

Planning and Development Act 2000, (as amended)
Planning and Development Regulations 2001, (as amended)
Part 8

COMMUNITY LIBRARY & ARTS BASE, EDENDERRY

Chief Executive's Report



Comhairle Chontae Uíbh Fhailí
Offaly County Council

15th January 2024

1. NATURE AND EXTENT OF THE PROPOSED DEVELOPMENT AND THE PRINCIPAL FEATURES THEREOF

Location: Former Tesco Site, 33-34 JKL Street, Edenderry, Co. Offaly

Site Description: The site for the new community library and arts base is a long North to South plot of the former Tesco supermarket, located on the south side of JKL Street, immediately to the east of the AIB bank building, which is a Protected Structure. The former Tesco supermarket has now been demolished leaving an empty site.

The site is partly bounded by a property at no. 35 JKL Street which is a protected structure. To the north east of the site is the detached and prominent Town Hall, (the former Market House), a Protected Structure which is surrounded on 4 sides by largely intact street terraces. Further to the west, on the same side of the street as the AIB bank, is the Bank of Ireland building, also a Protected Structure.



Figure 1: Site Location

Proposal: The development will consist of the construction of a new two storey Community Library and Arts Base, adjacent to the AIB bank, no.32 JKL St. (a Protected Structure), of 1,803sqm which includes; Adult, Teen and Children's Library, Multipurpose Space and Artist's Studios as well as ancillary support spaces such as library meeting rooms, wet workshop etc.



Figure 2: Proposed Site Layout Plan

Further to the above the development includes works to the existing arch at the adjacent structure no.35 JKL Street (a Protected Structure), to include; removal of temporary structural bracing and insertion of a new structural support structure within the arch, lowering of the enlarged arch and reinstatement of first floor windows at JKL Street elevation and rear elevation, reinstatement of carriageway arch at ground floor and remedial works to gable wall.



Figure 3: South end of the site from Blundell Avenue

Infrastructure Services:

- **Water:** Public Mains
- **Wastewater:** Public Foul Sewer
- **Surface Water:** Public Surface Water Sewer

Relevant Planning and Part 8 History:

- **Planning Application Ref: PL2/06/936**
Demolition of existing Tesco retail unit and store to the rear of retail unit (3,856 sq.m. in total). (1) Construction of a new 3 storey building (block a) facing onto JKL street, including 471sq.m. of town centre use at ground floor level and 12 apartments (4 one bed and 8 two bed) on the upper floors. (2) Construction of 2 new 4 storey blocks (Block B & C) to the rear of JKL street including 1,615 sq.m. of town centre use at ground floor level (Block B only), and 87 apartments on the upper floors (18 one bed and 69 two beds) overlooking landscaped roof garden. (3) 114 car parking spaces at ground floor level at the rear underneath roof garden with access from existing vehicular entrance off JKL street. All associated site/ground development works including retaining walls, drainage, bin storage, attenuation tank, landscaping etc., at the former Tesco retail building (no. 33-34) JKL Street, Edenderry.

Decision: Refused

- **Planning Application Ref: PL2/11/13**

Development which will consist of change of elevations to no. 33 & no. 34 JKL Street, Edenderry, Co. Offaly due to sub-division of retail store (formerly Tesco) into the original no. 33 & no. 34 JKL Street.

Decision: Granted

2. PUBLIC DISPLAY PERIOD

The following documentation was placed on public display from 18th October 2023 to the 30th November 2023:

[Part 8 Public Consultation Edenderry Library & Arts Base - Offaly County Council](#)

- Copy of Public Notice
- Part 8 Technical Drawings
- Screening for Environmental Impact Assessment Report
- Screening for Appropriate Assessment Report
- Screening for Archaeological, Architectural, Cultural Heritage Report
- Heritage Impact Assessment
- Preliminary Construction & Environmental Management Plan
- Water Services and Flood Risk Assessment
- Architectural Design Statement

3. REFERRAL AND CONSULTATIONS

3.1. Submissions

9 no. Public Submissions were received during the public display period by:

- Mr. Paul Wyer
- Ms. Bernie Gorman
- Dr. Philip Brady
- Cllr. Noel Cribbin
- Ms. Carmel Hogan
- Mr. Eugene O'Brien
- Ms. Mary Hickey
- Ms. Paula Lalor
- Ms. Mary Fay

The detail of all submissions and responses are outlined in Appendix A.

3.2. Prescribed Bodies

The Part 8 proposal was referred to 8 no. prescribed bodies. The detail of all submissions and responses are outlined in Appendix A

<p><u>The Arts Council:</u></p>	<p>Application was referred and no submission was received.</p>
<p><u>Uisce Éireann</u></p>	<p>No objections in principle.</p> <p>They noted the following:</p> <p>The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry (Our ref: CDS23005190) and Uisce Éireann can confirm that a Confirmation of Feasibility has been issued to the applicant advising that connection(s) are feasible subject to the following:</p> <p>In respect of Water:</p> <p>A water connection is feasible without a local infrastructure upgrade.</p> <p>There is sufficient capacity in the water treatment facility to cater for the proposed development.</p> <p>In respect of Wastewater:</p> <p>A wastewater connection is feasible without a local infrastructure upgrade.</p> <p>There is sufficient capacity in the wastewater treatment facility to cater for the proposed development.</p> <p>Uisce Éireann has no objection in principle to the proposed development and respectfully requests any grant of permission be conditioned as follows;</p> <ol style="list-style-type: none"> 1. The applicant shall sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement. <p>Uisce Éireann’s Standard Details and Codes of Practice:</p> <ol style="list-style-type: none"> i. All development shall be carried out in compliance with Uisce Éireann’s <i>Standard Details and Codes of Practice</i>. Further information on Uisce Éireann’s Standard Details and Codes of Practice can be found via our website or via link.

