Planning Report

Development of a new Kinnegad Community Library and Education and Training Centre, Kinnegad, Co. Westmeath

CAKM Architects

PLANNING REPORT

Development of a new Kinnegad Community Library and Education and Training Centre

Client:
Westmeath County Council

Former National School, Main Street, Mullingar Road, Kinnegad, Co. Westmeath.
XY Coordinates of Site:259729, 245373

Issue Date:
25.09.2020

Revision;
P8 Application

Prepared/Complied by:
Ricardo Tolentino

Checked by:
Eamonn Monaghan/ Frank Cooney

Table of Contents

Appendices:

1. Introduction

This proposed development of a new Community Library, Education and Training Centre in the heart of Kinnegad is the first part of a larger rural regeneration and development project for the town.

The project has been developed by Westmeath County Council (WCC) and the Longford Westmeath Education and Training Board (LWETB), it is funded by the Rural Regeneration and Development Fund (RRDF).

Cooney Architects/ Keys Monaghan Architects CAKM were appointed as architects by Westmeath County Council to prepare a Part Viii planning application submission, for the **Proposed New Kinnegad Community Library and Educational Training Centre at Kinnegad, Co. Westmeath**.

1.1. Proposed Development

The proposed development includes the conservation, restoration and refurbishment works to the existing building – The former National School on Main Street, Mullingar Road Kinnegad, demolitions and new build two-storey buildings/ extensions at the rear area, complete with glazed links to the front and rear.

The proposed development will include the following:

- Conservation restoration and adaption of the former National School into a Community Library and Education and Training Centre, including a two-storey rear extension and glazed links to the front and rear;
- Alterations to the boundary walls and public footpath;
- Provision of hard and soft landscaping including a new civic space adjoining the site;
- Installation of all associated services above and below ground to connect to the existing systems;
- The provision of signage and
- Ancillary Works.

1.2. Benefits of Proposed Development

This development will address the deficient social infrastructure and encourage economic growth in the town. The campus will provide a Community Library, Education & Training Centre and a shared space to facilitate the provision of other public services.

There is an immediate need to provide a modern 21st century library in Kinnegad. Kinnegad has experienced unprecedented growth during the economic boom, much of this growth is commuter led.

The project aims to address the deficient social infrastructure and encourage economic growth in the town by the development of a Public Library and Educational Campus. The site is located in the town centre, on the Main St. and will provide a Public Library, an Adult Education & Training Centre and a shared space to facilitate the provision of public services.

The building is designed to adapt to inevitable changes in society, work patterns and leisure over the decades to come. The new facilities are designed to be accessible, welcoming and inclusive to all communities combining conservation, visual impact, functional excellence and energy efficiency.

Between 2006 and 2011 Kinnegad experienced high levels of population growth; this growth was not accompanied by the requisite supporting services. The population of Kinnegad and environs is currently 11,079 (2016 census). It remains a key priority of the Draft Westmeath County Development Plan (2021-2027) to enhance provision of necessary social and community development facilities in Kinnegad.

Currently library users must travel to Killucan (7k) or Mullingar Libraries (18k) to access a Westmeath Library service. There are 1534 library users from the Kinnegad area accessing services in Mullingar and Killucan Libraries.

1.3. Planning and Development

The proposal will deliver on the objectives of Project Ireland 2040, County Development Plans, Local Economic and Community Plans, the Regional Spatial and Economic Strategies or other local, regional or sectoral plans and strategies.
This proposal is consistent with the following local policies: -

- Westmeath County Councils County Development Plan 2014-2020: Includes a stated objective as follows; “Objective: -KGD3 to identify a site for a library close to the town centre”
- Draft Westmeath Development Plan 2020-2024: Key action is the need for the provision of a modern community library in Kinnegad under its Library Development Plan.
- Community Action Plan for Kinnegad (2018): During public consultation carried out in the preparation of an Action Plan for Kinnegad, the need for a public library was highlighted.
- A feasibility and evaluation report prepared by Westmeath County Councils County Librarian in 2018 establishing the justifiable need for a Public Library and Resource Centre in Kinnegad.

1.4. Planning and Development Regulations

In accordance with the Planning and Development Acts 2000 as amended (Part XI), Planning and Development Regulations 2001 as amended (Part 8), Westmeath County Council (WCC) is making available for inspection to members of the public, documentation and drawings describing the proposed works.

