



Comhairle Contae Chorcaí

Cork County Council

CHIEF EXECUTIVE PART VIII REPORT

DEVELOPMENT OF COMMUNITY & ENTERPRISE HUB (E-CENTRE) AT LIBRARY BUILDING, CASEMENT SQUARE, COBH, Co. CORK.

Local Government Planning & Development Act 2000 &
Part VIII, Article 81 of the Planning & Development Regulations 2001 (as amended
by Article 17 of the Planning & Development Regulations 2006) and Article 83 of the
Planning & Development Regulations 2001 (as amended by Article 19 of the
Planning & Development Regulations 2006)

Economic Development, Enterprise & Tourism

January 2024

1.0 INTRODUCTION

Cork County Council, as part of its Hub Development Strategy for 2021-2026, has secured grant funding from the Department of Rural and Community Development under the 2021 Town & Village Renewal Scheme, for the development of an E-Centre in Cobh.

The proposed development on the ground floor of Cobh Library will provide an affordable high quality fully equipped office working environment, centrally located, for remote workers, working tourists and start-ups etc.

The development site, (see Fig. 1 below), is located within the existing Library building on Casement Square within the development boundary of Cobh and is on lands zoned Town Centre/Neighbourhood centre. The Library building, a detached thirteen-bay two-storey building built c. 1855, is a Protected Structure (RPS No. 1896) located within the Cobh Architectural Conservation Area, (Cobh ACA).

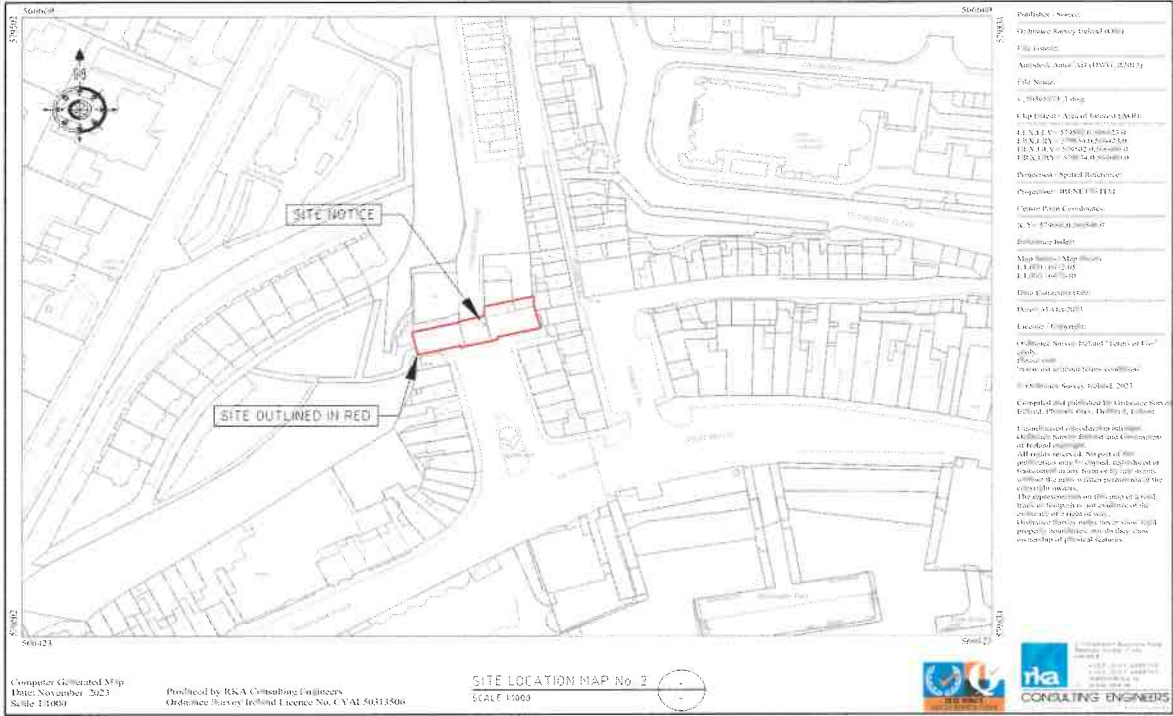


Fig. 1. Site Location Map

2.0 PROJECT DESCRIPTION

This proposed development involves the internal refurbishment and fitting-out of the existing unused area on the ground floor of the Library building, including upgrading of welfare facilities, canteen & toilets etc in order to provide modern dedicated workspaces, (a combination of hot desks and own door offices).

All construction and fitting-out works on this Protected Structure (ID:1896) will be internal.

3.0 PUBLIC CONSULTATION

- The proposed development was presented at the 6th November 2023 meeting of the Cobh MD.
- The proposed development was advertised by Notice in The Echo newspaper published on Friday 10th November 2023. (A copy of this public notice is included in Appendix 1).
- A Site Notice was fixed to the interior & exterior of the Library building, Cobh on Thursday 09th November 2023.

Plans and particulars of the proposed development were made available at the Business Growth Hub, County Hall Campus and at Carrig House Cobh for inspection and/or purchase for a period of four weeks from 10th November 2023 to 8th December 2023. On-line and written submissions and observations were invited for a period of six weeks to 22nd December 2023. The relevant Application drawings are included in Appendix 2

4.0 PERSONS OR BODIES NOTIFIED OF PROPOSED DEVELOPMENT

Prescribed bodies:

- The Arts Council
- Department of Tourism, Culture, Arts, Gaeltacht, Sport & Media
- Department of Enterprise, Trade & Employment
- Department of Environment, Climate & Communications
- Department of Rural & Community Development
- Transport Infrastructure Ireland
- The Heritage Council
- Commissioners of Public Works
- Irish Water
- An Taisce
- Fáilte Ireland

Cork County Council

- Thomas Watt, Senior Planner
- Noel Sheridan, Senior Executive Planner
- Louise Ahern, Executive Planner
- Sharon Casey, Ecology Section
- Elena Turk, Conservation Officer
- Gerard O'Hora, EE Roads, Cobh MD
- Sean O'Callaghan, SEO East Cork MD
- Paraig Lynch, AO Cobh MD
- Mary McSweeney, ASO Cobh MD
- Paul Sutton, SEO EDET Directorate
- Kevin Morey, A/Divisional Manager
- Sharon Corcoran, Director of Services, EDET Directorate
- Pdraig Barrett, Director of Services, Planning Department
- Patricia Liddy, Director of Services, MD

5.0 SUBMISSIONS RECEIVED

Three on-line submissions/observations were received:

- Transport Infrastructure Ireland - noted that they had no observations to make.
- Ronald Brian O'Sullivan – Submission related to Carrigaline TPREP – sent in error.
- Donal Dineen - Submission related to Carrigaline TPREP – sent in error.

A copy of the above submissions/observations is included in Appendix 3.

6.0 INTERNAL REPORTS PREPARED

Copies of the following Reports are included as appendices.

- Planning Report & EIA Screening Determination– (Appendix 4)
- Habitats Directive Appropriate Assessment Screening Determination – (Appendix 5)
- Conservation Officer's Report – (Appendix 6)
- Heritage Impact Assessment Report – (Appendix 7)

7.0 IMPLICATIONS FOR THE PROPER PLANNING & SUSTAINABLE DEVELOPMENT OF THE AREA.

None – The attached Planning Report states in its conclusion that *the proposed development should result in positive impacts and add to the vitality and viability of the town centre and align with existing local and public services and facilities.*

The proposed development accords with the policies and objectives of the Cork County Development Plan 2022 and accords with the proper planning and sustainable development of the area.

**CORK COUNTY COUNCIL'S INTENTION WITH REGARD TO THE PROPOSED
DEVELOPMENT**

Proposed Development: **Part VIII Proposal**
Development of Community & Enterprise Hub (E-Centre),
Library Building, Casement Square Cobh, Co. Cork

We recommend that Cork County Council proceed with the proposal development in accordance with the plans and particulars made available for public inspection.

This Report is submitted to the members of Cork County Council in compliance with Section 2(7) of the City and County Management (Amendment) Act, 1995.

Signed: 
Sharon Corcoran
Director of Services
Economic Development, Enterprise & Tourism

Dated: 2nd Feb 2024.

Signed: 
Patricia Liddy
S/Divisional Manager – South Cork

Dated: 2nd February 2024.

APPENDIX 1
PUBLIC NOTICE



PUBLIC NOTICE

**Part 8 Notice
CORK COUNTY COUNCIL
PLANNING & DEVELOPMENT ACT 2000 (as amended) -Part XI
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended) - Part 8**

Notice is hereby given, pursuant to the provisions of Part XI of the Planning & Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 81 and Article 83 of the Planning & Development Regulations, 2001 (as amended) that Cork County Council proposes to undertake the following development:

SCHEDULE

LOCATION	NATURE & EXTENT OF DEVELOPMENT	OFFICES AT WHICH PLANS AND PARTICULARS MAY BE INSPECTED
The project is located at Casement Square, Cobh, Co. Cork	<p>The proposed development of a Community & Enterprise Hub (E-Centre):</p> <p>This development involves the fitting-out of the existing unused area on the ground floor of the Library Building at Casement Square, Cobh into a Community & Enterprise Hub (E-Centre).</p> <p>The proposed development will involve the internal fitting out of the ground floor unused space underneath the Library, including upgrading of welfare facilities, in order to provide modern dedicated workspaces, (a combination of hot desks and own door offices), for remote workers, working tourists and start-ups etc.</p> <p>All construction and fitting-out works on this Protected Structure (ID:1896) will be internal.</p>	<p>Cork County Council Cobh Municipal District Offices, Carrig House, Cobh, Co. Cork P24 CH02</p> <p>By appointment see Point No. 1 below.</p>

The plans and particulars may be inspected as follows:

- By appointment with a member of the Council staff by calling the following number: 021 428 5939 or emailing liam.lynych@corkcoco.ie
- Online at the following address: <https://www.corkcoco.ie/en/planning/part-8-development-consultation>
- On receipt of a written request the Council will post or email a copy of the plans and particulars to a member of the public who wishes to make a written submission within the statutory timeframe (indicated below).
- The request should be headed: 'Part VIII Proposed Community & Enterprise Hub, (E-Centre), Casement Square, Cobh, Co. Cork' and addressed to Cork County Council, Economic Development, Enterprise & Tourism, The Business Growth Hub, Carrigrohane Road, Cork, T12 A243 stating whether you wish to have the plans etc. sent in hard copy form or by email.

Plans and particulars of the proposed development will be available for inspection and/or purchase at the locations outlined above (see Point No. 1 above) on each day during which the said offices are open for the transaction of business (excluding Bank Holidays) for a period of **4 weeks from 10th November 2023 and ending on the 8th December 2023.**

A submission or observation in relation to the proposed development may be made by using the online submission form on www.yourcouncil.ie or, in writing, to;

Director of Services, Economic Development, Enterprise & Tourism,
Cork County Council, The Business Growth Hub,
Carrigrohane Road, Cork, T12 A243

No later than 4.00pm on Friday 22nd December 2023.

As per Article 81 of the Planning and Development Regulations 2001 (as amended), an Environmental Impact Assessment (EIA) screening determination has been made and a determination has been made that an EIA is **not required**. In accordance with Article 120 (3), as amended by S.I. No. 296 of 2018, a person may, within 4 weeks from the date of this notice 10th November 2023, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Such a submission should be addressed to the Secretary, An Bord Pleanála, 64, Marlborough Street, Dublin, 1.

Sharon Corcoran,
Director of Services,
Economic Development, Enterprise & Tourism,
Cork County Council

10th November 2023

It should be noted that the Freedom of Information Act applies to all records held by Cork County Council.

FÓGRA POIBLÍ

**Fógra Cuid 8
COMHAIRLE CONTAE CHORCAÍ
AN tACHT UM PLEANÁIL AGUS FORBAIRT 2000 (arna leasú) —Cuid XI
RIALACHÁIN UM PLEANÁIL AGUS FORBAIRT 2001 (arna leasú) - Cuid 8**

Tugtar fógra leis seo, de bhun fhorálacha Chuid XI den Acht um Pleanáil agus Forbairt, 2000 (arna leasú) agus de réir cheanglais Chuid 8, Airteagal 81 agus Airteagal 83 de na Rialacháin um Pleanáil agus Forbairt, 2001 (arna leasú) go mbeartaíonn Comhairle Contae Chorcaí tabhairt faoin bhforbairt seo a leanas:

SCEIDEAL

SUÍOMH	CINEÁL & MÉID NA FORBARTHA	OIFIGÍ INAR FÉIDIR PLEANANNA AGUS SONRAÍ A INIÚCHADH
Tá an tionscadal lonnaithe ag Cearnóg Mhic Easmainn, Cóbh, Co. Chorcaí	<p>An bhforbairt atá beartaíte ar Mhol Pobail & Fiontraíochta (R-Ionad): Is éard atá i gceist leis an bhforbairt seo ná an limistéar neamhúsáidte atá ar urlár na talún d'Fhoirgneamh na Leabharlainne ag Cearnóg Mhic Easmainn, Cóbh a fheistiú ina Mhol Pobail & Fiontraíochta (R-Ionad).</p> <p>Is éard a bheidh i gceist leis an bhforbairt a bheartaítear ná feistiú inmheánach an spáis ar urlár na talún nach bhfuil in úsáid faoin Leabharlann, lena n-áirítear uasghrúda a dhéanamh ar áiseanna leasa, chun spásanna oibre tiomnaithe nua-aimseartha a sholáthar, (meascán de dheasca shealaíochta agus oifigí dorais féin), do chianobrithe, turasoíri oibre agus gnólaichtaí nua-thionscanta srl. Beidh gach obair thógála agus fheistiúcháin ar an Déanamhas Cosanta seo (CA: 1896) inmheánach.</p>	<p>Comhairle Contae Chorcaí Oifigí Ceantar Bardasach an Chóibh, Teach na Carraige, Cóbh, Co. Chorcaí P24 CH02</p> <p>Le coinne a dhéanamh féach Pointe Uimh. 1 thíos.</p>

Is féidir na pleananna agus na sonraí a iniúchadh mar seo a leanas:

- Trí choinne a dhéanamh le ball d'fhoireann na Comhairle ach gaoch a chur ar an uimhir seo a leanas: 021 428 5939 nó ríomhphost a sheoladh chuig liam.lynych@corkcoco.ie
- Ar líne ag an seoladh seo a leanas: <https://www.corkcoco.ie/en/planning/part-8-development-consultation>
- Ar iarratas scríofa a fháil, déanfaidh an Chomhairle cóip de na pleananna agus na sonraí a fhostáil nó a ríomhphost chuig duine den phobal ar mian leis/léi aighneacht scríofa a dhéanamh laistigh den fhráma ama reachtúil (sonraithe thíos).
- Ba cheart ceanteideal a chur ar an iarratas: 'Cuid VIII Mol Pobail & Fiontraíochta Molta, (R-Ionad), Cearnóg Mhic Easmainn, Cóbh, Co. Chorcaí' agus seolta chuig Comhairle Contae Chorcaí, Forbairt Eacnamaíoch, Fiontair & Turasoíreach, An Mol Fáis Gnó, Bóthar Charraig Ruacháin, Corcaigh, T12 A243 ag cur in iúl cé acu is mian leat na pleananna srl. a sheoladh i bhfoirm cruachóipe nó trí ríomhphost.

Beidh pleananna agus sonraí na forbartha a bheartaítear ar fáil lena n-iniúchadh agus/nó lena gceannach ag na láithreacha a bhfuil cuntas orthu thuas (féach Pointe Uimh. 1 thuas) gach lá a mbeidh na hoifigí sin ar oscailt chun gnó a dhéanamh (gan Laethanta Saoire Bainc san áireamh) do tréimhse 4 seachtaine ón 10ú Samhain 2023 agus dar críoch an 8ú Nollaig 2023.

Is féidir aighneacht nó tuairim maidir leis an bhforbairt bheartaithe a chur isteach trí úsáid a bhaint as an bhfoirm aighneachta ar líne ar www.yourcouncil.ie nó, i scríbhinn, chuig;

Stiúrthóir Seirbhíse, Forbairt Eacnamaíoch, Fiontair & Turasoíreach,
Comhairle Contae Chorcaí, An Mol Fáis Gnó,
Bóthar Charraig Ruacháin,
Chorcaí, T12 A243

Tráth nach déanaí ná 4.00in Dé hAoine 22ú Nollaig 2023.