	<p>ii. Uisce Éireann does not permit any build over of its assets and separation distances as per Uisce Éireann’s <i>Standard Details and Codes of Practice</i> must be achieved. Further information on Diversion / Build-Over enquiries and Uisce Éireann separation distances can be found via our website or via link.</p> <p>iii. The applicant must contact Uisce Éireann for any proposals to build over or divert existing water or wastewater services and submit details to Uisce Éireann for assessment of feasibility and have in place a written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works beginning onsite.</p>
<p><u>Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media</u></p>	<p>Application was referred and no submission was received.</p>
<p><u>Department of Housing, Local Government and Heritage</u></p>	<p>The following comments have been noted:</p> <p>With regard to the above proposed development the Department has reviewed the Archaeological Screening Report that was submitted with the application.</p> <p>The Archaeological Screening Report was carried out by Rubicon Heritage Services Ltd. which were commissioned by Seán Harrington Architects (on behalf of Offaly County Council). The screening report was dated 26.07.23, and included the results and recommendations of an Archaeological, Architectural and Cultural Heritage Screening Report for Edenderry Library, 32-34 JKL Street, Edenderry, County Offaly.</p> <p>The Archaeological and Cultural Heritage Screening Report recommended that the proposed development site should be subject to a full Archaeological, Architectural and Cultural Heritage Impact Assessment, including test trenching, in order for appropriate mitigation measures to be put in place prior to the commencement of development. The Department concurs with the recommendations in the screening report.</p> <p>It is noted that the proposed development is large in scale. Given the scale, extent and location of the proposed</p>

	<p>development it could impact on subsurface archaeological remains.</p> <p>In line with national policy, see Section 3.6 of the Frameworks and Principles for the Protection of the Archaeological Heritage 1999, this assessment should be carried out prior to a grant of this Part 8 planning application. The Department recommends that an Archaeological Impact Assessment, as outlined below, should be prepared to assess any impact on archaeological remains within the proposed development. This will enable the Planning Authority and this Department to prepare an appropriate archaeological recommendation before a planning decision is taken.</p> <p>Archaeological Investigations</p> <ol style="list-style-type: none"> 1. The applicant is required to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface developmental work, including geotechnical test pits, should be undertaken until the archaeological assessment has been completed and commented on by this Department. 2. The archaeologist shall carry out any relevant documentary research and inspect the development site. As part of the assessment a programme of test excavation shall be carried out at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the Department. 3. Having completed the work, the archaeologist shall submit a written report stating their recommendations to the Planning Authority and to the Department. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required. <p>Reason:</p> <p>To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.</p>
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<u>Department of Rural and Community Development</u>	Application was referred and no submission was received.
<u>An Taisce:</u>	Application was referred and no submission was received.
<u>Heritage Council:</u>	Application was referred and no submission was received.
<u>Failte Ireland:</u>	Application was referred and no submission was received.

4. LIKELY IMPLICATIONS WITH RESPECT TO THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

Assessment:

The plans and particulars of this Part 8 proposal and all internal reports and submissions from prescribed bodies and third parties have been considered by Offaly County Council.

The following policies, studies, guidelines, plans and schemes are particularly relevant to this Part 8 proposal:

Offaly County Development Plan 2021-2027

Volume 1

- **ENTO-10** It is an objective of the Council to require that developments within or adjacent to the area of the Blundell Masterplan, Edenderry, 2020 demonstrate adherence to the urban design, place making and connectivity principles for the masterplan area.
- **SICCDO-05** It is an objective of the Council to develop a new purpose-built modern community library and arts space at JKL Street Edenderry.

Edenderry Local Area Plan 2023-2029

The proposed development is consistent with the policies and objectives of the Edenderry Local Area Plan 2023-2029, as follows:

Community

- **CO-04** - Progress the development of a new modern Community Library and facility and JKL Street Edenderry in line with the National Library Capital Programme and Offaly Libraries Interim Development Plan 2022 – 2023 and to provide enhanced access to services for the public, including, flexible spaces for meeting and learning, expanded digital services and access during unstaffed times using smart technology and use as a multipurpose space for creative artists in the visual, performing and digital arts.

- **CO-05** - Facilitate the development of a cultural strategy that seeks to capitalise on the cultural opportunities in the town that can be developed and promoted for the local economic benefit of the town and to contribute positively to the local community and ensure activity during the day and into the evening.

Energy Efficiency

- **CAP-13** - Support the incorporation of blue roofs, green roofs, green walls, photovoltaic and/or solar thermal collector panels and heat pumps on new residential, commercial, industrial and public buildings.

Land Use Zoning

- **LUZO-01** - Ensure that development progresses in accordance with the land use zoning objectives as set out in Section 11.4 and the Land Use Matrix contained in Table 11.1.

Movement and Connectivity

- **CIP-01** – Promote enhanced connectivity for pedestrians and cyclists within Edenderry in order to improve access to the town centre, local schools, residential areas, recreational facilities, public transport services and other amenities.
- **CIP-02** – Improve accessibility and movement within Edenderry, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.