This report should also be read in conjunction with the following appendices:

Appendix A - Newspaper Notice of Proposed Development

Appendix B – Site Notice of Proposed Development

Appendix C – Kinnegad Community Library and Education and Training Centre _EIA Screening Report

Appendix D – Energy and Sustainability Statement

Appendix E –Civil Engineering Statement

Appendix F – Landscaping Outline Proposal

Appendix G – Fire and Disability Access Strategy Design Drawings

Appendix H: Archaeology Impact Assessment

Appendix I: Architectural Heritage Impact Assessment

Appendix J: - 3D Artistic Impressions of Proposal

The following drawings should be read in conjunction with this document:

Part 8 Planning

CAKM JV architects					
20021 'Part 8' Drawing Register; **Development of a new Kinnegad Community Library and Education and Training Centre**			DAY	Last Rev on Previous Sheet	25
			MONTH		9
			YEAR		2020
Client	Westmeath County Council				
Local Authority	Westmeath County Council				Hard copy
Design Team					
Architects	Keys and Monagham Architects + Cooney Architects				
Landscape Architects	CSR				
Civil/Structural eng.	Taylor & Boyd LLP				
Mech/Elec eng.	Delap & Waller M&E				
Quantity Surveyor	QS - Kelly O'Callaghan				
PSDP	DBFL				
BER	Delap & Waller M&E				
Fire / DAC	Goldsmith Engineering				
Topo Surveys	CDS Surveying				
Archaeology	Farrimond McManus				
Environmental Coordinator & Ecologist	Flynn Furney				
DWG NO.	**DRAWING TITLE**	**SCALE**	**SIZE**		
001's SITE PLAN					
20021.PP.001	Site Location / Os Map	1,000	A1		✓
20021.PP.002	Proposed Site Plan	200	A1		✓
010's Demolitions					
20021.PP.010	Proposed Demolitions Plans	100	A1		✓
100's GA Plans					
20021.PP.101	Proposed Ground Floor Plan	100	A1		✓
20021.PP.102	Proposed First Floor Plan	100	A1		✓
20021.PP.103	Proposed Roof Floor Plan	100	A1		✓
200's Elevations					
20021.PP.201	Proposed Elevations Sheet 1	100	A1		✓
20021.PP.202	Proposed Elevations Sheet 2	100	A1		✓
300's Sections					
20021.PP.301	Proposed Sections Sheet 1	100	A1		✓
20021.PP.302	Proposed Sections Sheet 2	100	A1		✓
400's Survey					
20021.PP.401	Existing Site Layout	200	A1		✓
20021.PP.402	Existing Ground floor plans	100	A1		✓
20021.PP.403	Existing Elevations	100	A1		✓
20021.PP.404	Existing Sections	100	A1		✓
500's Landscape					
20021.PP.501	Proposed Landscape Plan	200	A1		✓
Engineering [Civil]					
19408-CSK 100 P2	Proposed drainage layout	200	A1		✓
Engineering M&E					
20116-ESK-001	Proposed Public Lighting Layout	100	A1		✓

2. Site Context

The site for the proposed new Kinnegad Community Library and Educational Training Centre at Kinnegad, Co. Westmeath is located at the former national school in Main Street, Mullingar Road, Kinnegad, Co. Westmeath.
XY Coordinates of Site:259729, 245373.

The site is currently occupied by the single storey former national school building, with 2 rear side entrances. This building, a Victorian Building, is listed in the record of protected structures at Westmeath County Council RPS with the reference number 027-009. The building bears a date plaque of 1893 on its front elevation. It's a symmetrical building, with a mirrored layout as common in primary schools built throughout Ireland at that time.

The site boundary conditions are:

- Southern edge: Public footpath, Main Street, Mullingar Road and public car parking
- Western edge: Private Laneway vehicular/pedestrian access of a two-storey pitched roof, stone faced, building.
- Northern edge: Laneway vehicular/pedestrian access / Former Master's schoolhouse
- Eastern edge: Two storey pitched roof, rendered face, building with single story shopfront

3. Zoning

Under Draft Westmeath County Development Plan 2021-2027, the application site is zoned Community, Educational and Institutional