De réir Airteagal 81 de na Rialacháin um Pleanáil agus Forbairt 2001 (arna leasú), tá cinneadh scagtha Measúnacht Tionchair Timpeallachta (MTT) déanta agus cinneadh déanta **nach bhfuil gá le MTT**. I gcomhréir le hAirteagal 120(3), arna leasú le S.I. Uimh. 296 de 2018, féadfaidh duine, laistigh de 4 seachtaine ó dháta an fhógra seo an 10ú Samhain 2023, iarratas a dhéanamh chuig an mBord Pleanála ar chinneadh scagtha i dtaobh an dóigh go mbeadh éifeachtaí suntasacha ag an bhforbairt ar an gcomhshaol. Ba cheart aighneacht dá leithéid a sheoladh chuig an Rúnaí, An Bord Pleanála, 64, Sráid Mhaoilbhríde, Baile Átha Cliath, 1.

Sharon Corcoran,
Stiúrthóir Seirbhíse,
Forbairt Eacnamaíoch, Fiontair & Turasoíreach,
Comhairle Contae Chorcaí

10ú Samhain 2023

Ba chóir a thabhairt faoi deara go mbeann an tAcht um Shaoráil Faisnéise le gach táféad atá i seilbh Chomhairle Contae Chorcaí.

Personal Information may be collected by Cork County Council to enable the processing of your submission/enquiry. Cork County Council can legally process this information as necessary to comply with its statutory/legal obligations. Such information will be processed in line with the Council's privacy statement which is available at www.corkcoco.ie. For certain processes such as Temporary Road Closures, personal data may need to be transferred to a third party where such third party is the applicant. Accordingly, please indicate if you consent to the transfer of your personal information to the applicant.

Bailíonn Comhairle Contae Chorcaí faisnéis phearsanta ionas gur féidir le Comhairle Contae Chorcaí do aighneachtlagóid a phróiseáil. Go dlíthiúil, is féidir linn an fhaisnéis seo a phróiseáil mar is gá chun a chuid oibleagáidí reachtúla/dlíthiúla a chomhlíonadh. Próiseáilfear an faisnéis seo i líne lenár ríteas próibhídeachas atá ar fáil ar ár suíomh gréasáin ag www.corkcoco.ie

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices

Public Notices



ROADS

ROADS ACT, 1993
TEMPORARY CLOSING OF PUBLIC ROADS

Pursuant to Section 75 of the Roads Act 1993, & Article 12 of the Roads Regulations 1994, notice is hereby given that Cork County Council will close the following road for the period and reason specified below:

Road Subject of Closure
19517-0 Ashe Street, Youghal, Co. Cork.

Period of Closure
From 08:00hrs on Monday 20th November 2023 to 08:00hrs on Friday 15th December 2023 (24hr Closure).

Reason for Closure
To facilitate installation of Road Safety Measures.

Alternative Routes
Road will be closed at the Cork Hill junction. Traffic will be diverted along South Main Street - turn left on Devalera Street which leads back on to Ashe Street.

Ref: TRC-204-2023

Director of Services, Roads & Transportation,
Cork County Council, The Courthouse,
Slibberden, Co. Cork.
Email: roadclosures@co Cork.ie

Personal information may be collected by Cork County Council to enable the processing of your submission enquiry. Cork County Council can legally process this information as necessary to comply with its statutory/legal obligations. Such information will be processed in line with the Council's privacy statement which is available at www.corkcoco.ie

Planning Notices

Planning Notices

Cork County Council: Jack D. Cahill & Co. Consulting Engineers seek permission to construct a precast concrete retaining wall as support for unstable section of existing front boundary embankment at 'Dunkerron', Glounthaune for Mona O'Sullivan. The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

Cork County Council: Paula McCarthy, hereby seeks planning permission for development works at the Slibberden Eagle Public House, the works will consist of the installation of a wastewater treatment system to replace the existing septic tank. The proposed system is to serve the public house and associated adjacent dwelling houses. Also permission for all associated site development works at Sawnblahan, Tragarinne, Slibberden, Co. Cork. The Planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the office of the Planning Authority, Norton House, Slibberden, Co. Cork during its public opening hours, Monday to Friday (excluding public holidays) AND a submission or observation in relation to the application may be made to the Authority in writing on a payment of €20 within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

Cork County Council: I. Hester McCarthy, intend to apply for permission for retention of (1) Partial conversion of existing domestic boat store for use as residential apartment unit & (2) Elevational Changes of existing boat store at Crosswinds House, Glasheen/Liscane More, Kinsale. The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.

Legal Notices

It's all in the planning!

Legal Notices
021-4274455
ads@theecho.ie

PUBLIC NOTICE

Part 8 Notice
CORK COUNTY COUNCIL
PLANNING & DEVELOPMENT ACT 2000 (as amended) - Part XI
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended) - Part 8
Notice is hereby given, pursuant to the provisions of Part XI of the Planning & Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 81 and Article 83 of the Planning & Development Regulations, 2001 (as amended) that Cork County Council proposes to undertake the following development:

SCHEDULE table with columns: LOCATION, NATURE & EXTENT OF DEVELOPMENT, OFFICES AT WHICH PLANS AND PARTICULARS MAY BE INSPECTED. Includes details for the proposed development of a Community & Enterprise Hub (E-Centre) at Casement Square, Cobh, Co. Cork.

The plans and particulars may be inspected as follows:

- 1. By appointment with a member of the Council staff by calling the following number: 021 426 5939 or emailing liana.lynch@co Cork.ie
- 2. Online at the following address: <https://www.corkcoco.ie/en/planning/part-8-development-consultation>
- 3. On receipt of a written request the Council will post or email a copy of the plans and particulars to a member of the public who wishes to make a written submission within the statutory timeframe (indicated below).
- 4. The request should be headed: 'Part VIII Proposed Community & Enterprise Hub, (E-Centre), Casement Square, Cobh, Co. Cork' and addressed to Cork County Council, Economic Development, Enterprise & Tourism, The Business Growth Hub, Carrigrohane Road, Cork, T12 A243 stating whether you wish to have the plans etc. sent in hard copy form or by email.

Plans and particulars of the proposed development will be available for inspection and/or purchase at the locations outlined above (see Point No. 1 above) on each day during which the said offices are open for the transaction of business (excluding Bank Holidays) for a period of 4 weeks from 10th November 2023 and ending on the 3th December 2023.

A submission or observation in relation to the proposed development may be made by using the online submission form on www.yourcouncil.ie or, in writing, to: Director of Services, Economic Development, Enterprise & Tourism, Cork County Council, The Business Growth Hub, Carrigrohane Road, Cork, T12 A243

No later than 4.00pm on Friday 22nd December 2023.

As per Article 81 of the Planning and Development Regulations 2001 (as amended), an Environmental Impact Assessment (EIA) screening determination has been made and a determination has been made that an EIA is not required. In accordance with Article 120 (3), as amended by S.I. No. 296 of 2018, a person may, within 4 weeks from the date of this notice 10th November 2023, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Such a submission should be addressed to the Secretary, An Bord Pleanála, 64, Marlborough Street, Dublin, 1.

Sharon Corcoran, Director of Services, Economic Development, Enterprise & Tourism, Cork County Council

10th November 2023

It should be noted that the Freedom of Information Act applies to all records held by Cork County Council.

Personal information may be collected by Cork County Council to enable the processing of your submission enquiry. Cork County Council can legally process this information as necessary to comply with its statutory/legal obligations. Such information will be processed in line with the Council's privacy statement which is available at www.corkcoco.ie. For certain processes such as Temporary Road Closures, personal data may need to be transferred to a third party where such third party is the applicant. Accordingly, please indicate if you consent to the transfer of your personal information to the applicant.

Bailiúán Comhairle Contae Chorcaí faoinnse phearsanaí ionas gur féidir le Comhairle Contae Chorcaí do eighneachtáil a phróiseáil. Go dtíthiúil, is féidir linn an fhaisnéis seo a phróiseáil mar is gá chun a chuid oibríochtaí reachtaithe a dhéanamh. Féadfaidh muid an fhaisnéis seo a hionannú le tairbhíochtaí eile ar fáil arís, náisiún, náisiún ar www.corkcoco.ie

FÓGRA POIBLÍ

Fógra Cuid 9
COMHAIRLE CONTAE CHORCAÍ
AN tACHT UM PLEANÁIL AGUS FORBARIÓI 2000 (arna leasú) - Cuid XI
RIALACHÁIN UM PLEANÁIL AGUS FORBARIÓI 2001 (arna leasú) - Cuid 9
Tugtar fógra leis seo, de bhun fhorálacha Chuid XI den Acht um Pleanáil agus Forbairt, 2000 (arna leasú) agus de réir cheanglais Chuid 8, Airteagal 81 agus Airteagal 83 de na Rialacháin um Pleanáil agus Forbairt, 2001 (arna leasú) go nbeirteáinn Comhairle Contae Chorcaí tabhairt faoi bhforbairt seo a leanas:

SCEIDEAL table with columns: SUÍOMH, CINEÁL & MÉID NA FORBARIÓI, OIFIGÍ IAR FÉIDIR PLEANÁINNA AGUS SONRAÍ A INIÚCHADH. Includes details for the proposed development of a Community & Enterprise Hub (E-Centre) at Casement Square, Cobh, Co. Cork.

Is féidir na pleanáin agus na sonraí a leanas a fheiceáil mar seo a leanas:

- 1. Trí choinne a dhéanamh le ball d'fhoireann na Comhairle ach glaoch a chur ar an uimhir seo a leanas: 021 426 5939 nó rionnghost a sheoladh chuig liana.lynch@co Cork.ie
- 2. Ar line ag an seolán seo a leanas: <https://www.corkcoco.ie/en/planning/part-8-development-consultation>
- 3. Ar iarratais scríofa a fháil, déanfaidh an Chomhairle cóip de na pleanáin agus na sonraí a phostáil nó a rionnghost chuig duine den phobal ar mian leis/léi aighneacht scríofa a dhéanamh leithéid den ádhama ama reachtúil (sonraíthe thíos).
- 4. Ba cheart comunitéid a chur ar an iarratais: 'Cuid VIII Mól Pobail & Fiontraíochta Mólta, (Ríonad), Cearnóg Mhíic Easmainn, Cóbh, Co. Chorcaí' agus seolta chuig Comhairle Contae Chorcaí, Forbairt Eacnamaíoch, Fiontar & Turasóireacht, An Mól Fáis Gno, Bothar Charraig Ruacháin, Corcaigh, T12 A243 ag cur in iúl ce acu is mian leat na pleanáin srl. a sheoladh i bhfoirm crua-chóip nó trí rionnghost.

Beidh pleanáin agus sonraí na forbairt a bheartaítear ar fáil lena n-iniúchadh agus/nó lena gearnaigh ag na láithreacha a bhfuil cuntas ar na thús (féach Pointe Uimh. 1 thús) gach lá a mbeidh na hoiúilín sin ar oscailt chun gnó a dhéanamh (gan Laethanta Soire Baine san áireamh) do tréimhse 4 seachtaine ón 10ú Samhain 2023 agus dar críoch an 3ú Nollaig 2023.

Is féidir aighneacht nó tuairim ináid leis an bhforbairt bheartaíte a chur isteach trí úsáid a bhaint as an bhfoirm aighneachta ar line ar www.yourcouncil.ie nó, i scríbhinn, chuig:

Stiúrthóir Seirbhíse, Forbairt Eacnamaíoch, Fiontar & Turasóireacht,
Comhairle Contae Chorcaí, An Mól Fáis Gno,
Bothar Charraig Ruacháin,
Chorcaí, T12 A243

Tráth nach déanaí ná 4.00in Dé hAoine 22ú Nollaig 2023.

De réir Airteagal 91 de na Rialacháin um Pleanáil agus Forbairt 2001 (arna leasú), tá cineadh scagtha Measúnach Tionchar Timpéallachta (MTT) déanta agus cinneadh déanta nuair a bhfuil gá le MTT. I gcomhairle le hAirteagal 120(3), arna leasú le S.I. Uimh. 296 de 2018, feidhfidh duine, laistigh de 4 seachtaine ó dháta an fógra seo an 10ú Samhain 2023, iarratais a dhéanamh chuig an mBord Pleanála ar chinneadh scagtha i dtobair an dóigh go mbeadh éifeachtaí suntasacha ag an bhforbairt ar an gcomhshuí. Ba cheart aighneacht a sheoladh chuig an Ríonad, An Bord Pleanála, 64, Sráid Mhaicilbhríde, Baile Átha Cliath, 1.

Sharon Corcoran, Stiúrthóir Seirbhíse, Forbairt Eacnamaíoch, Fiontar & Turasóireacht, Comhairle Contae Chorcaí

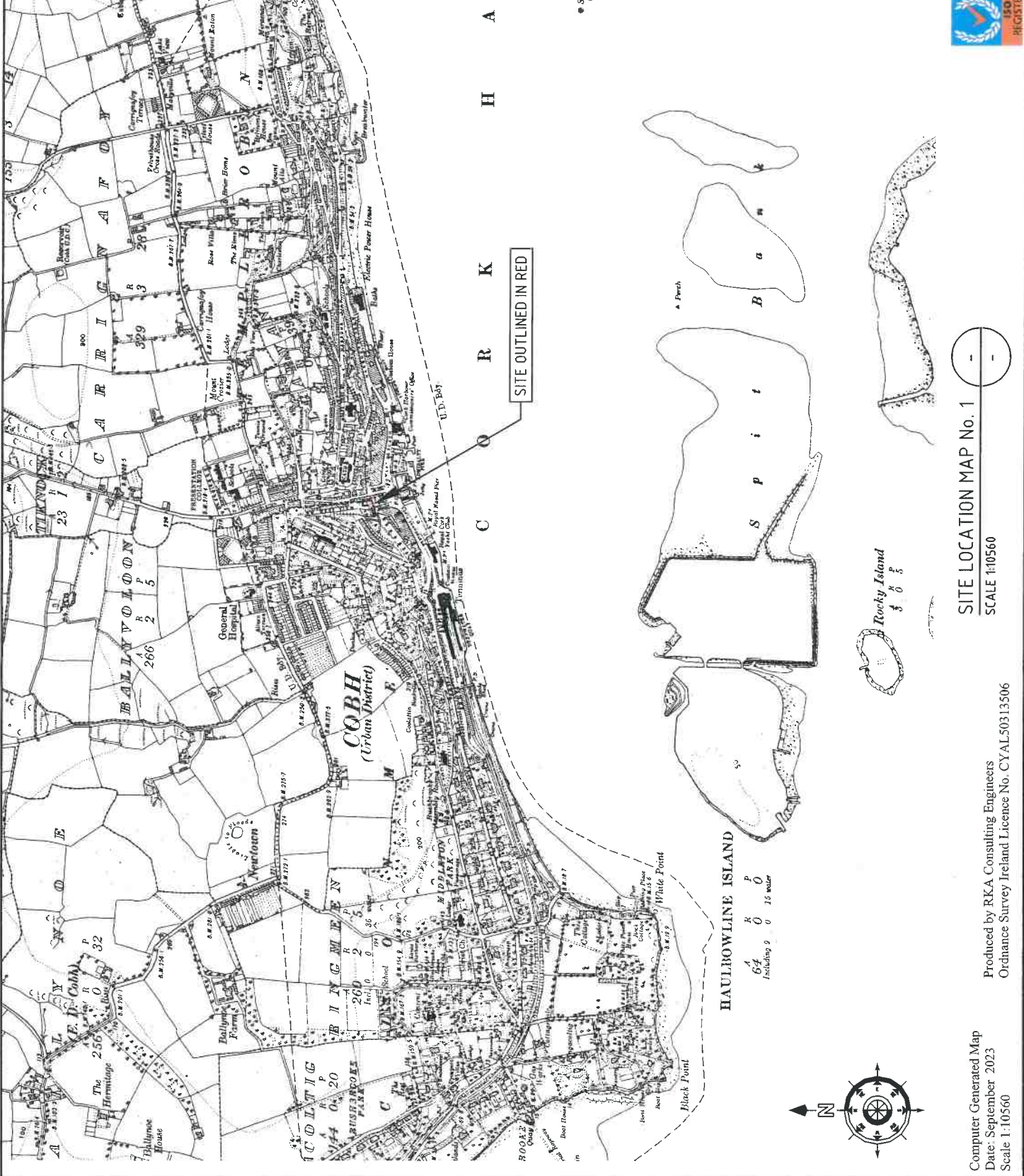
10ú Samhain 2023

Ba chóir a thabhairt faoi deara go mbeidh an tAcht um Saothair Faisnéise le gach tairbhéad atá seilbh Chomhairle Contae Chorcaí.

Personal information may be collected by Cork County Council to enable the processing of your submission enquiry. Cork County Council can legally process this information as necessary to comply with its statutory/legal obligations. Such information will be processed in line with the Council's privacy statement which is available at www.corkcoco.ie. For certain processes such as Temporary Road Closures, personal data may need to be transferred to a third party where such third party is the applicant. Accordingly, please indicate if you consent to the transfer of your personal information to the applicant.