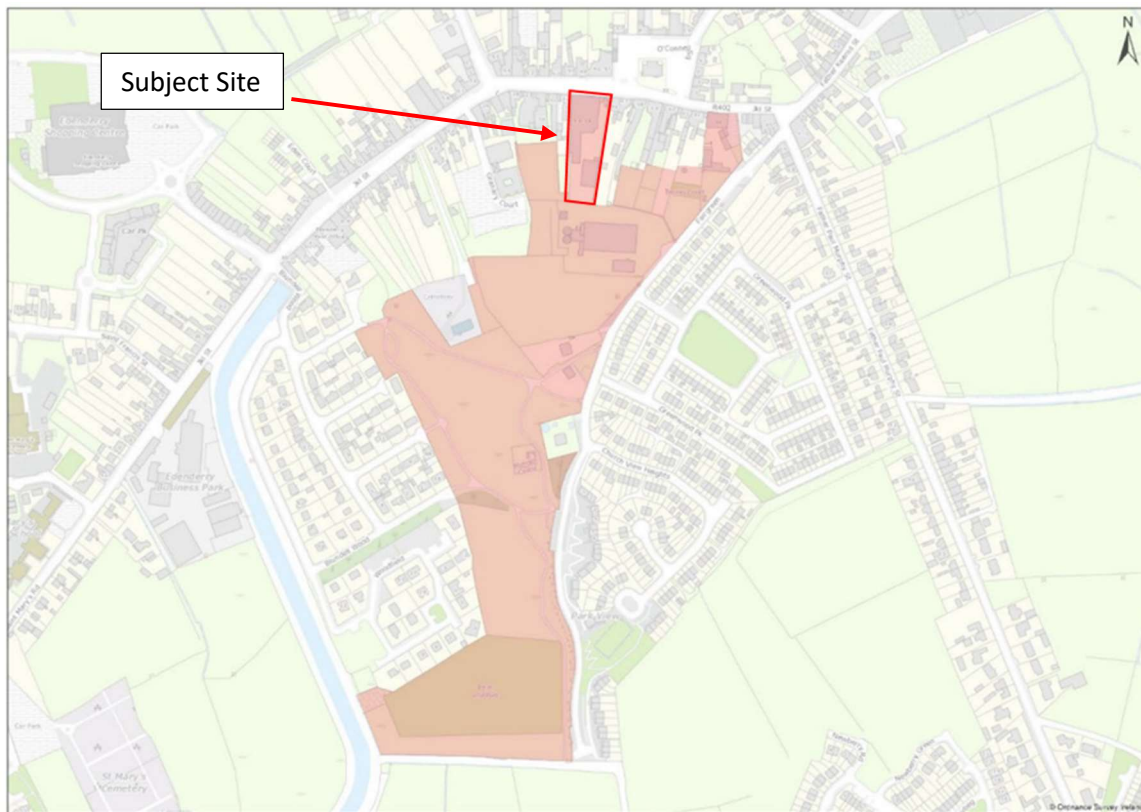


Figure 4: Blundell Land's Opportunity Site

Car Parking

Chapter 9 Critical Infrastructure of the Edenderry Local Area Plan 2023-2029 states the following in relation to car parking:

“Car parking, while a necessary feature of any town centre, should not be allowed to dominate the public realm or compromise the experience of pedestrians. Public car parking in the town consists of on-street car parking and off-street car parking at O’Connell Square and Granary Road Carpark. The Council aims to achieve a balanced approach to effectively manage parking to support the local economy and give priority to sustainable travel modes in order to reduce reliance on the private car. In accordance with the Age Friendly Strategy, the Council intends to provide suitable areas in Edenderry Town for age-friendly parking bays.”

It is noted that the proposal includes 2 no. accessible parking spaces within the site, as part of this particular part 8 development.

As set out in the Blundell Masterplan, parking and vehicular traffic on the site has been minimised. This is to facilitate a safe and attractive pedestrian and cycle friendly link between JKL Street and Blundell Avenue, and in future to connect through to Edenderry Blundell Park.

A number of mitigating factors reduce the dependency on the need for car parking spaces in this development. These are as follows:

- The proposed development is located within Edenderry Town Centre;
- There are 98 no. car parking spaces of which 6 no. disabled spaces and 4 no. electric vehicle charging points in existence at O’Connell Square approximately 40 meters from the front entrance of the proposed development site;
- On-street parking along Fr. Kearns Street (26 no. spaces which includes 2 no. disabled spaces)
- The proposed development is located on an existing bus route;
- Bicycle parking has been incorporated into the proposed development;
- A substantial amount of on street car parking is also available day and night given the location of this site in the town centre;
- Complementary uses are proposed on the site, taking into consideration daytime and night time uses.

Offaly County Council will also consider the inclusion of Age Friendly Parking in O’Connell Square to facilitate elderly visitors to the library. Parking in these locations is supplemented by high quality pedestrian links to the library which includes wide footpaths, raised pedestrian crossings (O’Connell Square) and a pedestrian crossing (Fr. Kearns Street) that is directly outside the library. This infrastructure will ensure that pedestrians and all forms of vulnerable road users will be able to access the library from existing public parking locations. This existing pedestrian infrastructure is of a high standard and will ensure safe access and egress to the library from O’Connell Square and Fr. Kearns Street.

In addition, the proposed development is compliant with the County Development Plan Policy outlined below:

SMAP-10 It is Council policy to allow for the reduction in car parking standards in suitable town centre locations in order to encourage a modal shift away from the private car to more sustainable forms of transport, such as public transport, cycling and walking.

On this basis it is considered that the Local Authority can provide ample car parking for the proposed development.

In light of the foregoing policies etc. which have steered this proposal and the commentary on likely positive impacts, it can be stated that the principle of the proposed Part 8 will be consistent with the proper planning and sustainable development of the area.