4. Recent planning applications

Planning application: 085016 (Westmeath Co. Co)
Validate date: 23/01/2008

Applicant: co. Westmeath vocational educational committee
Application type: Permission
Development description: refurbishment and construction of two-storey rear extension to the midland arts premises to include new exhibition / performance area with associated offices, toilets and storage area with associated site works to include new parking at rear and formation of new hard landscaped area to front of old national school - the old school is a designated protected structure included in schedule 2 of the Westmeath county council development plan 2002-2008 ref. no. b293
Decision date 18/07/2008
Decision: conditional
Conditions:12
Grant date:27/08/2008

Expiry date:26/08/2013

Planning application: 0 89130 (Westmeath Co Co)
Application type: Permission
Validate date: 1/1/1989
Applicant: Joseph Oxley
Development description: Change of use - school to agricultural store at Kinnegad
Decision date 18/04/1989
Decision: refused

Planning application: 86617
Application type: Permission
Validate date: 1/1/1989
Applicant: Dr. Thomas Moore
Development description: school to house & surgery at Kinnegad
Decision date 30/12/1986
Decision: Conditional
Grant date: 30/12/1986

5. Pre-planning consultations

The Design Team has engaged in consultations with Planning Department at Westmeath Co Co.

6. Mobility Management Plan

The proposed development is in the centre of Kinnegad and is easily accessible for town centre activities, public transport and there is ample parking nearby.

The main entry to the building is on Main Street, clearly expressed as a contemporary glazed box to provide direct and universal access entrance from the public footpath.

Cars do not access the site; therefore, no parking will be available. However, the layout allows for access of all services vehicles. Emergency vehicles can directly access the site from the Main Road into the Library courtyard. Bicycle parking is provided on site.
There is a public car park directly across from the building with sufficient parking spaces available. Furthermore, there are additional car park spaces available along the public roadways.
There are bus stops nearby on Main St. with frequent local and national coach services available.

7. Proposals and Design Rationale

"What is a Library in the present time and what significance will this project have in order to reinvigorate Main St., Kinnegad? This was a question which arose early in the design process, it is agreed that this Library and Educational Training Centre will be a landmark in Kinnegad and a combination of buildings, existing and new that would create human scaled interlinked spaces for all the people of Kinnegad and visitors to explore and experience. It is acknowledged that it is fundamental for the success of the Library and Educational Training Centre that a deeply sustainable approach to the design, including future proofing and flexibility of space is incorporated at early stage of the design process. The re-use and re-interpretation of the existing school building is essential. Its layout and how it connects to the new built elements and the public realm are carefully considered; not only because it is classified as protected structure but also because of its importance in the social memory of Kinnegad.

7.1. Civic Context

The New Library and Educational Training Centre will provide much needed educational and social facilities in Kinnegad and provide a civic presence on Main Street. It creates an identifiable welcoming landmark addressing the public realm with a contemporary intervention. The new entrance on the front façade, addresses the proposed civic space and urban landscape interventions. This civic importance is acknowledged in the quality of materials chosen for the new built elements and also in the interventions in the existing building by conserving, restoring the original fabric and adapting the spaces to new uses. All this will forge the identity of the New Library and Educational Training Centre in this prominent location in Kinnegad. The New Library and Educational Training Centre will be universally accessible, as will all external spaces. Inclusivity is fundamental to the design approach, resulting in the open, flexible, future proofed layout.

7.2. Building and Layout Design

Integrated Design throughout all stages of design process promotes building in a manageable and sustainable way. The requirements for fire safety and universal access (DAC) are reviewed prior to planning application stage and are integral to the design process. See attached Appendix G. The energy performance, natural light performance, natural ventilation performance was simulated at planning application design stage and are integral to the design process. See Appendix D. The building layout and design responds to the following:

- Community needs and desires, generated from user group and stakeholder's consultation, and analysis of the resulting data.

- Site Specific Conditions, including orientation, location, linkages, masterplan and context in Kinnegad.

- The ambition of Westmeath County Council and LWETB to create a high-quality built environment, a Library and Educational Training Centre which represents the people of

Kinnegad, and one in which they can find their identity, and can be proud of. The new building can increase visitor numbers and will be seen in the future as a transformative intervention for Kinnegad.

The proposed works can be summarized as follows:

- Conservation, restoration and careful adaption of the former National School into a Community Library and Education and Training Centre, including a two-storey rear extension and glazed links to the front and rear;
- Alterations to the boundary walls and public footpath;
- Provision of hard and soft landscaping including a new civic space adjoining the site;
- Installation of all associated services above and below ground to connect to the existing systems;
- The provision of signage and
- Ancillary Works.