Bailiúán Comhairle Contae Chorcaí faoinnse phearsanaí ionas gur féidir le Comhairle Contae Chorcaí do eighneachtáil a phróiseáil. Go dtíthiúil, is féidir linn an fhaisnéis seo a phróiseáil mar is gá chun a chuid oibríochtaí reachtaithe a dhéanamh. Féadfaidh muid an fhaisnéis seo a hionannú le tairbhíochtaí eile ar fáil arís, náisiún, náisiún ar www.corkcoco.ie

APPENDIX 2
APPLICATION DRAWINGS



Description:
 Historic 6" Latest Edition
 Publisher / Source:
 Ordnance Survey Ireland (OSI)
 Data Source / Reference:
 CK075
 Revision Date =
 Survey Date = 31-Dec-1929
 Levelled Date = 31-Dec-1935
 CK076
 Revision Date =
 Survey Date =
 Levelled Date = 31-Dec-1933
 CK087
 Revision Date =
 Survey Date = 31-Dec-1929
 Levelled Date = 31-Dec-1934
 CK088
 Revision Date =
 Survey Date = 31-Dec-1930
 Levelled Date = 31-Dec-1935

Clip Extent / Area of Interest (AOI)
 LLX,LLY= 576163.0,563949.0
 LRX,LRY= 583173.0,566949.0
 ULX,ULY= 576163.0,569143.0
 URX,URY= 583173.0,569143.0

Projection / Spatial Reference:
 IRENET95_ITM
 Centre Point Coordinates:
 X,Y = 579668.0,566546.0

Data Extraction Date:
 31-Oct-2023

License / Copyright:
 Ordnance Survey Ireland "Terms of Use" apply.
 Please visit 'www.osi.ie/about/terms-conditions'.
 © Ordnance Survey Ireland, 2023

Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.
 All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.
 The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.
 Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.



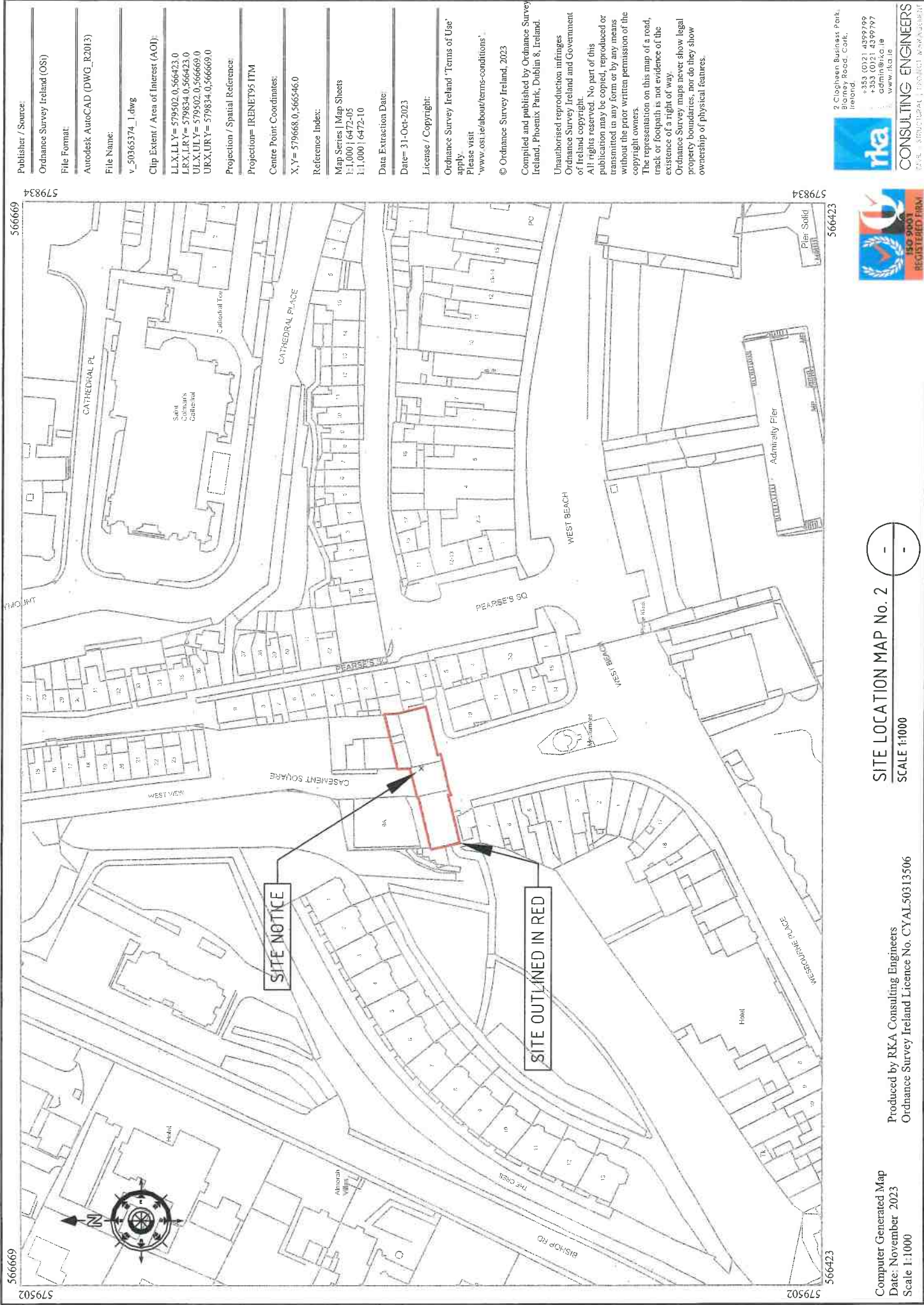
2 Crogheen Business Park,
 Slaney Road, Cork,
 Ireland
 T +353 (0)21 4399799
 F +353 (0)21 4399797
 admin@rka.ie
 www.rka.ie

CONSULTING ENGINEERS



SITE LOCATION MAP No. 1
 SCALE 1:10560

Computer Generated Map
 Date: September 2023
 Scale 1:10560
 Produced by RKA Consulting Engineers
 Ordnance Survey Ireland Licence No. CYAL50313506



579502 566669 579834 566423

Publisher / Source:
 Ordnance Survey Ireland (OSI)
 File Format:
 Autodesk AutoCAD (DWG_R2013)
 File Name:
 v_50365374_1.dwg
 Clip Extent / Area of Interest (AOI):
 LLX,LLY= 579502.0,566423.0
 LRX,LRX= 579834.0,566423.0
 ULX,ULY= 579502.0,566669.0
 URX,URY= 579834.0,566669.0
 Projection / Spatial Reference:
 Projection= IRENET95 ITM
 Centre Point Coordinates:
 X, Y= 579668.0,566546.0
 Reference Index:
 Map Series | Map Sheets
 1:1,000 | 6472-05
 1:1,000 | 6472-10
 Data Extraction Date:
 Date= 31-Oct-2023
 License / Copyright:
 Ordnance Survey Ireland "Terms of Use" apply.
 Please visit
 'www.osi.ie/about/terms-conditions'
 © Ordnance Survey Ireland, 2023
 Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.
 Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.
 All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.
 The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.
 Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.



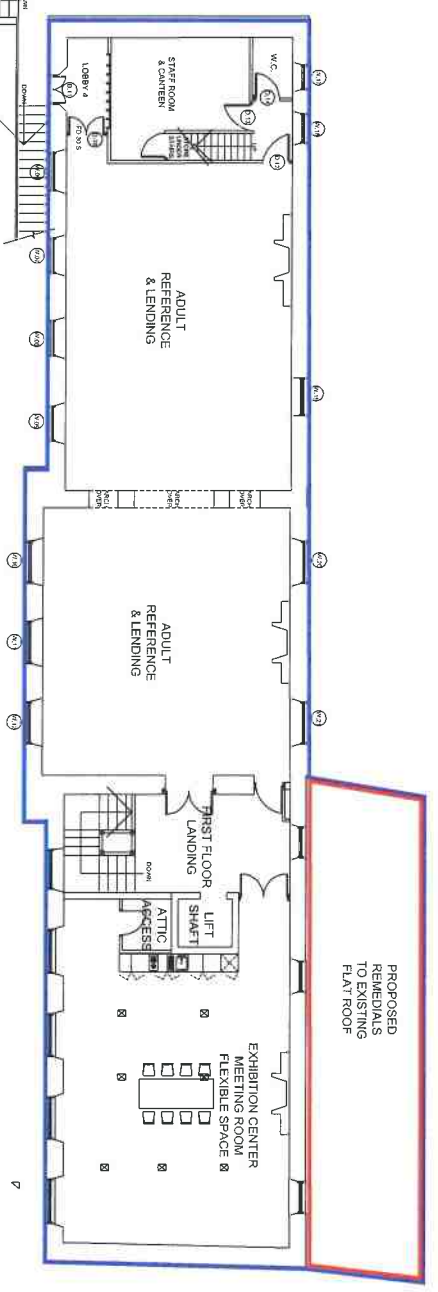
2 Cloughreen Business Park,
 Blaney Road, Carr,
 Ireland
 +353 (0)21 4589245
 +353 (0)21 4589292
 admin@rka.ie
 www.rka.ie



SITE LOCATION MAP No. 2
 SCALE 1:1000

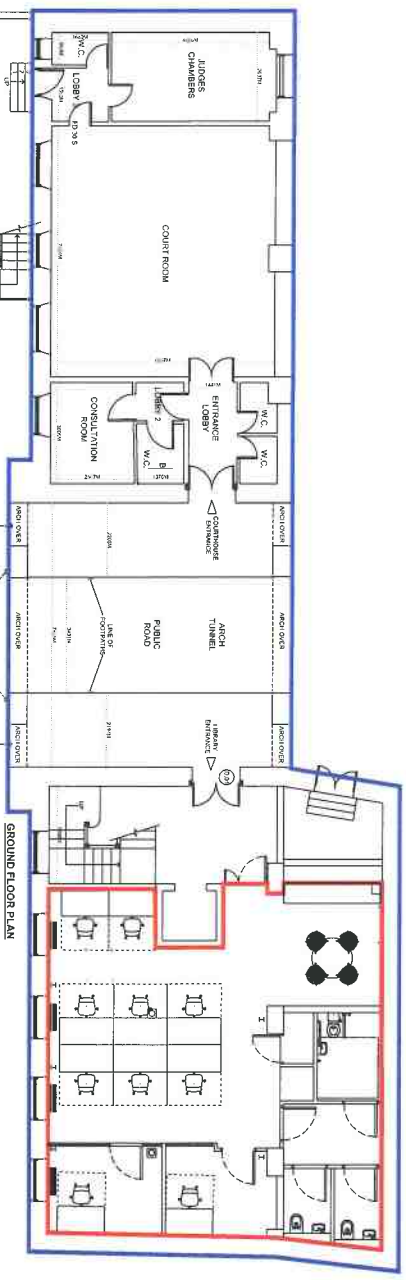
Produced by RKA Consulting Engineers
 Ordnance Survey Ireland Licence No. CYAL50313506

Computer Generated Map
 Date: November 2023
 Scale 1:1000



LEGEND:

- AREA OF WORKS OUTLINED
- IN RED
- OVERALL BUILDING OUTLINED
- IN BLUE



101	Rev	14/07/23	TL	Issued for Information
100	Rev	08/07/23	TL	Issue for Construction

hka
CONSULTING ENGINEERS

2, Clontarf Avenue, Park
Riverside Plaza, Cork
Tel: +353 (0)21 4584700
Fax: +353 (0)21 4584702
cork@hka.ie
www.hka.ie

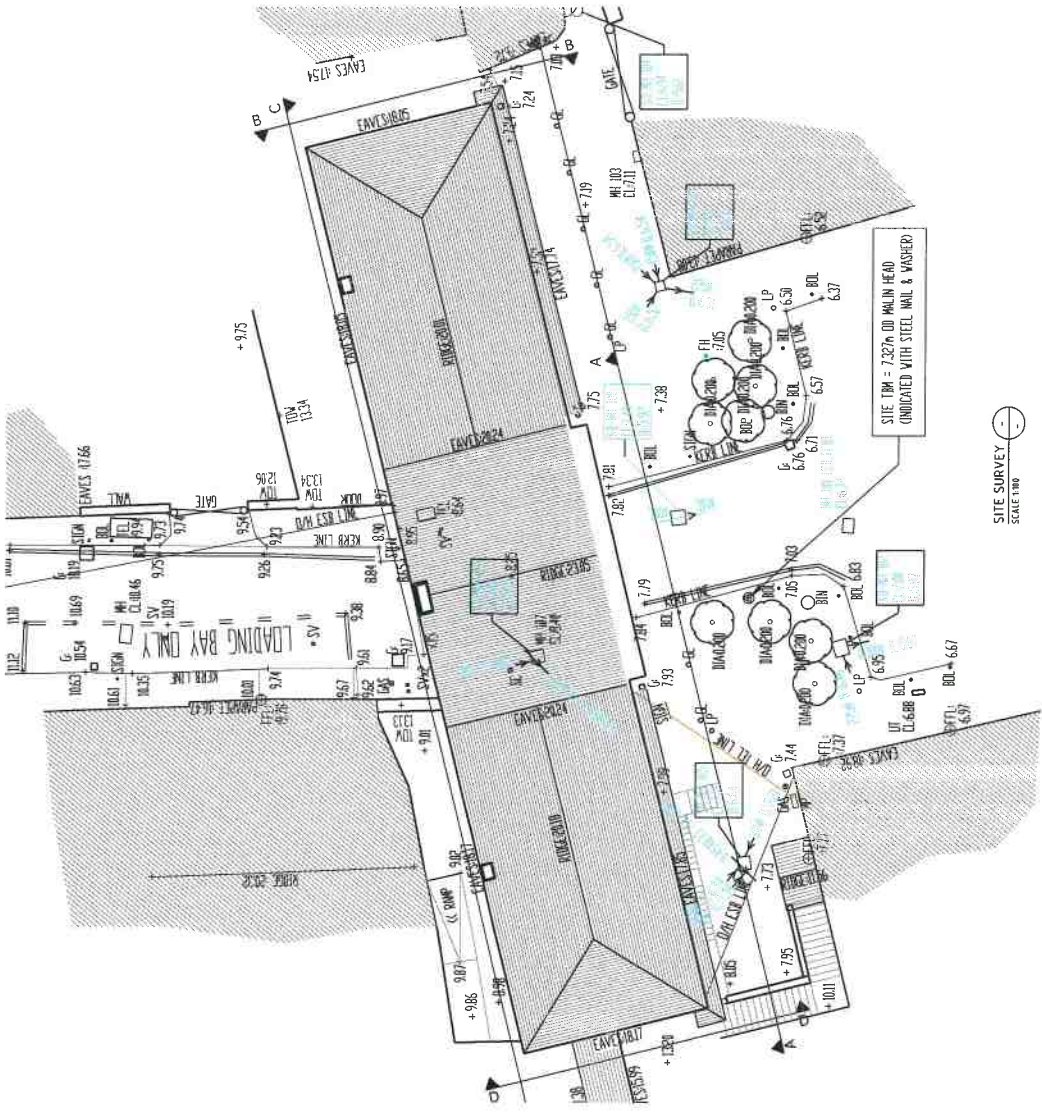
CITY/COUNTY:	Cork City
Client:	Cork County Council
Project:	Proposed Exhibition Library, Cobh, Co. Cork

Drawing Title:	Proposed Ground & 1st Floor Plans
Outline:	BA
Drawn:	TL
Date:	Sep 23
Eng. Chk.:	BA
Scale:	1:150 @ A3
Project No.:	0623800
Drawing No.:	100
Status:	ISS
Rev.:	01

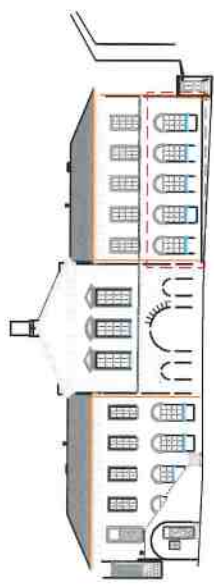
No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of the Author. A copy of this document was prepared by hand.

