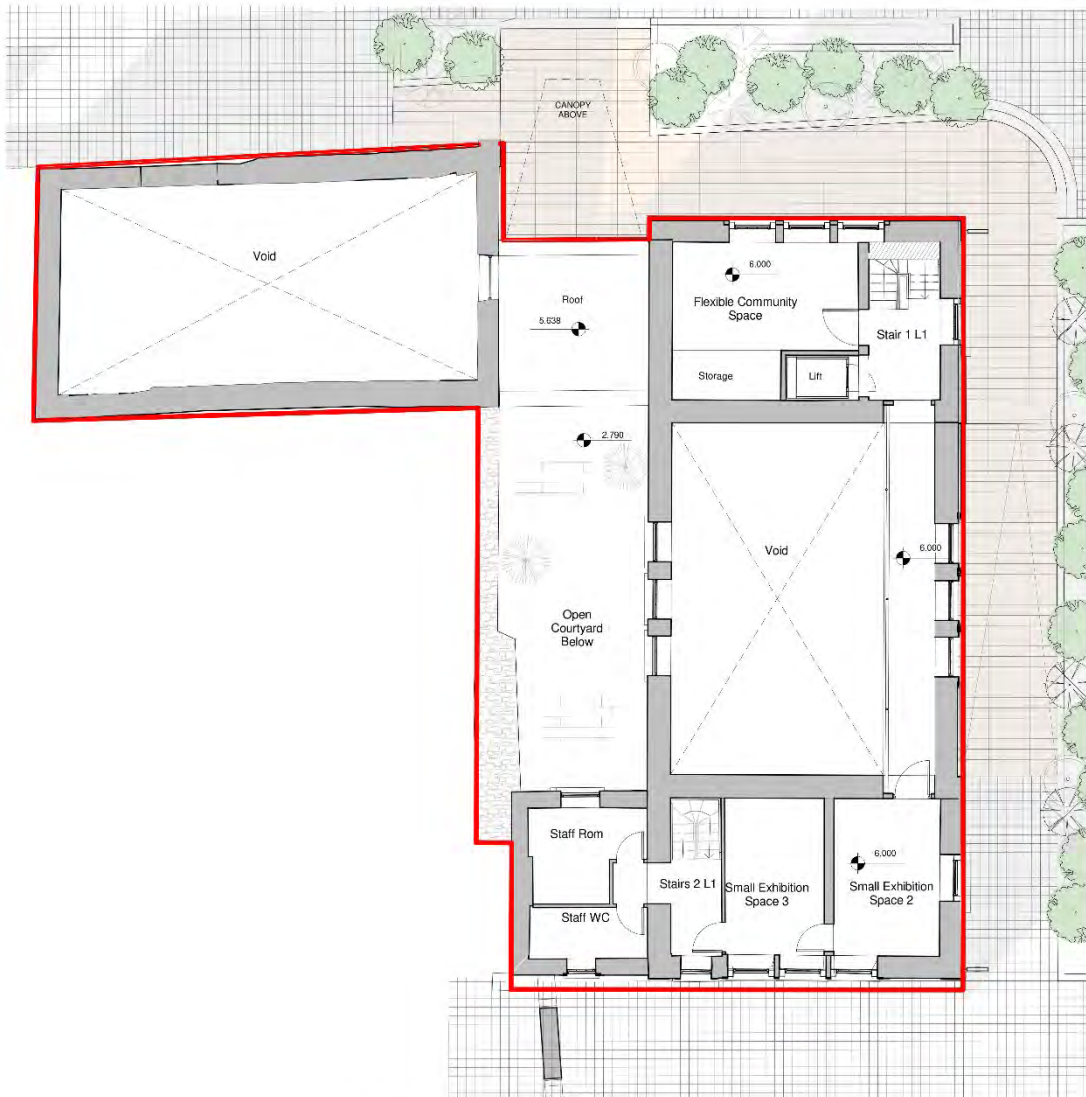


Appendix E – Ground Floor Plan



Proposed Ground Floor Plan

Appendix F – First Floor Plan



Proposed First Floor Plan