The proposed development is consistent with the objectives of the County Development Plan 2021-2027 and Edenderry Local Area Plan 2023-2029.

5. ENVIRONMENTAL ASSESSMENT SCREENING DETERMINATION

An EIA Screening Report was prepared to assist Offaly County Council in forming an opinion as to whether the proposed scheme should be subject to Environmental Impact Assessment (EIA) and if so whether an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it. The screening assessed the proposed development with reference to EU Directive 2011/92/EU (as amended by Directive 2014/52/EU), and Schedule 7 of the Planning and Development Regulations 2001 as amended by the 2018 Regulations. It also has regard to relevant parts of:

- *EIA Guidance for Consent Authorities regarding sub-threshold development*, 2003, Department of the Environment, Heritage and Local Government
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, 2018, Department of Housing, Planning and Local Government
- *OPR Practice Note PN02 Environmental Impact Assessment Screening*, 2021, Office of the Planning Regulator
- relevant EU Guidance including *Interpretation of definitions of project categories of annex I and II of the EIA Directive*, 2015, EU and *Environmental Impact Assessment of Projects - Guidance on Screening*, 2017, EU.

The overall conclusion of the screening exercise was that the proposed scheme does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required for it. This conclusion is based on an objective review of the characteristics of the proposed development against the requirements of the relevant legislation and has had due regard to the relevant guidance.

6. HABITATS DIRECTIVE ASSESSMENT

An Appropriate Assessment Screening Report was prepared to assist Offaly County Council in forming an opinion as to whether the proposed scheme requires an Appropriate Assessment. It is concluded by this AA Screening Report that the proposed development is not foreseen to have any likelihood of significant effects on any European sites, alone or in combination with other plans or projects – and therefore any potential for significant effects on any European site as a result of the proposed development can be ruled out. This conclusion is made in view of the conservation objectives of the habitats or species for which these sites have been designated. Consequently, this report informs the competent authority undertaking the Appropriate Assessment process that the proposed development does not need to be subject to Stage Two Appropriate Assessment and a Natura Impact Statement is not required.

7. ARCHAEOLOGICAL, ARCHITECTURAL AND CULTURAL HERITAGE IMPACT ASSESSMENT

An Archaeological, Architectural and Cultural Heritage Screening Report was prepared to assist Offaly County Council in forming a recommendation that the proposed development site should be subject to a full Archaeological, Architectural and Cultural Heritage Impact Assessment, including test trenching prior to the commencement of development.

In addition, the Department of Housing, Local Government and Heritage submission concurred with this recommendation, in order “to ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest”.

The full Archaeological, Architectural and Cultural Heritage Impact Assessment is now complete, and the report has been submitted to Offaly County Council. The recommendations are as follows:

The archaeological test excavations at the proposed development at 32-34 JKL St, Edenderry, County Offaly revealed traces of occupation that relate to the early modern period (1700 onwards).

It is recommended that all groundworks associated with the proposed development be monitored by a suitably qualified archaeologist and that the surviving remains of any 18th century features including those identified during test trenching be fully investigated and recorded.

With regards to the remains of any 19th Century buildings; these should be cleaned back by mechanical excavator with a flat bladed bucket under archaeological supervision.

The walls or wall-footings should be photographed and recorded using GPS in order to ensure that there is a full record of the building footprint and layout to supplement and enhance the existing record from historic mapping and surviving architectural drawings.

If any significant archaeological material be encountered during these investigations, the resolution of this material will be determined by the National Monuments Service (DHLGH).

Please note all the recommendations in the report are subject to approval of the National Monuments Service, Department of Housing, Local Government and Heritage

These recommendations will be adhered to.

8. RECOMMENDATION

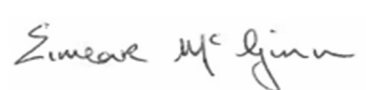
Having regard to the above and in particular:

- noting the 9 no. public submission and 2 no. submissions from prescribed bodies.
- the Environmental Impact Assessment Screening Report.
- the Appropriate Assessment Screening Report.
- the Archaeological, Architectural and Cultural Heritage Screening Report
- the Archaeological Impact Assessment with Archaeological Test Trenching

It is considered that the proposed development is in keeping with the proper planning and sustainable development of the area. It is recommended to the Elected Members that the proposed development should be proceeded with in accordance with the plans and particulars placed on public display from the 18th October to 30th November 2023.

Offaly County Council shall sign a connection agreement with Uisce Éireann prior to the commencement of the development and will adhere to the standards and conditions set out in that agreement and shall comply with Uisce Éireann’s Standard Details and Codes of Practice in the development of this scheme.

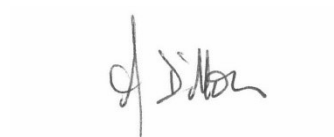
Offaly County Council shall adhere to the requirements of the Department of Housing, Local Government and Heritage and carry out the recommendations in the Archaeological Impact Assessment with Archaeological Test Trenching as described in Section 7.