Original Drawing Size A1

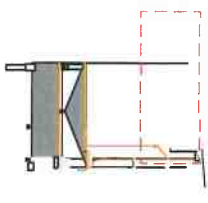
Notes



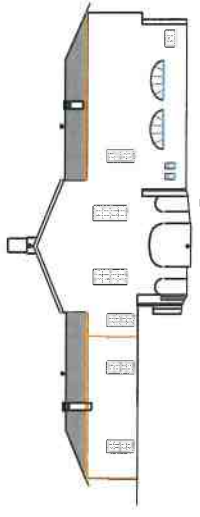
SITE SURVEY
SCALE 1:200



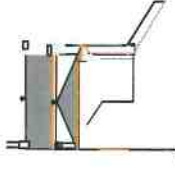
South Elevation
SCALE 1:200



East Elevation
SCALE 1:200



North Elevation
SCALE 1:200



West Elevation
SCALE 1:200

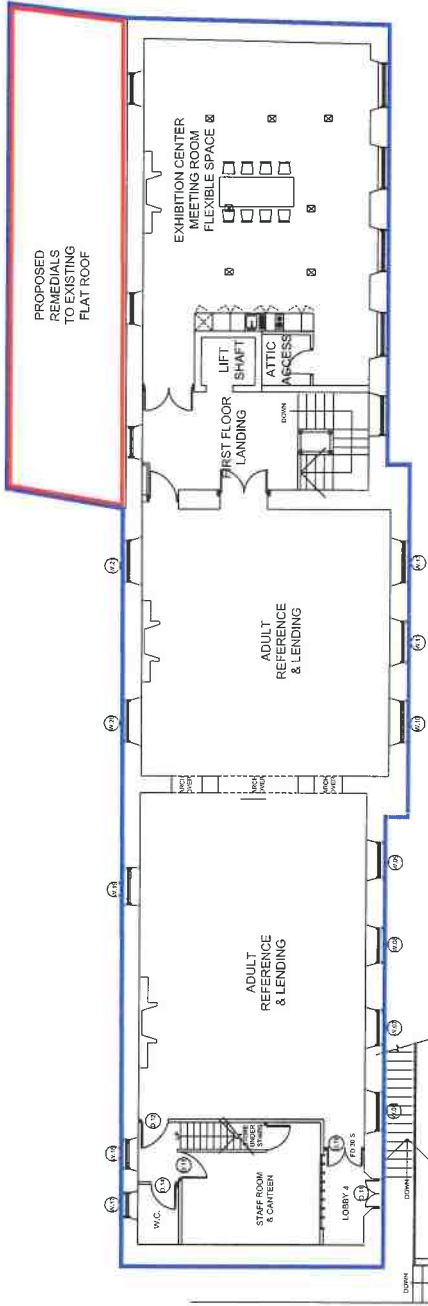
- LEGEND
- LOCATION OF PROPOSED WORKS
 - SHOWN OUTLINED IN RED

 ifa CONSULTING ENGINEERS		Cork County Council Project: Proposed E-Hub At: Cahill Library, Co. Cork	
Drawing Title: Existing & Proposed Elevations		Drawing No: 101	
Client: Cork County Council		Rev: 01	
Designer: BA	Checker: TL	Date: 20/11/23	Rev:
Drafter: BA	Project No: 0373000	Scale: As Shown @ A1	Rev:
Date:	Drawing Description:	Sheet:	Rev:

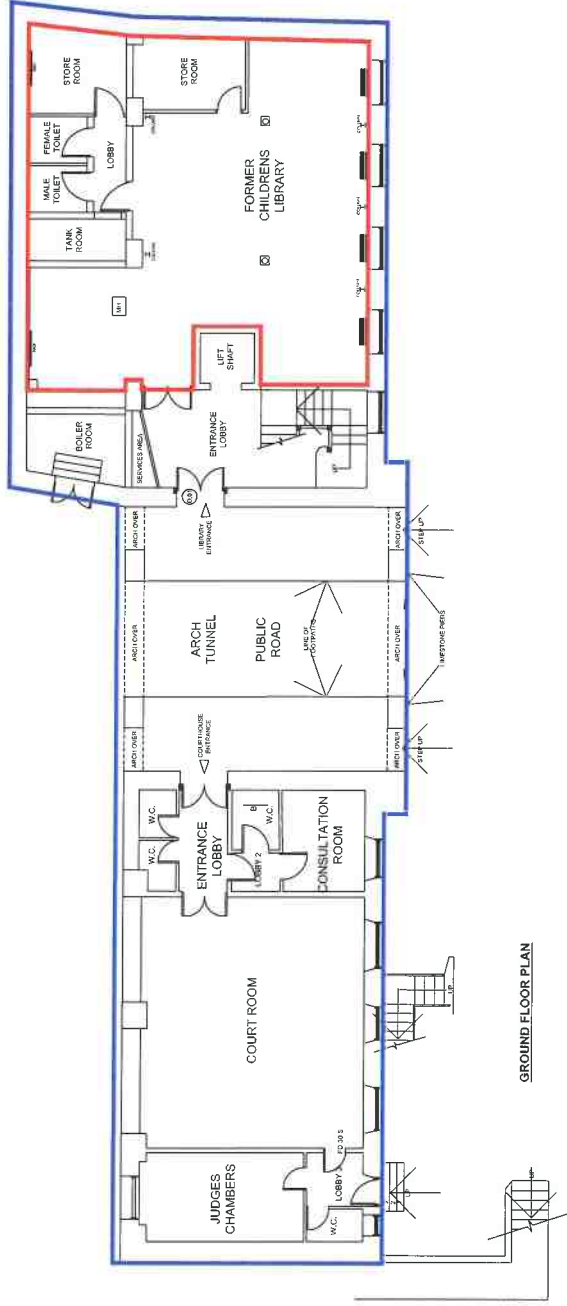
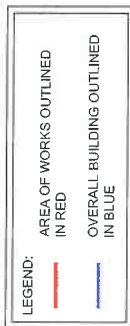
No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the written permission of the author. This document is intended for use with the project for which it was prepared and is not to be used for any other purpose.

Original Drawing Size A1

Notes



EXISTING FIRST FLOOR PLAN



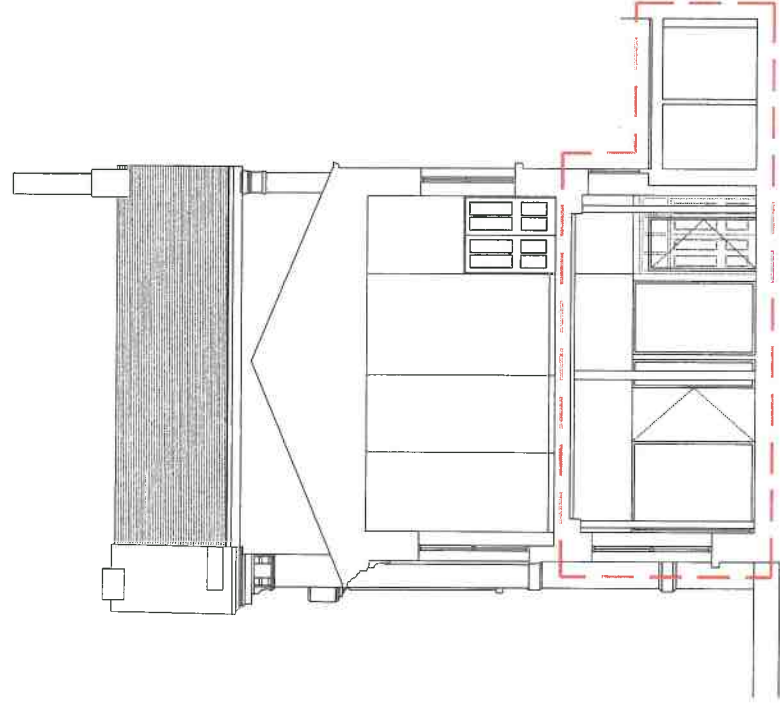
GROUND FLOOR PLAN

Client: Cork County Council		Drawing Title: Existing Ground & 1st Floor Plans	
Designer: BA	Drawn: TL	Scale: 1:500	Sheet: 01
City/Cat: BA	Des. Cat: BA	State: T.I.R.O. @ A1	Rev: INF
Project No: 0573000	Drawing No: 102	Sheet: INF	Rev: 01
Project: Proposed E-Hub A/Ccabi Library, Cogh. Co. Cork		Project No: 0573000	
 21 O'Connell Business Park 21 O'Connell Road, Cork T: +353 (0)21 4396999 F: +353 (0)21 4396999 E: info@ma.ie WWW.MA.IE		Date: _____ Drawn: _____ Description: _____	

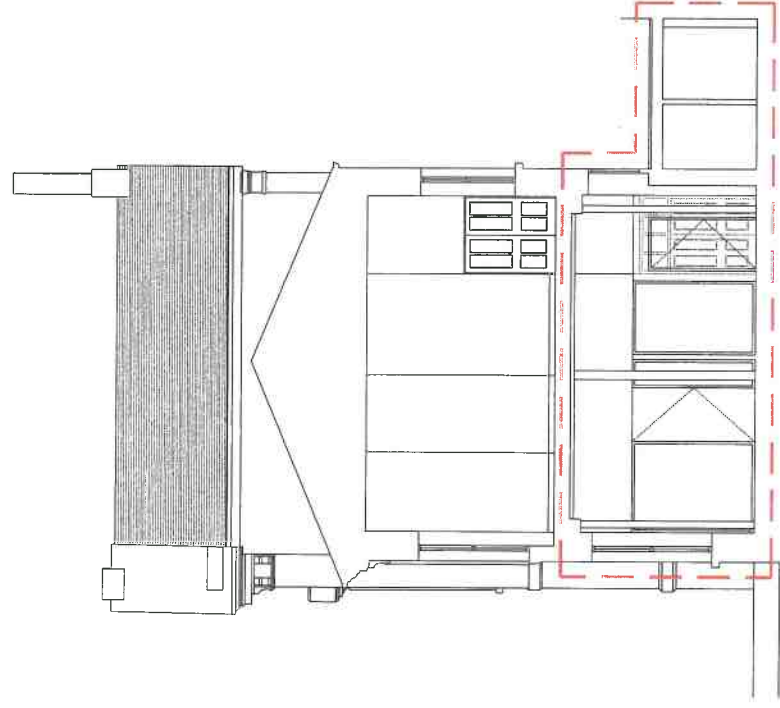
No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author. If you have any queries or comments, please contact the author.

Original Drawing Size A1

Notes



EXISTING BUILDING SECTION
SCALE 1:100



PROPOSED BUILDING SECTION
SCALE 1:100

LEGEND:
 LOCATION OF PROPOSED WORKS
 SHOWN OUTLINED IN RED

Rev	Date	Drawn/Description	Checked




2 Cloughmore Business Park,
 2 Cloughmore Business Park,
 Cork, Ireland
 +353 (0)21 2569700
 +353 (0)21 2569700
 admin@rta.ie
 www.rta.ie

CONSULTING ENGINEERS
 CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL

Client:
 Cork County Council
Project:
 Proposed E-Hub
 A1 Cobh Library, Cobh,
 Co. Cork

Existing & Proposed Building Sections			
Discipline	EA	Rev	TL
Discipline	EA	Rev	TL
Project No.	0573000	Scale	1:100 @ A3
Drawing No.	103	Sheet	0

APPENDIX 3
SUBMISSIONS/OBSERVATIONS

Internal comments Part 8s

If this submission is not for your consultation, please ensure you contact the relevant person in the Council who needs to be notified of it. A list of Part 8s and relevant contacts can be found on the Council website

Customer Submission Reference

LAC562589419

Part 8 planning application

Development of Community & Enterprise Hub (E-Centre), Casement Square, Cobh, Co. Cork

Name of Agent

Please enter your name here if you are making a submission on behalf of a person or group

Tara Spain. Ref no. TII23-125182

Name of Interested Party

Please enter name of person or group making the submission

Transport Infrastructure Ireland

Email

info@tii.ie

Contact Address Line 1

Please enter house name or number

42a

Contact Address Line 2

Please enter street or townland

Parkgate St

Contact Address Line 3

Please enter town, village or locality

Dublin 8

Contact Address Line 4

Please enter county

Dublin

Summary of Submission

Provide a brief summary (about 250 words or less) outlining the main points of your submission

With respect to this development I'll have no observations to make.

Supporting documents from Interested Party

Drop files here to upload -  Upload

Uploaded: 0 of 10

Date hardcopy submission received



Internal comments Part 8s

If this submission is not for your consultation, please ensure you contact the relevant person in the Council who needs to be notified of it. A list of Part 8s and relevant contacts can be found on the Council website

Customer Submission Reference

LAC562693966

Part 8 planning application

Development of Community & Enterprise Hub (E-Centre), Casement Square, Cobh, Co. Cork

Name of Agent

Please enter your name here if you are making a submission on behalf of a person or group

Ronald Brian O'Sullivan

Name of Interested Party

Please enter name of person or group making the submission

Ronald Brian O'Sullivan

Email

ron.osullivan@me.com

Contact Address Line 1

Please enter house name or number

Contact Address Line 2

Please enter street or townland

30a

Contact Address Line 3

Please enter town, village or locality

Oberstein rd

Contact Address Line 4

Please enter county

Co. Cork

Summary of Submission

Provide a brief summary (about 250 words or less) outlining the main points of your submission

I own 16 Riverside Estate Church rd, you have proposed to use some of my land, will i be compensated?

Supporting documents from Interested Party

Drop files here to upload -  Upload

Uploaded: 0 of 10

Date hardcopy submission received

Internal comments Part 8s

If this submission is not for your consultation, please ensure you contact the relevant person in the Council who needs to be notified of it. A list of Part 8s and relevant contacts can be found on the Council website

Customer Submission Reference

LAC570523744

Part 8 planning application

Development of Community & Enterprise Hub (E-Centre), Casement Square, Cobh, Co. Cork

Name of Agent

Please enter your name here if you are making a submission on behalf of a person or group

Donal Dineen

Name of Interested Party

Please enter name of person or group making the submission

Donal Dineen

Email

ballygarvandineens@gmail.com

Contact Address Line 1

Please enter house name or number

Cahirmore

Contact Address Line 2

Please enter street or townland

Lower Kilmoney Road,

Contact Address Line 3

Please enter town, village or locality

Carrigaline

Contact Address Line 4

Please enter county

Co. Cork. P43C992

Summary of Submission

Provide a brief summary (about 250 words or less) outlining the main points of your submission

Remove concrete pillar on western side to widen footpath

Set back garden wall 2 feet

Remove ESB pole from footpath to garden

Stop rain water overflowing from road into my entrance appropriate drainage

Willing to be consulted on above before final draft

Supporting documents from Interested Party

Drop files here to upload -  Upload

Uploaded: 0 of 10

Date hardcopy submission received

APPENDIX 4

PLANNING REPORT &

EIA SCREENING DETERMINATION



Comhairle Contae Chorcaí

Cork County Council

6th November 2023

Planning Report

Part 8 Development of a Community and Enterprise Hub, Cobh Library, Casement Square, Cobh, Co. Cork

To whom it concerns,

The Economic Development, Enterprise & Tourism Directorate of Cork County Council has prepared a proposal for development of a Community and Enterprise Hub in part of the ground floor area of the Cobh Library at Casement Square, Cobh; and have submitted details of the scheme to the Planning Department for comment. This report outlines the key planning considerations with respect to the subject proposal.

Nature of Proposal

Development of a Community and Enterprise Hub in part of the ground floor area of the Cobh Library at Casement Square, Cobh to an E-Centre. This hub space will cater for remote workers, start-ups and working tourists.

Site Description

This site is located at Casement Square, Cobh and comprises a detached thirteen-bay two-storey building built c. 1855. The building is listed on the RPS (ID:1896) and is located within the Architectural Conservation Area.

Planning History

There is no planning history on the site.

Planning Policy

Cork County Development Plan 2022

The site is located within Cobh Town Centre on lands zoned Town Centre / Neighbourhood Centre. The site is located within the Architectural Conservation Area and comprises a Protected Structure (ID: 1896).

County Development Plan Objective
ZU 18-17: Town Centres/ Neighbourhood Centres

- a) Promote the development of town centres and neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. The primary retail areas will form the main focus and preferred location for new retail development, appropriate to the scale and function of each centre and in accordance with the Retail Strategy. Residential development will also be encouraged particularly in mixed use developments while the use of upper floors of retail and commercial premises in town centres for residential use will in particular be encouraged.
- b) Recognise that where it is not possible to provide the form and scale of development that is required on a site within the core area, consideration can be given to sites on the edge of the core area based on sequential approach.

Appropriate Uses in Town Centre/Neighbourhood Centres

Retail, cultural uses, recreation uses, hotel, bed and breakfast, public houses, financial services, professional services, medical and healthcare services, leisure facilities, places of worship, residential, mixed residential, childcare facilities, education facilities, community facilities, civic uses, offices, public transport facilities, car parks, funeral homes.

The following local policies are considered relevant:

S.8.7.24 – In addition to the provisions of the Cork County Development Plan, Cork County Council has established an Economic Development, Enterprise and Tourism Directorate. The Directorate seeks to support and engage businesses and communities at a local level throughout County Cork in a number of ways including:

Support the development of industrial and commercial infrastructure including the provision of E-Centres / Digital Hubs and Incubator Units.

EC 8-4: Place-making

EC 8-5: Connectivity

EC 8-6: Economic Resilience

EC 8-7: Smart Working / remote Working

HE 16-14: Record of Protected Structures

HE 16-18: Architectural Conservation Areas

Assessment

The site is located within Cobh Town Centre and is zoned Town Centre/ Neighbourhood Centre where it is policy to promote the development of town centres and neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. Appropriate uses in Town Centre/ Neighbourhood Centres include community facilities, civic uses, offices.

E-centre hubs provide dedicated facilities such as hot desks, own door offices and training and meeting rooms, providing flexible and affordable workspaces with high-speed broadband for individuals and businesses. This hub space will cater for remote workers, start-ups and working tourists and the town centre location will bring an added economic boost to this Harbour town location.

Hubs provide the environment for job creation. The proposed hub is a 115sq.m. development, with the capacity to support an estimated 12 jobs plus training facilities. A hub of this nature will enable local residents to work remotely from a base closer to home, thus reducing transport related emissions.

The proposed development is considered to be consistent with the zoning objective of the site as well as other policy objectives of the 2022 CPD such as EC: 8-7 Smart Working/ Remote Working which encourages the location of new working hubs/ co-working spaces within the

settlement network, preferably on Town/ Village Centre sites and encourages the sustainable reuse of existing vacant buildings within town/ village centres for such purposes.

The proposal also aligns with the Programme for Governments commitment to the development of a Town Centre First policy – a strategic approach to town centre regeneration by utilising existing buildings and unused lands for new development and promoting residential occupancy in the rural towns and villages.

Built Heritage

The site comprises a Protected Structure within the Architectural Conservation Area. Minimal works are proposed to the building and the reuse of a Protected Structure in this town centre location is welcomed. An Architectural Impact Assessment (by Design Forum Conservation) has been submitted and has been assessed by the Conservation Officer, who reports as follows: *“The Impact Assessment report makes a series of suggestions which should also be integrated into the proposal for the E-hub. The proposal has little impact on the building, other than providing for works to the rear modern flat roofed block which will further integrate this area into the main block and will see improved toilet facilities here.”* The Conservation Officer has also attached recommendations that should be adhered to in order to protect the special character of the building.

EIA

EIA Screening attached. The proposal is considered not subject to EIA Directive.

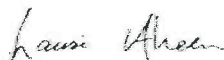
AA

AA Screening to be completed by Ecology Unit.

Conclusion

The proposed development should result in positive impacts and add to the vitality and viability of the town centre and align with existing local and public services and facilities.

The proposed development accords with the policies and objectives of the Cork County Development Plan 2022 and accords with the proper planning and sustainable development of the area.



LOUISE AHERN
Executive Planner



THOMAS WATT
Senior Planner



Comhairle Contae Chorcaí

Cork County Council

06/11/23

RE: EIA Pre-Screening Assessment Community and Enterprise Hub, Cobh Library, Casement Square, Cobh, Co. Cork

To whom it concerns,

The subject building has the following Statutory designations:

The building is located within the **Cobh Architectural Conservation Area (ACA)**. The building is listed on the **Record of Protected Structures, RPS ref no 1896**, a Detached thirteen-bay two-storey town hall, built c. 1855 now a library.

Non-Statutory

The building is listed as of regional significance on the **National Inventory of Architectural Heritage (NIAH) 20827287: Cobh Town Hall and Courthouse**

The development of a Community and Enterprise Hub in part of the ground floor area of the Cobh Library at Casement Square, Cobh to an E-Centre, involves the internal refurbishment works to the ground floor and its conversion to a 'working hub' (offices), new toilets, cellular closed office and open plan desk space.

Having regard to the description (and nature, size and location) of the proposed development, I am satisfied that the proposed development does not fall within a class set out in Annex I or Annex II of the Directive; or (Schedule 5 Parts 1 and 2 of the Planning and Development Regulations 2001, as amended); and as such the proposed development is not subject to the EIA directive, and no screening is required.

Determination

The requirement for EIA can be excluded at this pre-screening stage as the proposed development does not fall within Schedule 5 of the Planning and Development Regulations.

A handwritten signature in cursive script, appearing to read 'Thomas Watt'.

Thomas Watt
Senior Planner

Conservation Officer Recommendations

The rear flat roofs need to be repaired. Rainwater outlets are blocked, and the roof has some vegetation ingress.

Issues with walls to interior (some dry lined) need to be addressed; it will be necessary to improve ventilation of walls and restore the natural balance of the traditionally built walls. The dry lining should be removed and walls recovered in insulated lime render, cork or Calcium Silicate Board to improve the thermal performance and allow breathability of the fabric.

Walls to interior that are not lined need to be assessed and proposals made to address damp issues. This may be a reflexion of inappropriate cement based renders to the exterior of the walls. If so the render should be removed and replaced with lime based renders. Stone plinth cement pointing should be removed, joints raked out, and repointed in appropriate lime and sand mortars. The AHIA report suggests that this would potentially improve any 'rising damp' concerns.

Painting (where necessary)– breathable paint to be used to interior and exterior.

Proposed layouts

I note that there are two proposals for the site, presented as Figure 85 and 86 in the AHIA. The proposal under figure 85 is appropriate from a conservation standpoint. The addition of wheelchair access to the façade is inappropriate and unnecessary given the extant access available in the door under the arch.

The proposal entails the creation of several smaller private office areas. Additional specification should be provided regarding how this will be achieved- will these be partitioned off with half walls or will walls reach ceiling? will they be pod-style rooms with space over? The integration of such small rooms into a space with considerable ceiling heights will be design challenge that needs additional consideration and clarification. In terms of room numbers, the layout proposed under figure 86 in the AHIA is preferable as it has a cleaner less cluttered effect on the overall space.

Specifications for all the above should be provided for approval of the heritage unit.

Dr. Elena Turk, Conservation Officer

APPENDIX 5
AA SCREENING DETERMINATION

**Habitats Directive Appropriate Assessment
Screening Determination**

**Proposed conversion to part of the ground floor plan in the Cobh library into
an E-Centre (Digital Hub).**



**Cork County Council
Comhairle Contae Chorcaí**

Completed by: Mairead Maguire

Approved by: Sharon Casey

Cork County Council

Date: 02/10/2023

This document contains the Habitats Directive screening determination of Cork County Council in respect of a proposed conversion to part of the ground floor plan in the Cobh library into an E-Centre (Digital Hub).

In accordance with Regulation 250 of the Planning and Development Regulations, Local Authorities are required to carry out screening for appropriate assessment of proposed development to assess, in view of best scientific knowledge, if the proposed development, individually or in combination with another plan or project is likely to have a significant effect on one or more European¹ sites. The Local Authority is required to determine that appropriate assessment of the proposed development is required if it cannot be excluded, on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, will have a significant effect on one or more European sites.

These requirements derive from Article 6(3) of the Habitats Directive which states that

Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

EU and National Guidance sets out two main stages to the assessment process which are as follows:

Stage One: Screening

The process which identifies what might be likely impacts arising from a plan or project on a European site, either alone or in combination with other projects or plans and considers whether these impacts are likely to be significant. No further assessment is required where the risk of significant impacts on European sites can be objectively ruled out during the screening stage.

Stage Two: Appropriate Assessment

Where the possibility of significant impacts has not been discounted by the screening process, a more detailed assessment is required. This is called an Appropriate Assessment and requires the compilation of a **Natura Impact Statement** by the project proponent, which is a report of scientific evidence and data relating to European sites for which significant negative impacts have not been previously screened out. This is used to identify and classify any implications of the plan or project for these sites in view of their Conservation Objectives. The Appropriate Assessment must include a determination as to whether or not the project would adversely affect the integrity of any European site or sites. The plan or project may only be consented if adverse effects on the integrity of European sites can be objectively ruled out during the Appropriate Assessment process. The plan or project may not be consented on foot of an Appropriate Assessment, if it is found that it will give rise to adverse impacts on one or more European sites, or if uncertainty remains in relation to potential impacts on one or more European sites.

¹"European Site" means— (a) a candidate site of Community importance; (b) a site of Community importance; (c) a candidate special area of conservation; (d) a special area of conservation; (e) a candidate special protection area, or (f) a special protection area.

<p>Name of the project</p> <p>Conversion of part of the ground floor plan of Cobh library into an E-Centre (Digital Hub).</p>
<p>Description of the project</p> <p>The proposed project is for the conversion of part of the ground floor into an E-Centre (Digital Hub).</p>
<p>Site Context</p> <p>The development is located within the existing library building, located on Casement Square, Cobh. The site is located within the development boundary of Cobh and is zoned Town Centre according to the Cork County Development Plan 2022. The building is a protected structure (RPS no. 1896) and is a detached thirteen bay two storey building. It was constructed in 1855 and was the former town hall in Cobh.</p> <p>The site is located within the Lee, Cork Harbour and Youghal Bay WFD catchment. There are no watercourses on site. The site is located approximately 100m north of the pier in Cobh.</p> <p>The site is not identified to be located within an area susceptible to flooding according to the Cork County Development Plan 2022 or the draft PFRA Flood Maps available for the site. Therefore, there are no issues in relation to flood-risk associated with the proposed development.</p>

<p>Name and location of EU sites subject to screening</p> <p>The subject site does not overlap with any European site. However, there are two Natura 2000 (European) sites located within a 15km radius of the site;</p> <ol style="list-style-type: none"> 1. Cork Harbour SPA (Site Code: 004030) - approx. 2.9kms west of the site. 2. Great Island channel SAC (Site Code: 0001058) - approx. 3.4kms north of the site.
<p>Is the project directly connected with or necessary to the management of the sites listed above?</p> <p>No.</p>
<p>Describe how the project (alone or in combination) is likely to affect the Natura 2000 Site</p> <p>Proposed works comprise minor internal alterations to an existing building. There are no physical or hydrological linkages connecting the building to any EU site. No pathways for impact to any EU site have been identified. There is no potential for this project to impact any EU site.</p>
<p>Are there other projects or plans that together with the project being assessed that could affect these sites (provide details)?</p> <p>No potential for impact on any EU site identified. Therefore, there is no potential for the project to contribute to negative impacts which could be significant when considered in combination with impacts on such sites arising from other sources.</p>

Cork County Council evaluation and overall conclusion that there are no significant effects on European Sites foreseen as a result of the proposal.

In accordance with Section 177S of the Planning and Development Act 2000 (as amended) and on the basis of the objective information provided in this report, it is concluded that the proposed project does not pose a risk of causing significant negative any EU site for the following reasons:

- No works are proposed within any of the listed European sites.
- No direct loss, alteration or fragmentation of habitats will occur within any EU sites;
- The proposed site for development has no hydrological linkage to any EU site;
- The site is located sufficiently distant from any EU site to be satisfied that there is no risk of activities associated with the project causing disturbance to qualifying habitats or species.

It is therefore determined that a Stage 2 Appropriate Assessment under Section 177V of the Planning and Development Act 2000 is not required.

APPENDIX 6
CONSERVATION OFFICER'S REPORT



Cobh Library E-hub

Part 8 planning for the conversion of part of the ground floor plan, underneath the Main Library, into an E-Centre.

Status

The building is located within an ACA- **Cobh ACA**.

The building is listed on the Record of Protected Structures **RPS ID 1,896** (Detached thirteen-bay two-storey town hall, built c. 1855 now library).

The building is listed as of regional significance on the National Inventory of Architectural Heritage **NIAH 20827287: Cobh Town Hall and Courthouse**

Policy

County Development Plan Objectives HE 16-14: Record of Protected Structures

- a) The identification of structures for inclusion in the Record will be based on criteria set out in the Architectural Heritage Protection Guidelines for Planning Authorities (2011).
- b) Extend the Record of Protected Structures in order to provide a comprehensive schedule for the protection of structures of special importance in the County during the lifetime of the Plan as resources allow.
- c) Seek the protection of all structures within the County, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. In accordance with this objective, a Record of Protected Structures has been established and is set out in Volume Two Heritage and Amenity, Chapter 1 Record of Protected Structures.
- d) Ensure the protection of all structures (or parts of structures) contained in the Record of Protected Structures.
- e) Protect the curtilage and attendant grounds of all structures included in the Record of Protected Structures.
- f) Ensure that development proposals are appropriate in terms of architectural treatment, character, scale, and form to the existing protected structure and not detrimental to the special character and integrity of the protected structure and its setting.
- g) Ensure high quality architectural design of all new developments relating to or which may impact on structures (and their settings) included in the Record of Protected Structures.
- h) Promote and ensure best conservation practice through the use of specialist conservation professionals and craft persons.
- i) In the event of a planning application being granted for development within the curtilage of a protected structure, that the repair of a protected structure is prioritised in the first instance i.e. the proposed works to the protected structure should occur, where appropriate, in the first phase of the development to prevent endangerment, abandonment and dereliction of the structure.

HE 2012 Architectural Conservation

Conserve and enhance the special character of the Architectural Conservation Areas included in this Plan. The special character of an area includes its traditional building stock, material finishes, spaces, streetscape, shopfronts, landscape and setting. This will be achieved by;

- (a) Protecting all buildings, structures, groups of structures, sites, landscapes and all other features considered to be intrinsic elements to the special character of the ACA from demolition and non[1]sympathetic alterations.
- (b) Promoting appropriate and sensitive reuse and rehabilitation of buildings and sites within the ACA and securing appropriate infill development.
- (c) Ensure new development within or adjacent to an ACA respects the established character of the area and contributes positively in terms of design, scale, setting and material finishes to the ACA.
- (d) Protect structures from demolition and non sympathetic alterations.
- (e) Promoting high quality architectural design within ACAs.
- (f) Seek the repair and re-use of traditional shopfronts and where appropriate, encourage new shopfronts of a high quality architectural design.
- (g) Ensure all new signage, lighting advertising and utilities to buildings within ACAs are designed, constructed and located in such a manner they do not detract from the character of the ACA.
- (h) Protect and enhance the character and quality of the public realm within ACAs. All projects which involve works within the public realm of an ACA shall undertake a character assessment of the said area which will inform a sensitive and appropriate approach to any proposed project in terms of design and material specifications. All projects shall provide for the use of suitably qualified conservation architects/ designers.
- (i) Protect and enhance the character of the ACA and the open spaces contained therein. This shall be achieved through the careful and considered strategic management of all signage, lighting, utilities, art works/pieces/paintings, facilities etc to protect the integrity and quality of the structures and spaces within each ACA. (j) Ensure the protection and reuse of historic street finishes, furniture and features which contribute to the character of the ACA.

County Development Plan Objectives HE 16.19: Protection of Structures on the NIAH

Protect where possible all structures which are included in the NIAH for County Cork, that are not currently included in the Record of Protected Structures, from adverse impacts as part of the development management functions of the County.

Built Heritage Assessment

Site

The building is set at the north of Casement square with the classically influenced façade dominating the immediate environs and serving as an important key building within the town. The former town hall is detached, but through scale of surrounding buildings and narrowness of space either side it merges into what appears to be a continuous street line. Standing thirteen-bays long and two-storey high, the hall was built c. 1852. The south elevation is governed by the three-bay pedimented central breakfront with integral carriage arch flanked by pedestrian arches. West of the arch, a flight of

limestone steps accesses first floor of the west wing. At east there are some indications of alterations to ground floor opes suggestive of a former door here, however today the row of windows looking out to open public space adds to the character and potential of the square here. I note that the public realm design for this area has won an RIAI award. This area of cobh is certainly culturally and socially vibrant and the nature and charm of this building forms part of that atmosphere. Architectural detail of note include moulded render cornices and brackets, ashlar limestone pediment, plaque, quoins and ashlar limestone walls to breakfront, repeating round arched openings and timber sliding sash windows, Ashlar limestone sill courses, voussoirs, impost courses and plinth courses. Square-headed openings under arch, east and west elevations with overlights over timber panelled double-leaf doors.

Today the building is divided into a county library on the west and Cobh tourist office and chamber officers to the east. The only area of the interior of the building impacted by the current proposed development is the east wing at ground floor. The room is used for storage associated with the library at present, with painted plaster walls, concrete floors to main block and tiled floors to a more recent rear addition, painted plaster ceiling with truss line detail forming recessed panels. The ceiling is supported by circular plan painted metal piers on painted plinths. The space is dominated by windows in the rear elliptical arched recesses (north wall, doors with overlights). The rear block of this area, a flat roofed extension, shows significant damp and includes some inappropriate materials (cement block walls etc). The impact assessment report takes into account the rest of the building as a basis for potential further works in future.