County Librarian



Acting Senior Planner



Director of Services

Submissions				
	Submission Received From:	Date Received	Submission Text	Responses/Comments
1.	Paul Wyer	01/11/2023	<p>Having examined the documents on view for public consultation, I believe an opportunity should be taken to make better use of the `multi – use` space at the rear of the proposed development.</p> <p>By the inclusion of tiered retractable seating and a demountable stage, this area could be used as a theatre and cinema, in addition to the uses proposed by having a `flat` floor for `multi` use. (The retractable seating stacks back against a wall when not in use)</p> <p>This may require a small increase in head height of the structure, which should be considered and included in the proposals before the development is advance too far.</p> <p>The nominal additional cost, I believe would be well spent when considering the additional use to be gained from the flexibility this proposal could provide.</p> <p>Below, for example, are two links to companies who provide this type of seating.</p> <p>https://www.audiencesystems.com/venue-types/schools</p> <p>https://www.scottseating.ie/index.htm</p>	<p>The library design does not incorporate tiered retractable seating. The multipurpose space is designed to cater for a wide variety of creative programming and is flexible in terms of use.</p> <p>The large double height volume provides a flexible space for visual arts exhibitions/installations, various talks, and events.</p> <p>The total seating capacity is for 150 people sitting in rows. The seats can be stacked and stored in an adjacent store room, to enable maximum flexibility of the multipurpose space.</p>

2.	Bernie Gorman	06/11/2023	Regarding the local reference - is there a facility where local history/interests can be showcased in a permanent public display i.e. Bord na Mona artifacts/shoe factory memorabilia (pictures/photos used previously)/history of town/canal/tourism/music/sport?	Digital memory exhibitions (as opposed to permanent physical displays) will be considered as part of the historical/creative programme offered by the Library Service, as programme schedules allow.
			Temporary display area - upcoming events, local interest, interactive info board - is it possible to include this in a public area	Digital noticeboards will be considered as part of the information and education support functions offered by the Library Service.
			Arts/photography exhibition - could area be set aside for same in new library.	This type of exhibition can be considered as part of the ongoing shared creative programming offered by the Library and Arts service and could be hosted in the multipurpose space and/or library space (as programme schedules allow).
			Adult/Teen Library/Digital Training/Study Area - is Zoom/IT facility, hot desks and dispensing machine or tea and coffee making facility to be included in this area or other areas within the building.	The purpose designed library facility will include curated collections, ICT provision and study facilities for all age groups. Hot desking facilities will not be catered for within this development.
			What will the sensory room be kitted out with/equipped with?	The purpose-designed Sensory Room will contain relevant sensory equipment and resources appropriate to a public library service setting.

			<p>Multipurpose Space - Is kitchen facilities available, would it be an area for start-ups, commercial kitchen, or a movie/film/theatre area</p>	<p>This library design does not have the capacity to facilitate a commercial kitchen.</p> <p>This space has been designed for library services’ creative programming and to allow for flexible library and arts service usage.</p>
			<p>Can the Multipurpose Space be used as a Community Hall, Sports Hall, Games Room or a drop in cafe with all the facilities to cater for a wide range of groups i.e. shower and changing facilities, availability of refreshments, stage, etc</p>	<p>These uses are not catered for within this development.</p> <p>The space has been designed for library services’ creative programming and to allow for flexible library and arts service usage.</p>
			<p>Are meeting rooms of different sizes to cater for small, medium and larger groups</p>	<p>The library design incorporates two flexible meeting rooms, which will be available for library events and community groups (in line with policy and as availability allows).</p>
			<p>Changing Places w/c - further explanation require</p>	<p>The Changing Places W/C is designed as a completely accessible space for people who are unable to use the toilet independently.</p> <p>Equipment includes a toilet, hoist, basin and adult- sized changing bench.</p>

				It is an extra facility, in addition to the accessible toilets for independent use, and is a requirement under the Building Regulations.
			Is there adequate parking and electric charging points on site?	<p>Section 4 of the Chief Executive Report addresses any concerns in relation to parking. It is deemed that there are clear mitigating circumstances that significantly reduce the need for parking on site.</p> <p>As set out in the Blundell Masterplan, parking and vehicular traffic on the site has been minimised. This is to facilitate a safe and attractive pedestrian and cycle friendly link between JKL Street and Blundell Avenue, and in future to connect through to Edenderry Blundell Park.</p> <p>There is extensive bicycle parking provided.</p> <p>EV charging points have been provided for all Disabled parking spaces on the site.</p>

			<p>Is there safe pedestrian, cycling routes around the buildings and pollinator friendly plants/flowers used also native trees and sustainable materials?</p>	<p>Designated shared surfaces for cycle/ pedestrian access and occasional vehicular access; pedestrian / bicycle / emergency services access only areas; traffic calming measures; and demountable bollards have been incorporated into the site design in order to allow for safe pedestrian and cycle access through the site.</p> <p>It is proposed to plant a row of native species trees along the side of the new promenade. All vegetation included in the development of this site will be determined in consultation with Offaly County Council’s Biodiversity Officer.</p>
			<p>Extensive green roof and photovoltaic panel array - in keeping with sustainability and climate change. What is the material used on the green roof?</p>	<p>The extensive green roof is a mix of 14+ sedums on a lightweight growing substrate. This is hardy and requires little maintenance and no cutting. An irrigation reservoir is built into the system.</p>
			<p>Wet workshop - further explanation required</p>	<p>The shared wet workshop room will allow for further creative programming delivered by the library and arts service to take place e.g. children’s arts and crafts events.</p>