Submission

Cork County Council are establishing a series of E-Centres (Digital Hubs) across the county. The proposed centre in Cobh is located within a building protected though listing on the record of protected structures. The only area of the building impacted by the current proposed development is the east wing at ground floor. In support of the proposal an Architectural Heritage Impact Assessment has been prepared by Oisin Creagh of Fourem Design Architecture- a Grade 1 conservation architect. The report includes a survey of the building as it stands, an assessment of potential conservation needs for the building in future, and an assessment of the proposed development. The report is competent and appropriate to the nature of the building.

It is proposed that the development will include a work hub, new toilets, cellular closed office and open plan desk space.

My Assessment

The proposal has little impact on the building, other than providing for works to the rear modern flat roofed block which will further integrate this area into the main block and will see improved toilet facilities here. The area being fitted out has few original features. The columns being among the most apparent of these- these have been retained in the proposed new layouts.

The Impact Assessment report makes a series of suggestions which should also be integrated into the proposal for the E-hub (note many of the below are necessary for the proposals, others relate to upgrades to improve the space to enhance the proposal) – see recommendations below.

Recommendations

I am satisfied that the proposed development can be achieved in a manner that protects and retains the character of the protected structure. The following recommendations are offered;

The rear flat roofs need to be repaired. Rainwater outlets are blocked, and the roof has some vegetation ingress.

Issues with walls to interior (some dry lined) need to be addressed; it will be necessary to improve ventilation of walls and restore the natural balance of the traditionally built walls. The dry lining should be removed and walls recovered in insulated lime render, cork or Calcium Silicate Board to improve the thermal performance and allow breathability of the fabric.

Walls to interior that are not lined need to be assessed and proposals made to address damp issues. This may be a reflexion of inappropriate cement based renders to the exterior of the walls. If so the render should be removed and replaced with lime based renders.

Stone plinth cement pointing should be removed, joints raked out, and repointed in appropriate lime and sand mortars. The AHIA report suggests that this would potentially improve any 'rising damp' concerns.

Painting (where necessary)– breathable paint to be used to interior and exterior.

Proposed by one

I note that there are two proposals for the site, presented as Figure 85 and 86 in the AHIA. The proposal under figure 85 is appropriate from a conservation standpoint. The addition of wheelchair access to the façade is inappropriate and unnecessary given the extant access available in the door under the arch.

The proposal entails the creation of several smaller private office areas. Additional specification should be provided regarding how this will be achieved- will these be partitioned off with half walls or will walls reach ceiling? will they be pod-style rooms with space over? The integration of such small rooms into a space with considerable ceiling heights will be design challenge that needs additional consideration and clarification. In terms of room numbers, the layout proposed under figure 86 in the AHIA is preferable as it has a cleaner less cluttered effect on the overall space.

Specifications for all the above should be provided for approval of the heritage unit.

APPENDIX 7

HERITAGE IMPACT ASSESSMENT REPORT

CONTENTS:

- 1.0 Introduction.
- 2.0 Background.
 - 2.1 Historical context summary.
 - 2.3 Conservation Status and Related Regulations
- 3.0 Building record:
 - 3.1 Existing building:
 - 3.2 Building condition;
- 4.0 Development proposal and Conservation strategy.
 - 4.1 Proposed development.
 - 4.2 New building relationship with Protected Structure
 - 4.3 Interventions and Analysis of Impacts

Cobh Town Hall

Roger Casement Square, Ringmeen, Cobh, Co.Cork.

Conservation Report - Heritage Impact Assessment:



Cobh Town Hall.

3 Ardeevin,
St. Lukes,
Cork, Ireland

Mob + 353 86 275 4929
Tel + 353 21 450 6239
Email- info@designforum.ie

DESIGN FORUM ARCHITECTS | Registered in Ireland No. 128905

2.0 Background

2.1 Historical context summary.

The building is located in the centre of Cobh, overlooking Casement Square and the 'West Beach' and Cork Harbour below to the South. The building was originally the Cobh Town Hall, built c. 1852 and now accommodates the County Council Library, Cobh tourist office and Cobh Chamber offices.

Following Philip De Barry's arrival in the 1170's the Smith/Barry family dominated Cobh and its surroundings for over seven centuries. Residing at Fota House they were responsible for a number of iconic local buildings including the Cobh Town Hall and market house which opened in 1852. The builder James Smith Barry 1816 -1856 also created the formal gardens at Fota House.

On its voyage from New York to Liverpool on May 7, 1915, The Lusitania, was struck by a torpedo from a German u-boat, 12 miles off the coast of the Old Head of Kinsale.

There were 1962 people on board the ship, with only 764 surviving the impact. The ship sank within 18 minutes. Many of the bodies were brought ashore apparently to this building which acted at the time as a temporary Morgue.

The building has some significant upgrade in more recent years, to accommodate the current uses, and the ground floor Eastern wing has been in partial uses for some time as a library store.



• Fig 1. Site location.

1.0 Introduction:

Design Forum Conservation were engaged by RKA Consulting Engineers and Cork County Council to assist in preparing a Heritage Impact assessment and conservation report for this property, to support a Part 8 application for alterations at ground floor of the building below the Cobh Library, to introduce an E- hub, workplace.

The only area of the building impacted by the current proposed development is the right ground floor wing as outlined in fig 3. below, and there are no proposed additional works at this point. This work is internal in the existing building and including the existing rear flat roofed extensions behind.

This report however has also taken a brief overview of the overall building, and issues to be monitored and potentially looked at in future.

Initial site visits/inspections took place on 13th October 2023 was carried out by:

Oisín Creagh, Dip Arch BArch Sc FRIAI
Grade 1. Conservation.
Member No: 90006

e - oisincreagh@designforum.ie
t - 00 353 86 275 4929
w - www.designforum.ie





• Fig 4. Site location on c1840 OS map, before construction of building or casement Square.



• Fig 5. Casement Square c1930.



• Fig 2. South Elevation and view up 'West View' road.



• Fig 3. Aerial view with building in lower left side overlooking Casement Square.

2.2 Conservation Status and Related Regulations:

The building is a significant landmark in the town of Cobh. Located overlooking the harbour and Casement Square. The blue dots below representing the buildings listed on the National Inventory of Architectural Heritage NIAH map, indicates the historical significance of the locality, with this building so prominently located in this setting.



• Fig 6. Site location on NIAH map- Blue dots NIAH listed properties.

2.2.1 Protected Structure:

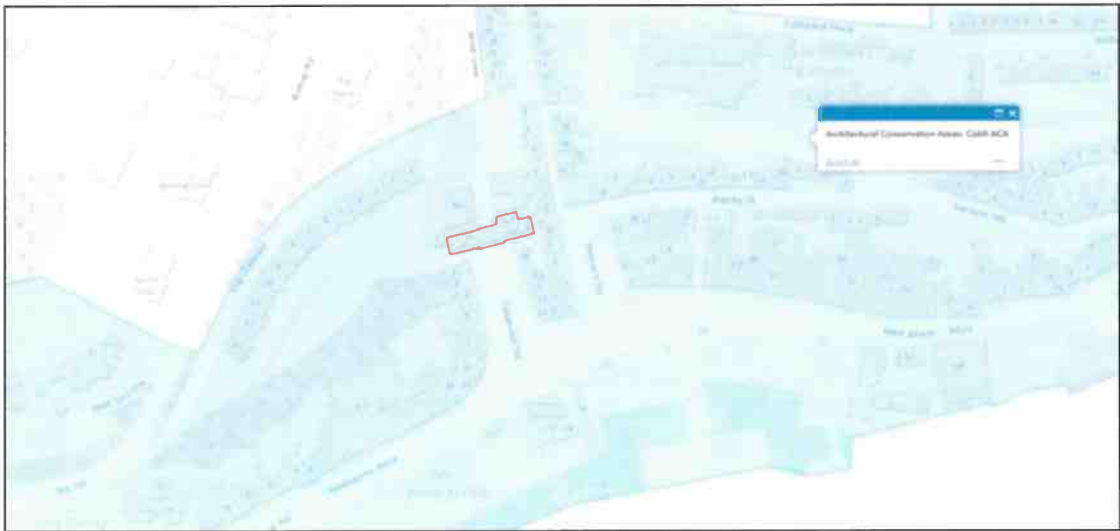
The building is a Protected Structure and is listed in the Record of Protected Structures in the development plan as No. 1,896. 'Detached thirteen bay two storey town hall, built c1855'. It is listed along with almost all adjoining and adjacent properties, once again giving a good indication of the significance of the setting.



• Fig 7. Cork County Council protected Structures (Red dots).

2.2.2 Architectural Conservation Area - ACA

The building is sited within the local Cobh ACA.



• Fig 8. Local Architectural Conservation Area, with site outlined.

2.2.3 National Inventory of Architectural Heritage - NIAH

The building is listed on the NIAH listing: Reg No. 20827287

Queenstown Town Hall and Courthouse

The building is listed as being of Regional Significance and Of Architectural, Artistic, Historical and Scientific, Social and Technical interest.

NIAH Description

Detached thirteen-bay two-storey former town hall, built c. 1855, having three-bay pedimented central breakfront with integral carriage arch flanked by pedestrian arches. Flight of limestone steps having cast-iron railings to west-end bay, front (south) elevation. Now in use as a library. Pitched and hipped slate roofs with brick and rendered chimneystacks. Moulded render cornices having brackets, ashlar limestone pediment to breakfront with plaque to centre and limestone brackets. Rendered walls having limestone plinth courses, quoins and ashlar limestone walls to breakfront, ground floor. Round-headed openings to ground floor with render hood mouldings, limestone sills and overlights over six-over-six pane timber sliding sash windows. Square-headed openings to first floor having render surrounds, six-over-six pane timber sliding sash windows and continuous limestone sill course. Square-headed openings to breakfront, first floor having render surrounds, limestone sills, six-over-six pane timber sliding sash windows, round-headed architrave flanked by pedimented architraves. Round-headed carriage arch and pedestrian entrances having ashlar limestone voussoirs, impost courses and plinth courses. Square-headed openings under arch, east and west elevations with overlights over timber panelled double-leaf doors. Square-headed opening to first floor, front elevation with render surround and overlight and double-leaf timber panelled double-leaf doors.

NIAH Appraisal

Fine Italianate structure, having a commanding presence in the streetscape, which forms the focal point of Casement Square. The finely cut limestone façade lends this town hall a sense of authority befitting a structure of its importance.

3.0 Building record:

3.1 Existing building:

The buildings are divided into County Council Library on one side, and Cobh tourist office and Cobh Chamber offices on the other. On ground floor, these are divided by the Casement Square / West View road running up through the middle.



• Fig 9. Arch fronted road crossing under building.



• Fig 10. Arch fronted road crossing under building from Casement Square.

3.1.1 Exterior:



• Fig 11. South elevation and St. Finbarrs Cathedral behind.



• Fig 12. South elevation and East wing, now housing library on upper level and site for new Hub below.



• Fig 13. West elevation with tourist office to ground floor



• Fig 14. South elevation and from east.



• Fig 15. Building undercroft looking South.



• Fig 16. Building undercroft looking West towards Tourist office.



• Fig 17. North elevation.



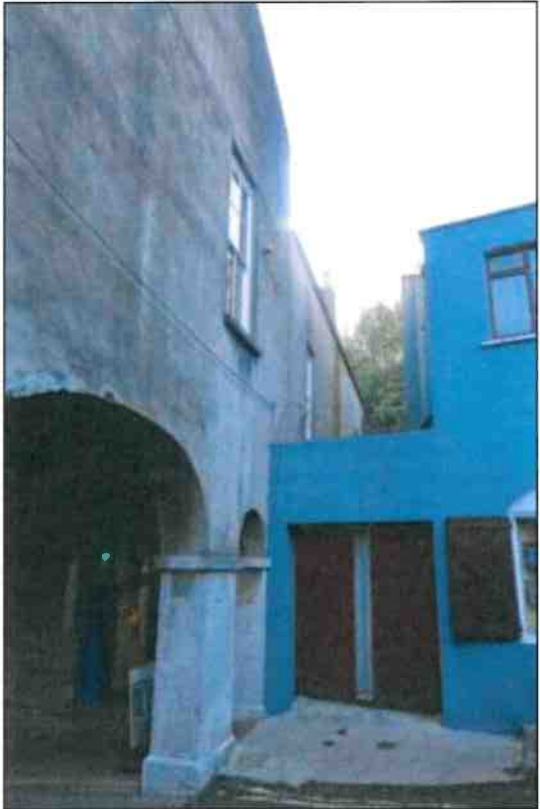
• Fig 18. North elevation and view through arch to Casement Square.



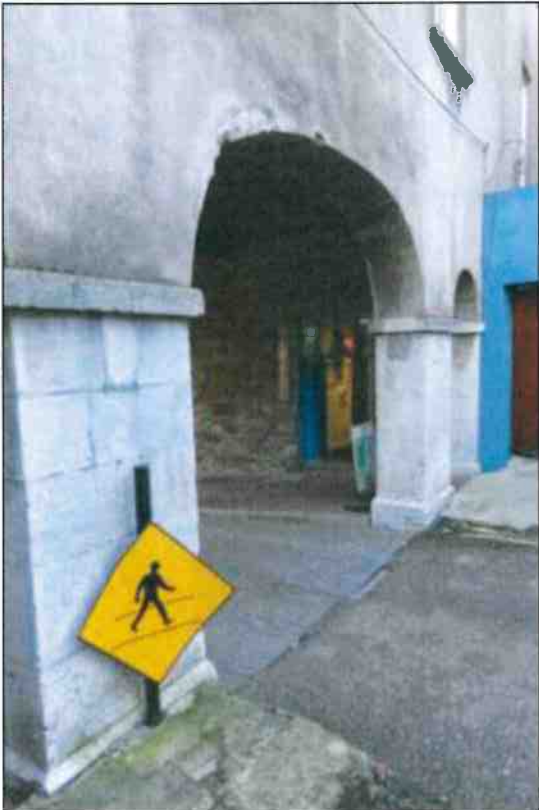
• Fig 19. North elevation, East end and EIR car parking area. Flat roofed structure behind main building.



• Fig 20. North elevation looking East through EIR car park.

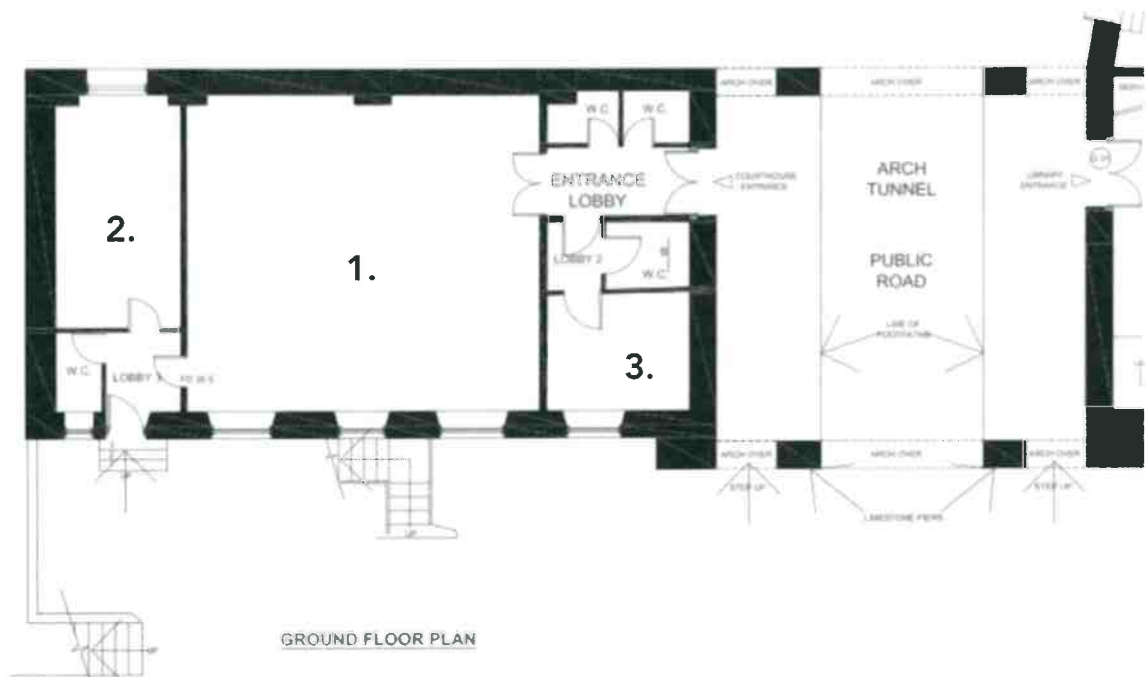


• Fig 21 - 24. North elevation looking West and adjoining building behind.



3.1.2 Interior: West Wing:

This wing incorporates the Tourist office to ground floor. (Former Courthouse) The tourist office has two entrances, one from South West end on Southern face and the main entrance on the road side under the covered underpass. (Arch Tunnel)



• Fig 25. Ground floor plan West Wing.



• Fig 26. Entrance to tourist office.



• Fig 27. Min room tourist office looking South West. Room 1.



• Fig 28. Main room tourist office looking West. Room 1.



• Fig 29. Main room tourist office looking North West. Room 1.



• Fig 30. Main room tourist office looking North West. Room 1.



• Fig 31. Main room tourist office looking South. Room 1.



• Fig 32. Maln room tourist office looking NE towards entrance door. Room 1.



• Fig 33. Maln room tourist office looking South East and reception desk. Room 1.



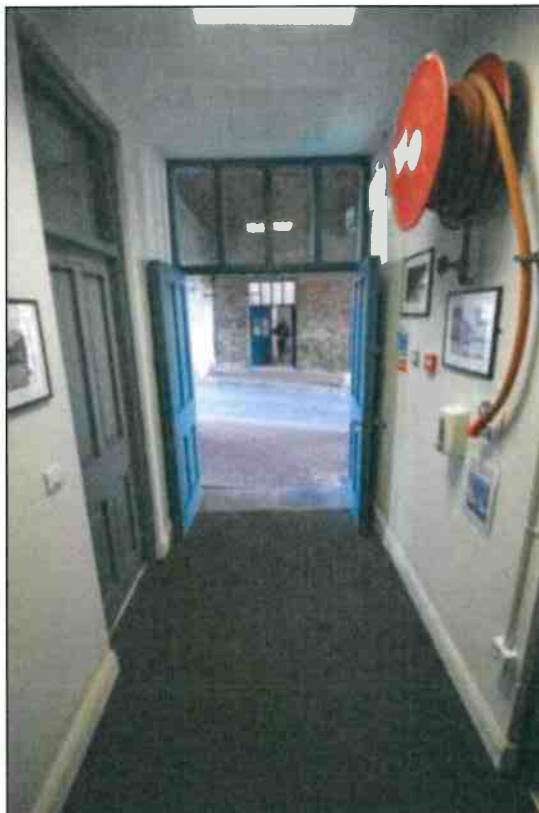
• Fig 34. Chamber of commerce meeting room looking North inside door. Room 2.



• Fig 35. Chamber of commerce meeting room looking South. Room 2.



• Fig 36-37. Lobby into tourist office staff toilet and private office (Room 3 behind door).



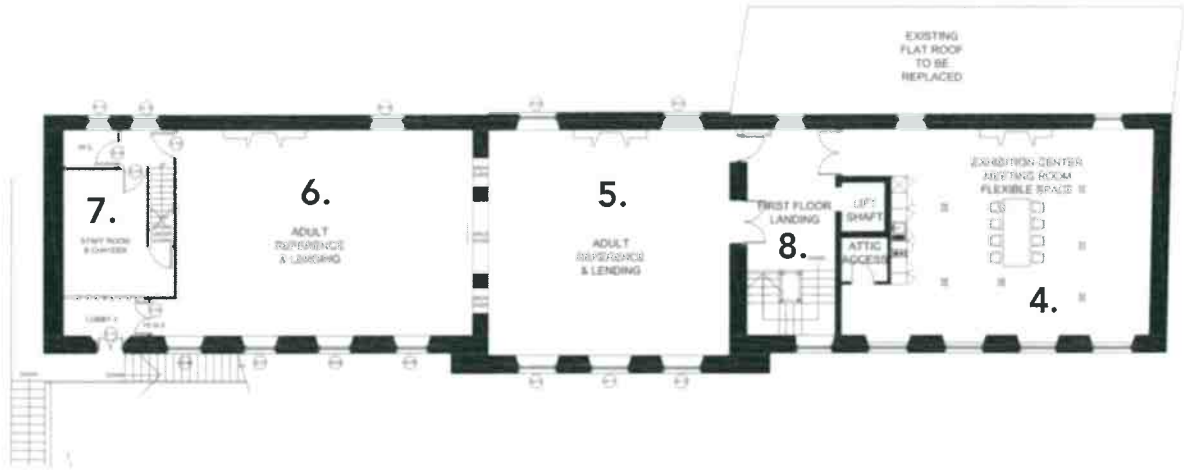
• Fig 38-39. Lobby into tourist office from inside and out.

3.1.3 Interior: Upper floor:

This upper floor of the entire building is the current County Library. Access is opposite tourist office from undercroft, and up more recent stairs (No. 8) inside door of the East wing. The access has been enhanced by addition of a lift in this side, making upper floor library fully accessible to the public.

First floor has flexible space to East and library reference rooms over road in middle and on Western end of building, with staff canteen to West end.

An alternative means of escape is available outside the SW end of building to external original staircase.



• Fig 40. First floor existing building.



• Fig 41. Room 4. Exhibition room/ flexible space, looking SW.



• Fig 42. Room 4. Exhibition space looking SE



• Fig 43. Middle main access stairs. Room 8.



• Fig 44. Room 4. Exhibition room/ flexible space, looking NE.



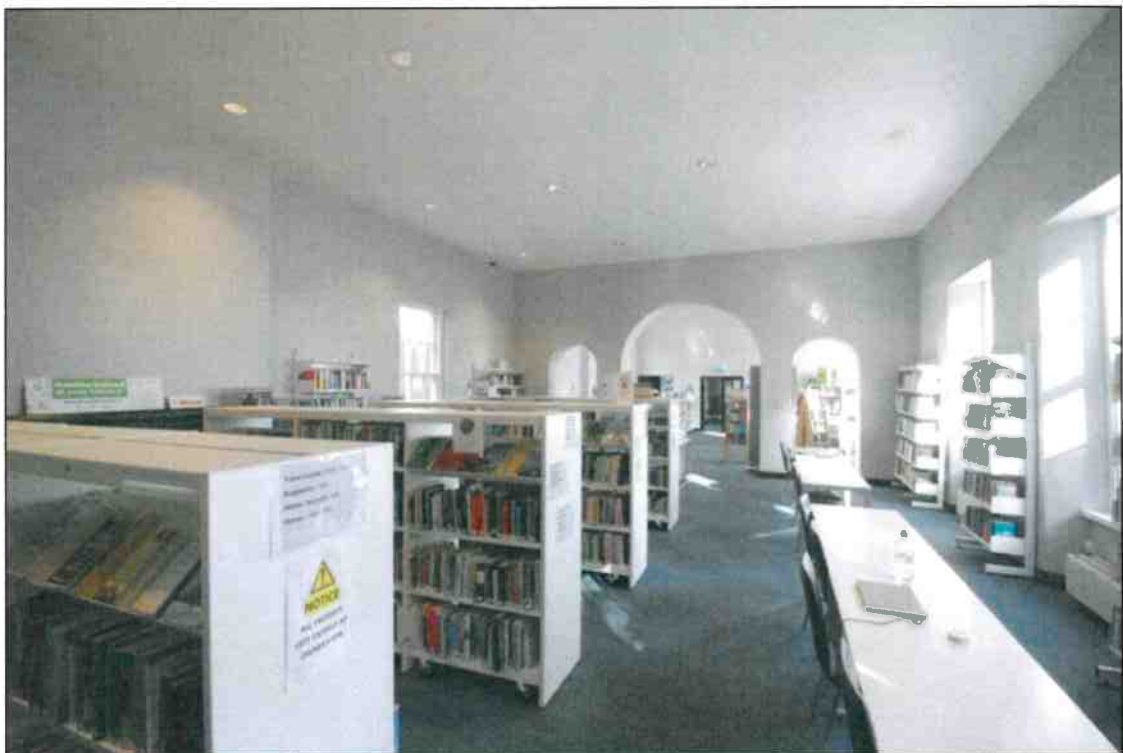
• Fig 45. Access from stairs (Room 8) Westwards towards reading room, Room 5.



• Fig 46. Rear end of reading room, Room 6, looking West towards exit door and staff area.



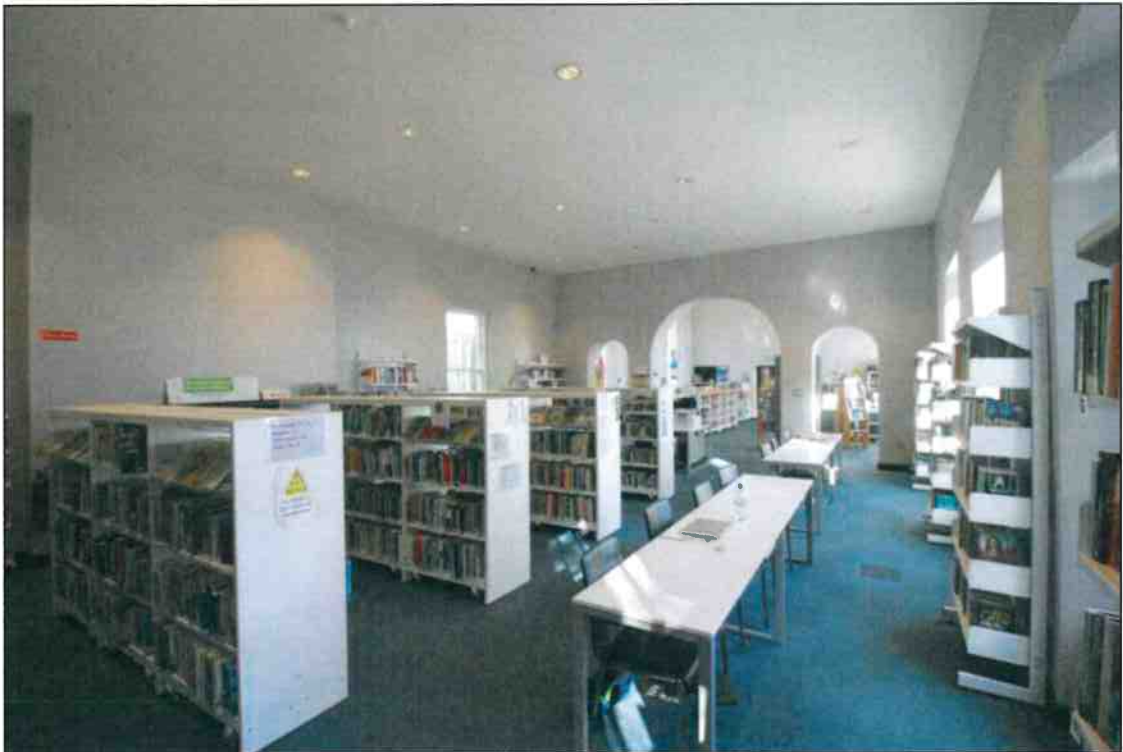
• Fig 47. Rear end of reading room, Room 6, looking West towards exit door and staff area.



• Fig 48. Rear end of reading room, Room 6, looking East towards entrance and reception.



• Fig 49. Room 5, looking East towards entrance door and reception.



• Fig 50. Room 6, looking East towards entrance door and reception, exit door to external stair behind.



• Fig 51. Staff room - Room 7. (Plumber, not staff creating mess!!).



• Fig 52. Reception desk. Room 5.



• Fig 53 - 54 rear exit door. Stairs to ground floor.



• Fig 55 Stairs to outside and fig 56. exit door to lobby for same. Rear looking SW of room 6.



• Fig 51. Staff room - Room 7. (Plumber, not staff creating mess!!).



• Fig 52. Reception desk. Room 5.



• Fig 53 - 54 rear exit door. Stairs to ground floor.



• Fig 55. Stairs to outside and fig 56. exit door to lobby for same. Rear looking SW of room 6.

3.1.4 Interior: Ground floor East wing:

This area is currently un used other than for some storage. This is the area of the building it is intended to convert to an E-Hub, as part of this development.

The area extends out the back with a flat roof (orange toned areas) up to the rear boundary to the EIR facility behind.

The rear area has not been recently maintained and it has a good few building fabric significant issues to be addressed.



• Fig 57. First floor existing building.



• Fig 58. Room 9. Former Childrens reference and lending, and view to NE corner.



• Fig 59. Room 9. Former Childrens reference and lending looking to NW corner and entry.



• Fig 60. Room 9. Rear flat North roofed rooms under arches.



• Fig 61. Room 9. Rear flat North roofed rooms under arches.



• Fig 62. Room 10. Rear flat North roofed rooms.



• Fig 63. Room 10. Rear flat North roofed rooms.



• Fig 64. Room 9. Looking South.



• Fig 65. Rear North Room No. 12.



• Fig 66 Entrance to plant room.

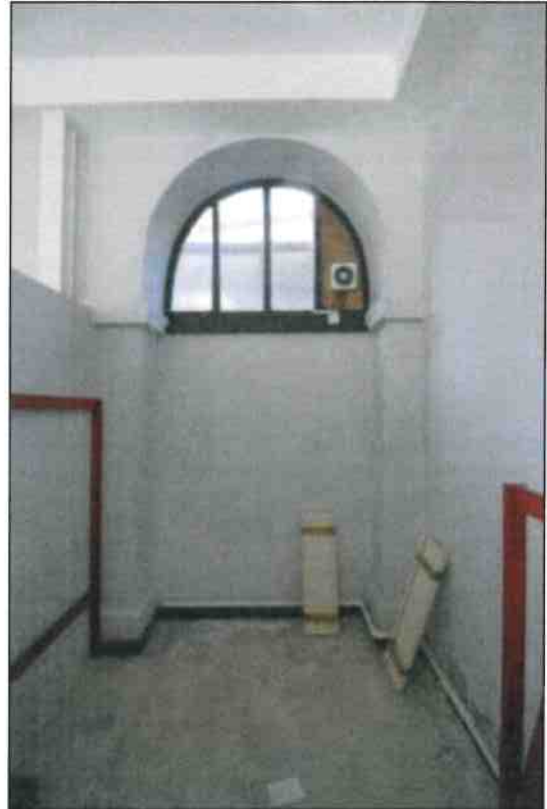


Fig 67. Rear of room 12.



• Fig 68. Toilets off room 11 .