			Plant - further explanation required	Plant rooms contain the mechanical and electrical equipment to serve the building operations.
			Will the courtyard or any outdoor area be under cover or have canopies? Is there a space for soft play area for children and are there adequate outside seating areas.	There is no provision for canopies or other forms of shelter in the courtyard. These issues can be considered at detailed design stage.
3.	Philip Brady	07/11/2023	<p>The Edenderry Region of the 1900s was unique in the Ireland of the emerging state:</p> <p>When the country struggled with establishing The Economy and the hardships of the State were answered with emigration, the harnessing of the potential of The Bog of Allen provided employment and relative prosperity.</p> <p>It attracted immigration to the area from other parts of Ireland.</p> <p>Bord na Mona was established to harvest energy,</p> <p>The ESB to provide power,</p> <p>And The Shoe Factory to give a family employment.</p> <p>This maintained a vibrant social and cultural life in the area. This unique economic, social and cultural experience should be preserved in an appropriate Historical and Heritage setting,</p>	<p>The library design does not include for the provision of a museum.</p> <p>However, digital memory exhibitions (as opposed to permanent physical displays) will be considered as part of the historical/creative programme offered by the Library Service, as programme schedules allow.</p>

		<p>It has Educational, Social and Environmental potential.</p> <p>Its Educational potential would preserve a way of life once lived and give opportunity for social research.</p> <p>The area had surrounding satellite centres from Derrygreenagh, Croghan, Clonsast, Ballydermot, and Lullymore, each with a social history, strategically placed and with a mutual relationship with the Town.</p> <p>The Environment could be recreated, so that its sounds and colours could be preserved and the Curlew's Call would not be in vain.</p> <p>As the Region now evolves into a new energy source, this evolution has historical and cultural relevance.</p> <p>The Shoe Factory gave a Family Employment, with its spin-off culture rich in music, resulting in a culture of togetherness, similar to what was experienced by emigrants in London and Chicago.</p> <p>The Grand Canal Branch Line was a life-line to sustain the commerce, while The Railway Branch Line sustained a social contact.</p> <p>A Curator with a plan and oversight, could establish an Educational, Cultural and Heritage Centre, a Museum of a unique area, to enrich the present, remember the past and</p>	
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			<p>recreate the magic of an environment during its transition in the history of Energy Evolution.</p> <p>Mairead Evans, Teacher, Historian, Writer, Poet, posed the question; "Cér diobh sinn", "Who are we"; and made a case many years ago for an Interpretive Centre, to remember, celebrate and educate, and to give a sense of pride of place.</p> <p>The potential is now an imperative, and with the new development now under way in the town, is an opportunity which should be embraced.</p>	
4.	Noel Cribbin	10/11/2023	<p>I think the plans are fabulous and look forward to it build and opening.</p> <p>Suggestions:</p> <ol style="list-style-type: none"> 1. We have spoken to B.N.M about a Museum & History of B.N.M and its impact on the people of this area and its history in supplying power, electricity and fuel for over 70 years in the Midlands Area. This could be a T.V screen & video of B.N.M. 	<p>The library design does not include for the provision of a museum.</p> <p>However, digital memory exhibitions (as opposed to permanent physical displays) will be considered as part of the historical/creative programme offered by the Library Service, as programme schedules allow.</p>
			<ol style="list-style-type: none"> 2. Will this performance area be built with a stage and equipment to show films as this could create a following that could show films on a weekly basis. 	<p>The library design does not include the provision of a fixed stage or cinema.</p> <p>However, film clubs can be considered as part of the creative programmes offered by the Arts and Library Services, as programme schedules allow.</p>

				This multipurpose space is designed to cater for a wide variety of creative programming and is flexible in terms of use.
5.	Carmel Hogan	14/11/2024	I think the proposed development is a brilliant idea and can only be a positive addition to Edenderry. The site has long been an eyesore so it will a pleasure to see it developed.	Comments noted.
6.	Eugene O'Brien	27/11/2023	I have examined the plans for the proposed Edenderry Library and Arts Base for Edenderry.	Comments noted.
			<p>It is just wonderful to see this project moving ahead - the site is particularly dear to me in that three generations of our family traded there prior to Quinnsworth/Tesco acquiring the business in 1984.</p> <p>I do like the streetscape which blends in very well and the overall plan looks really workable.</p>	
			I would be concerned that there are no car parking spaces for the general public and staff.	<p>Section 4 of the Chief Executive Report addresses any concerns in relation to parking. It is deemed that there are clear mitigating circumstances that significantly reduce the need for parking on site.</p> <p>As set out in the Blundell Masterplan, parking and vehicular traffic on the site has been minimised. This is to facilitate a safe and attractive pedestrian and cycle</p>

				<p>friendly link between JKL Street and Blundell Avenue, and in future to connect through to Edenderry Blundell Park.</p> <p>There is extensive bicycle parking provided.</p>
			<p>I presume that the main performance area will have a proper stage along with cinema screen and projection facilities.</p>	<p>The library design does not include for the provision of a fixed stage or a cinema screen.</p> <p>The large double height volume would allow for possible screening/projection of films, installations onto white walls, and can be considered as part of the creative programmes offered by the Arts and Library Services, as programme schedules allow.</p> <p>This multipurpose space is designed to cater for a wide variety of creative programming and is flexible in terms of use.</p>
7.	Mary Hickey (on behalf of Eden Chorale)	28/11/2023	<p>Eden Chorale is a community based mixed voice choir founded in 2005 and since then has been an integral part of the arts and culture fabric in the town.</p> <p>We rehearse weekly in Edenderry Golf Club which is in Co.Kildare, we perform two Christmas concerts annually in</p>	<p>Library spaces will be available for library events and community groups (in line with policy and as availability allows).</p>