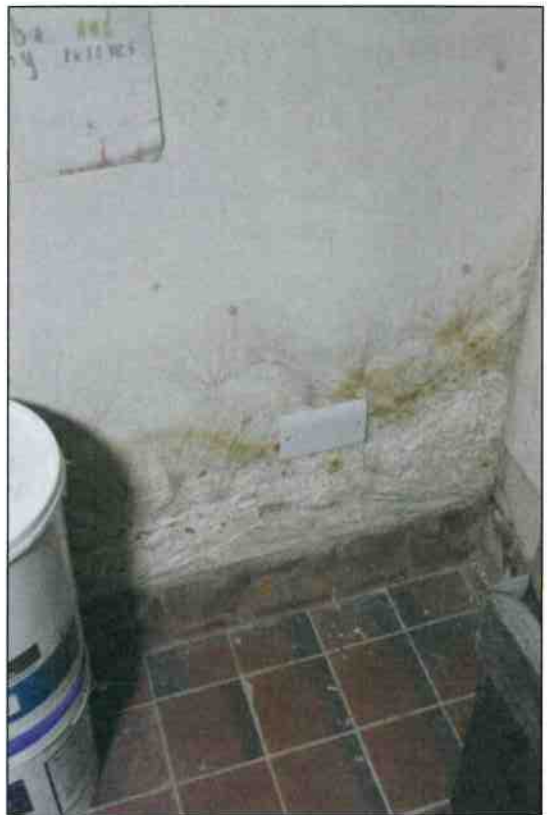
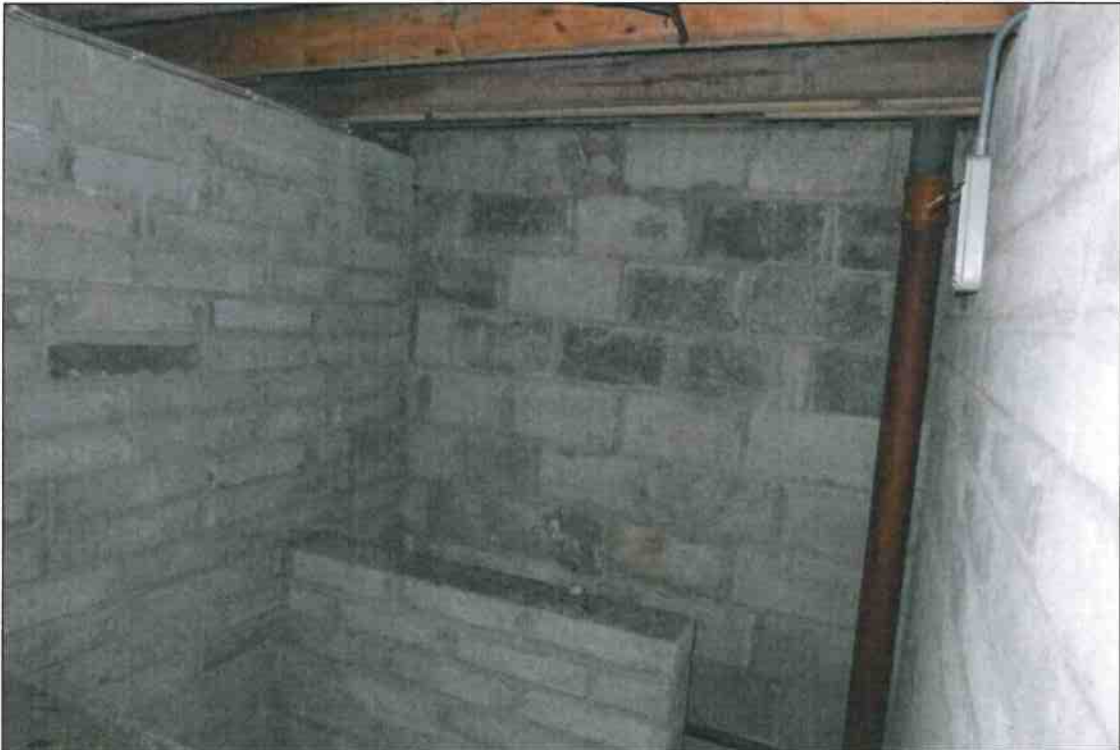
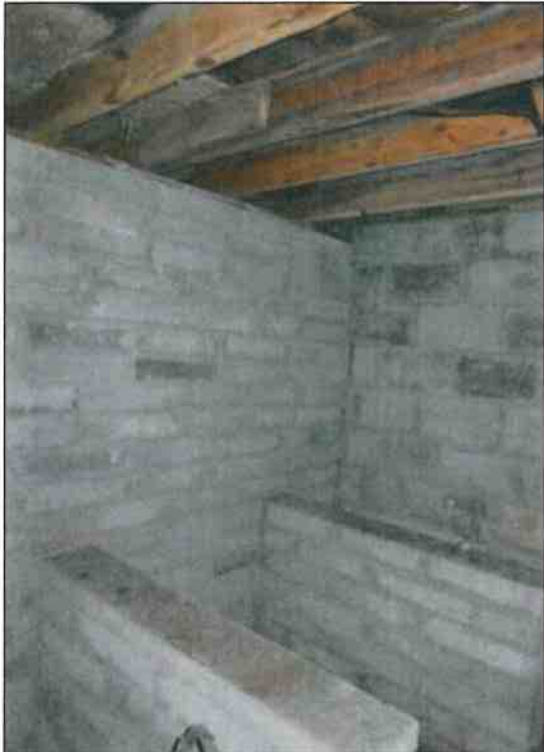
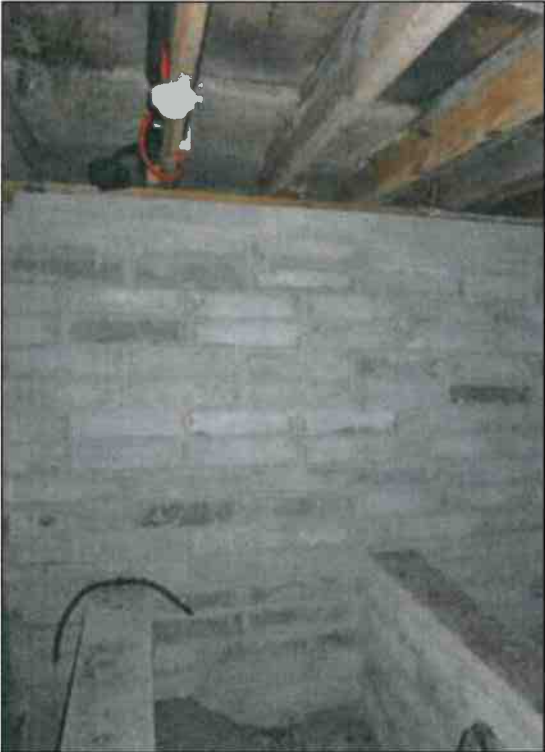


Fig 69. Damp issues in rear rooms.



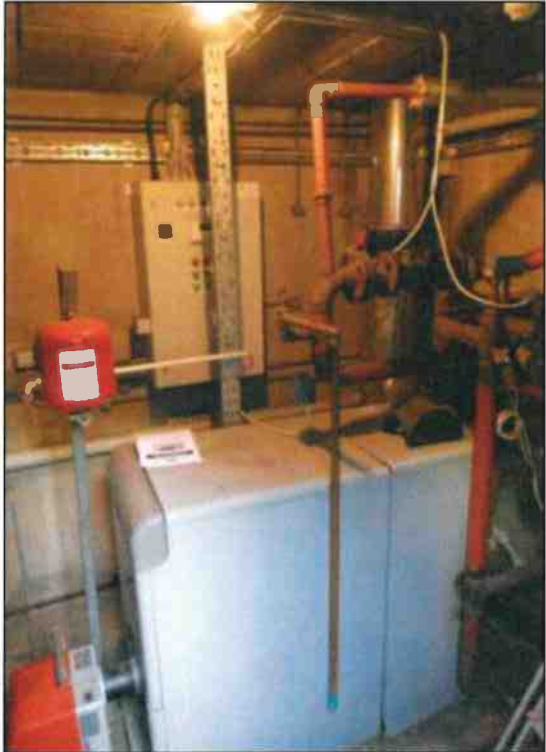
• Fig 70. Room 11. Rear North flat roofed rooms .



• Fig 71 & 72. Rear North flat roofed rooms. Room 1.



• Fig 73. Boiler room No. 13.



• Fig 74 & 75. Boiler room No. 13.



• Fig 76 & 77. Rear flat roofs.



3.2 Building condition:

This is not a survey or detailed condition report but there are a few obvious areas that would need to be considered and some are within the area of proposed works and much easier to address at this point.

3.2.1 Roof:

The rear flat roofs are clearly in need of attention, as illustrated above. Much of the trouble is likely to stem from blocked outlets and build up of 'greenery' on the roof. It is assumed this roof is being replaced and as such less of a concern.

There is no clear evidence of any issue with the upper pitched roof, however there gutters are in need of attention and there are leaks from the joints in front gutters, and signs of other blocked gutters in areas very difficult to access because of boundary issues.



• Fig 78. Leaking gutter junctions in places (over Eastern wing South elevation.) Corrosion evident also.

3.2.3 Dampness in locations:

The walls of the building appear to be dry lined, which has the overall effect of maintaining dry insulated inside faces of walls, but preventing ventilation of the existing structure. The evidence in places of moisture in the internal plaster skin are slightly worrying signs that all might not be well in wall hidden cavity.

The biggest concern when this happens, is that embedded timbers within the walls can deteriorate significantly with permanent contact with dampness and areas of interstitial condensation.



• Fig 79 & 80. Rot indications in rear rooms to GF Eastern block.

There are some indications of the potential wall condition in some areas like internal stairs which is not lined and dampness/ peeling wall finished in the area:



• Fig. 81 & 82. Stairs wall (unlined) problem areas.





• Fig. 83. Leaking rear gutters.

3.2.4 Accessibility:

The library has been made accessible by a detail at door step that facilitates the access. The same has not been done at the tourist office side, and it would be worth trying to address this in the same way, to ensure visitor/ guest access.



• Fig. 84. Tourist office entry step.



• Fig. 85. Library ramped entry step.

4.0 Development proposal and Conservation strategy.

4.1 Proposed development.

The proposals is to refurbish the ground floor underutilised Eastern side of the building as an E-Hub. The section of building impacted is outlined below.

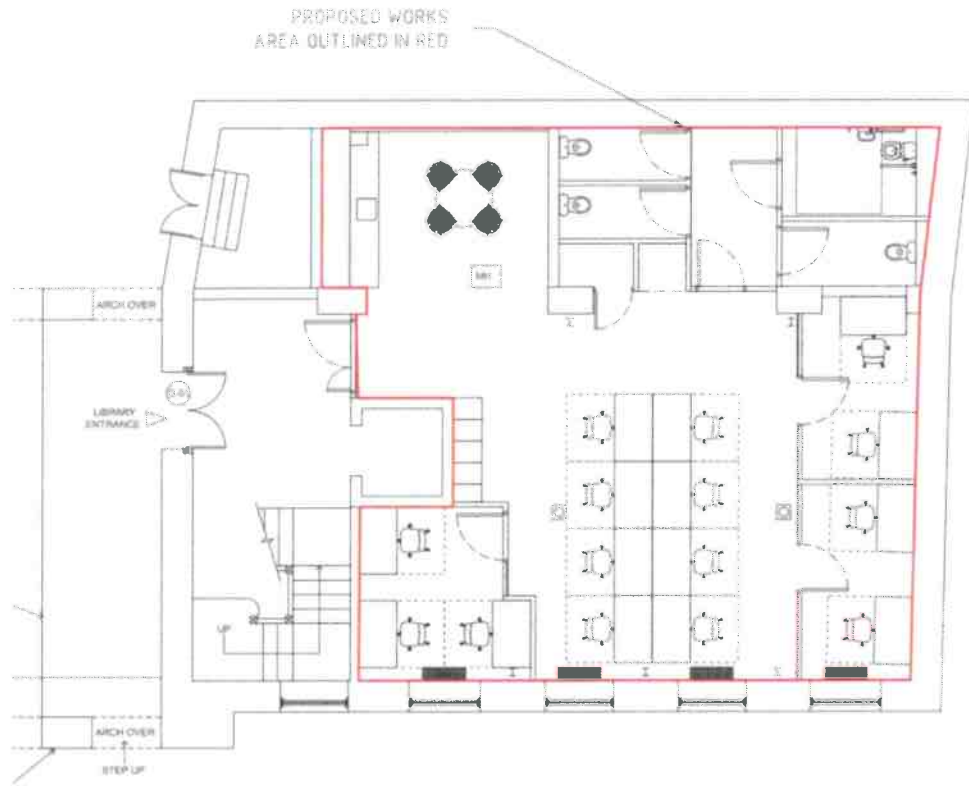


• Fig 84. Location of works.

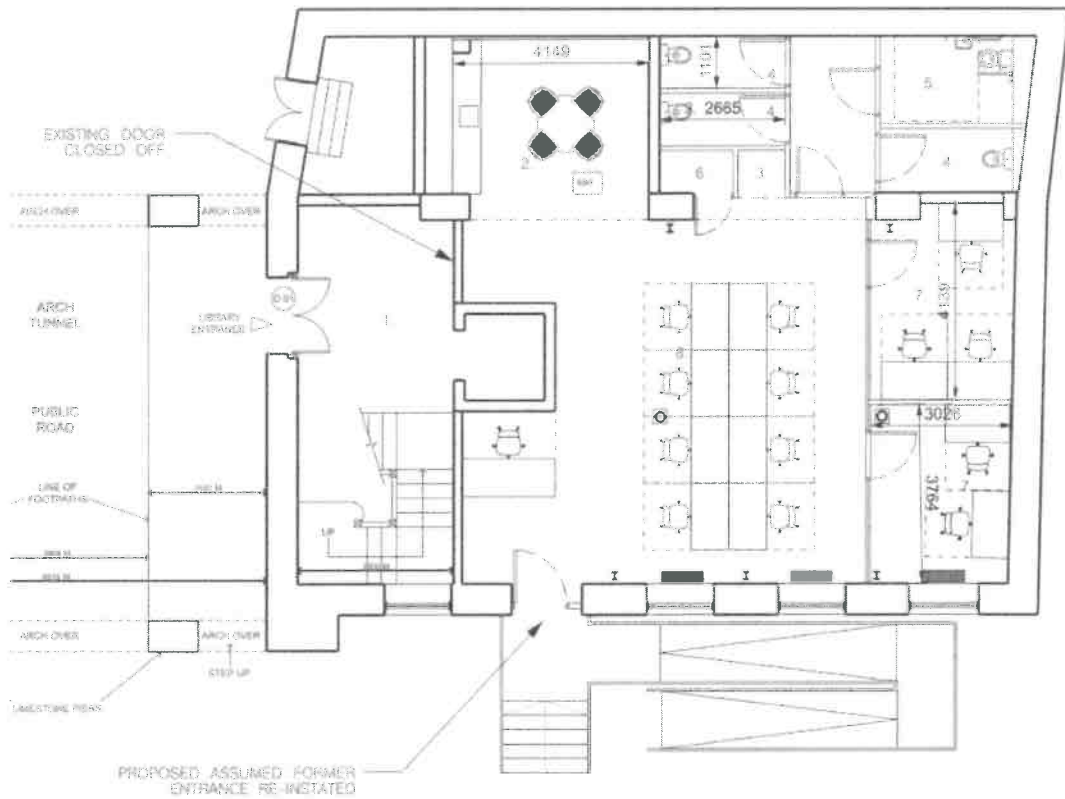
It is proposed that this space will accommodate a work hub, with new toilets and small number of cellular closed offices and open plan areas.

This work is all within the existing envelope and has no alternative impact unless and option for external entrance coming directly from South into the floor area.

The current proposed access is from the same access as the library and from the undercroft of the building.



• Fig 85. Proposed plan with existing entrance.



• Fig 86. Alternative plan with access from south.

4.2 New building relationship with Protected Structure.

The proposal has minimal impact on the existing building and in fact the development will reintroduce activity into this vacant part of the building. Ventilating and heating the building by occupying it, is the single best way to maintain the property and ensure its survival.

If the souther entrance is to be considered, there does appear to have been a precedent for an entrance here, and as such a case could be made. For the purpose of this report it is currently assumed the entrance is from the existing door.

4.3 Interventions and Analysis of Impacts:

The proposal has little impact on the building, other than the rear modern flat roofs a back, which need significant attention regardless. There are however a few suggestions we might make regarding the new proposed work.

4.3.1 Insulation:

If the new areas are to be re-lined, it would be worth considering a breathable insulation internally such as Cork, Calcium Silicate board, or cork lime insulation, to improved thermal performance and allow breathability of the fabric.

4.3.2 External skin:

The walls are likely to be rendered in impermeable sand /cement render unfortunately and this does tend to trap moisture within the walls. There is an opportunity however, particularly at the base of the walls to address any pointing of stone plinth with lime mortar. (unless this has already been done!) This would potentially improve any 'rising damp' concerns and allow moisture in walls and opportunity to week out some of its potential moisture.

Painting (next time it comes around) is also best done with a breathable paint, of which there are many available now.

4.3.3 Interior:

The area being fitted out has few enough original early features of significance. The columns internally are significant structural members regardless of Conservation considerations and have been retained in the proposed new layouts.

Nothing of any potential early plaster detail, cornices etc, or any early joinery seems to remain in the space making the interior fit out relatively painless!

In assessing proposed works to a protected structure, a good way to ensure that the important fabric and form is conserved and would not result in a material alteration is to adhere to the principles of best conservation practice.

1. Minimal Intervention:

Often the most cost effective course of action. Well considered works often have a minimal impact and better energy efficiency returns e.g. hot water tank insulation and draught sealing systems.

2. Repair rather than replace:

Localised repairs of the existing fabric allow for the retention of good quality materials that have already stood the test of time, the original sustainable materials.

3. Use appropriate materials and methods:

Use like-for-like materials and methods when making alterations. This can often be difficult to reconcile with modern energy efficient technologies but consideration should be given to using natural materials e.g. sheep's wool or natural fibre insulation. 1

4. Use expert conservation advice:

Sounds like common sense but it is better to engage professionals and contractors who have experience in both conservation and the application of energy efficient systems to the best advantage of the existing fabric.

5. Respect earlier alterations of interest:

Many of these buildings have been altered and adapted over time as a result of changing tastes and occupancy requirements. These layers also need to be taken into consideration when planning upgrading works.

6. Keep a building in use:

Ensuring that a building has a sustainable use into the future is also a good energy efficiency principle. Applying inappropriate upgrades to a building not only undermines the significant character but performs poorly in terms of return in energy efficiency. For example, mould growth and condensation caused by over-sealing a building can in time render it more uncomfortable and unhealthy to live in than living with the pre-existing draughts.

The final suggestion No. 6 is probably the most significant and supports the strategy for re-use, particularly an activity like the E-HUB which related to the others in the building and not only gets the building back into use, but also supports the local community with remote working options.



• Fig 87. Typical shared workspace in refitted older building!