			<p>Edenderry Golf Club and Carbury Church, Co. In Kildare as sadly there is no suitable venue in the town. Therefore it is our hope the new library performance space will remedy this serious lack for our choir and our townspeople, eliminating the necessity for choir members and audiences to travel outside of the town and thus increase accessibility for all.</p>	
			<p>Eden Chorale performs in the current library twice yearly, usually in spring time/Easter and in September for Culture Night. There is a long standing symbiotic relationship between ourselves and Edenderry Library, which we hope will continue and increase with the new development.</p> <p>In relation to performing in the library, times are limited to library opening hours. Hopefully performance space will be open later in order to facilitate performances and exhibitions.</p>	<p>Comment noted.</p>
			<p>I note that there is no designated library car park in the new development plan and this may pose difficulties for elderly and disabled users.</p>	<p>Section 4 of the Chief Executive Report addresses any concerns in relation to parking. It is deemed that there are clear mitigating circumstances that significantly reduce the need for parking on site.</p> <p>As set out in the Blundell Masterplan, parking and vehicular traffic on the site has been minimised. This is to facilitate a safe and attractive pedestrian and cycle friendly link between JKL Street and</p>

				<p>Blundell Avenue, and in future to connect through to Edenderry Blundell Park.</p> <p>The vehicular access that is permitted is limited to drop offs, disabled badge holders, fire tender access and delivery and maintenance vehicles. Disabled parking spaces have been provided right outside the multi-purpose space, and on JKL Street in close proximity to the door of the library. In addition, there is a vehicle drop off area located close to the entrances to both library and multi-purpose spaces, with controlled access from Blundell Avenue.</p>
8.	Paula Lalor	29/11/2023	<p>Regarding the above proposed plan for the enhancement and extension of the centre of Edenderry Town, I would like to add my opinion to those already voiced.</p> <p>A few aspects come to mind straight away:</p> <p>Point 1: Parking: With this lovely new complex in the offing, did anyone consider where anyone, especially those living outside the town, would park? I can see no provision for parking, and am I correct - when I look at the large 'mock up' of the plans on the sidewalk between AIB and Mangans Paper Shop, do I see people walking all around the square?</p>	<p>Section 4 of the Chief Executive Report addresses any concerns in relation to parking. It is deemed that there are clear mitigating circumstances that significantly reduce the need for parking on site.</p> <p>As set out in the Blundell Masterplan, parking and vehicular traffic on the site has been minimised. This is to facilitate a safe and attractive pedestrian and cycle friendly link between JKL Street and Blundell Avenue, and in future to</p>

			<p>Please don't tell me there are plans to pedestrianise the entire square?</p>	<p>connect through to Edenderry Blundell Park.</p> <p>The vehicular access that is permitted is limited to drop offs, disabled badge holders, fire tender access and delivery and maintenance vehicles. Disabled parking spaces have been provided right outside the multi-purpose space, and on JKL Street in close proximity to the door of the library. In addition, there is a vehicle drop off area located close to the entrances to both library and multi-purpose spaces, with controlled access from Blundell Avenue.</p> <p>There is extensive bicycle parking provided.</p> <p>O'Connell Square is not part of the proposed library development.</p>
			<p>Observation No 2: I am a bit disappointed that it appears that there is NO proposed provision for any type of Town Museum contained within the complex!</p>	<p>The library design does not include the provision of a museum.</p> <p>However, digital memory exhibitions (as opposed to permanent physical displays) will be considered as part of the historical/creative programme offered</p>

				by the Library Service, as programme schedules allow.
			<p>As Chairperson of Edenderry Historical Society, we were hoping to have discussions at the commencement of the design, to ensure a number of proposals regarding the History of the Town could be considered.</p> <p>It is very important that the rich heritage and history of Edenderry be remembered, and it would seem that now would be an ideal time to discuss these ideas.</p> <p>It is an exciting project - one to which we have all looked forward for many years - but please let us have our say, before the Final Plans are LITERALLY set in stone.</p>	<p>Individual meetings are not feasible/available for such projects.</p> <p>Previous public consultations were carried out as part of the preparation of the Blundell Masterplan.</p>
9.	Mary Fay	30/11/2023	<p>I was delighted to view the impressive plans for the above. The Edenderry Library has come a long way from the very, very small room at the side of Dr. Lennon’s Surgery on JKL St. of yesteryear - it will be a wonderful addition to the centre of the town.</p> <p>My only disappointment was with regards to the non-existent parking facilities for parents and children.</p> <p>I live opposite the present library and love seeing parents off loading children, toddlers and babies from cars in the car</p>	<p>Section 4 of the Chief Executive Report addresses any concerns in relation to parking. It is deemed that there are clear mitigating circumstances that significantly reduce the need for parking on site.</p> <p>As set out in the Blundell Masterplan, parking and vehicular traffic on the site has been minimised. This is to facilitate a safe and attractive pedestrian and cycle friendly link between JKL Street and</p>

			<p>park and, with safety walk to the door of the Library, holding books proudly and with purpose.</p> <p>I can assure you, that will not be possible in the new building. That is if you ask parents to use O’Connell Square for parking. In trying to get children out of cars and safely on the path takes some doing, I can assure you. It’s simply unsafe with the quantity and speed of the present level of traffic. I had recent experience of seeing a 5 year old near the edge of the crossing nearly being sucked into the stream of a lorry, even when this lorry was travelling up hill. He said quite rightly ‘I’m still on the path, Granny!’</p> <p>As it is, there is no parking at what would be the front of the site, as it is a bus stop.</p> <p>Well you might say - walk - well you can’t always do that and can I remind you we have had months of rain. Not pleasant.</p> <p>The proposed 2 spaces for blue card people is good and if I read the drawings right, you have an existing area to use for parent and children spaces alongside these. What is more important, trees, flagstones or children’s safety.</p> <p>It would be a serious mistake to neglect this group of your library members and inflict the dangerous crossing of roads that they really do not have to use. All this because it looks better to have a nice wide walk way.</p>	<p>Blundell Avenue, and in future to connect through to Edenderry Blundell Park.</p> <p>The vehicular access that is permitted is limited to drop offs, disabled badge holders, fire tender access and delivery and maintenance vehicles. Disabled parking spaces have been provided right outside the multi-purpose space, and on JKL Street in close proximity to the door of the library. In addition, there is a vehicle drop off area located close to the entrances to both library and multi-purpose spaces, with controlled access from Blundell Avenue.</p> <p>There is extensive bicycle parking provided.</p>
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			<p>Please revisit your plans as it would be a serious snub to the younger library members and their parents if you don't provide safe parking - as the plan is at the moment.</p> <p>I also hope, if your staff have no designated parking that they will not be charged parking in The Square.</p> <p>I wish the Council well in their imaginative use of this site and success in developing it.</p>	
Prescribed Bodies				
	Prescribed Bodies	Date Received	Submission Text	Responses/Comments
1.	Uisce Éireann	17/11/2023	<p>Please accept this submission in respect to the above-referenced planning application. Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and have the following observation(s).</p> <p>Uisce Éireann's Recommendation: No Objection in Principle</p> <p>Uisce Éireann's Assessment/Observation(s):</p> <p>The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry (Our ref: CDS23005190) and Uisce Éireann can confirm that a Confirmation of Feasibility has been issued to the applicant advising that connection(s) are feasible subject to the following:</p>	Comments noted.

			<p>In respect of Water:</p> <p>A water connection is feasible without a local infrastructure upgrade.</p> <p>There is sufficient capacity in the water treatment facility to cater for the proposed development.</p> <p>In respect of Wastewater:</p> <p>A wastewater connection is feasible without a local infrastructure upgrade.</p> <p>There is sufficient capacity in the wastewater treatment facility to cater for the proposed development.</p>	
			<p>Uisce Éireann has no objection in principle to the proposed development and respectfully requests any grant of permission be conditioned as follows;</p> <p>1. The applicant shall sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.</p>	<p>Offaly County Council shall sign a connection agreement with Uisce Éireann prior to the commencement of the development and will adhere to the standards and conditions set out in that agreement.</p>
			<p>Uisce Éireann’s Standard Details and Codes of Practice:</p> <p>i. All development shall be carried out in compliance with Uisce Éireann’s <i>Standard Details and Codes of Practice</i>. Further information on Uisce Éireann’s Standard Details and Codes of Practice can be found via our website or via link.</p>	<p>Offaly County Council shall comply with Uisce Éireann’s Standard Details and Codes of Practice in the development of this scheme.</p>

			<p>ii. Uisce Éireann does not permit any build over of its assets and separation distances as per Uisce Éireann’s <i>Standard Details and Codes of Practice</i> must be achieved. Further information on Diversion / Build-Over enquiries and Uisce Éireann separation distances can be found via our website or via link.</p> <p>iii. The applicant must contact Uisce Éireann for any proposals to build over or divert existing water or wastewater services and submit details to Uisce Éireann for assessment of feasibility and have in place a written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works beginning onsite.</p>	
2.	Department of Housing, Local Government & Heritage	30/11/2023	<p>Outlined below are archaeological observations/ recommendations co-ordinated by the Development Applications Unit.</p> <p>With regard to the above proposed development the Department has reviewed the Archaeological Screening Report that was submitted with the application.</p> <p>The Archaeological Screening Report was carried out by Rubicon Heritage Services Ltd. which were commissioned by Seán Harrington Architects (on behalf of Offaly). The screening report was dated 26.07.23, and included the results and recommendations of an Archaeological, Architectural and Cultural Heritage Screening Report for</p>	A full Archaeological, Architectural and Cultural Heritage Impact Assessment, including test trenching was completed.

		<p>Edenderry Library, 32-34 JKL Street, Edenderry, County Offaly.</p> <p>The Archaeological and Cultural Heritage Screening Report recommended that the proposed development site should be subject to a full Archaeological, Architectural and Cultural Heritage Impact Assessment, including test trenching, in order for appropriate mitigation measures to be put in place prior to the commencement of development. The Department concurs with the recommendations in the screening report.</p>	
		<p>It is noted that the proposed development is large in scale. Given the scale, extent and location of the proposed development it could impact on subsurface archaeological remains.</p> <p>In line with national policy, see Section 3.6 of the Frameworks and Principles for the Protection of the Archaeological Heritage 1999, this assessment should be carried out prior to a grant of this Part 8 planning application. The Department recommends that an Archaeological Impact Assessment, as outlined below, should be prepared to assess any impact on archaeological remains within the proposed development. This will enable the Planning Authority and this Department to prepare an</p>	<p>Offaly County Council shall adhere to the requirements of the Department of Housing, Local Government and Heritage and carry out the recommendations in the full Archaeological Impact Assessment with Archaeological Test Trenching as described in Section 7.</p>

			<p>appropriate archaeological recommendation before a planning decision is taken.</p> <p>Archaeological Investigations</p> <p>1. The applicant is required to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface developmental work, including geotechnical test pits, should be undertaken until the archaeological assessment has been completed and commented on by this Department.</p> <p>2. The archaeologist shall carry out any relevant documentary research and inspect the development site. As part of the assessment a programme of test excavation shall be carried out at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the Department.</p> <p>3. Having completed the work, the archaeologist shall submit a written report stating their recommendations to the Planning Authority and to the Department. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.</p> <p>Reason:</p>	
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			To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.	
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