Below is a summary of the proposed accommodation:

Ground floor level

5 no. Toilets
1 no. Toilet shared area
1 no. Universal toilet with shower
1 no. Reception/ Offices/Communal Area
1 no. Public and Community Services area
1 no. Side Entrance area
1 no. Adult Study/ Exhibition area
1 no. Kitchen
1 no. Informal meeting area
1 no. Children/Adult Library area
1 no. Adult Study Room area
1 no. Kitchenette
1 no. Student Kitchenette
1 no. Boiler/Comms area
2 no. Staircase
1 no. Lift

First floor level
1 no. Office
3 no. Training rooms

1 no. Reception/Office

The proposed Community Library and Educational Training Centre building will be a dynamic and flexible space for multiple community uses, with quality multi-purpose activity spaces and connections to the external plaza and public realm.

Proposed external finish
The building is designed, with durable, robust, long life and sustainable materials specified. We are carrying out an ongoing analysis of the materials of the building under the following headings;
- Red List
- Embodied Carbon Footprint - Responsible Industry - Appropriate Sourcing
- Conservation + Reuse
- Regional materials

External coloured brick and render finish
Render, external brickwork, extensive glazed panels with solar shading, are chosen for the facade of the new building, reflecting the need for a high-quality finish, natural lighting, natural ventilation, avoidance of overheating and glare to an important civic building. This language also respects and contrasts with the existing context. A combination of textures and hierarchy of materials is achieved by using recessed and layered elements as for example the vertical windows, shading etc.

Glazing
Natural Ventilation, Passive Solar Gain, Thermal Control and the avoidance of glare play an important part in the overall sustainable strategy Specialist double or triple curtain walling glazing is proposed with suitable glazing using brise soleil or fritted glass were required for each facade.

Glulam Structure elements - Columns and beams.
Glulam optimizes the structural values of wood, which is a renewable resource. Because of their composition, large glulam members can be manufactured from a variety of smaller trees harvested from second-growth forests and plantations.
Glulam has much lower embodied energy than reinforced concrete and steel. Although it entails more embodied energy than solid timber, the laminating process allows the timber to be used for much longer spans, heavier loads, and more complex shapes than reinforced concrete or steel.

Roof
It is proposed to use a flat roof, with robust detailing allowing for a single ply and a green roof, highly insulated. Provision has been made for future photo voltaic panels.

8. Architectural Heritage Impact Assessment

Refer to attached folder n 3.- Kinnegad Community Library and Education and Training Centre _Architectural Heritage Impact Assessment Report prepared by CAKM.

Conclusions

The Architectural Heritage Impact Assessment (AHIA) assesses the potential impact on the architectural heritage and demonstrate that best practice conservation methods will be carried out to the Former National School, Main Street, Kinnegad, Co. Westmeath.

Works to the former national school – a protected structure

The above report demonstrates that:

- The design team have evaluated the significance of the structure, have studied the history of the building and site.
- The design team are using best practice conservation led approach, for the proposed conservation and upgrade of the existing protected structure.
- The proposed conservation plan for the repair of structural fabric abides by internationally recognised conservation principles.
- All existing finishes and fabric are recorded and conserved except where fabric is removed to facilitate the library and training centre addressing and engaging with the public realm at Main Street.
- The proposed interventions take place where the chimney and existing walls were removed and altered previously.
- The proposed interventions overcome the weaknesses identified with the existing building (the building turns its back on the main street and public realm).
- The opportunities to enhance the public realm, to allow the new library and training centre to engage with the main street and become a significant civic entity are carefully considered, sensitively resolved and give a new civic presence on this deteriorated street.

Proposed Extension

- The proposed extension respects the context of the protected structures and the surrounding context.
- The new extension to the rear is separated from the historic structure by two courtyards and a minimal single-story link block which touches the protected structure lightly and can be removed.
- The new extension to the rear is designed to respect the form of the existing building and the context of the existing building. It is removed from the building, its overall height is below the

level of the existing ridge, its mass and bulk is broken down in scale and its materiality respects the texture and grain of the local materials while presenting a contemporary expression.

Overall Development

- The overall development allows a sustainable new use for the building which has been vacant for many years and is not suitable for its previous function.

- The approach to proper environmental, sustainable and energy consideration of the proposed refurbishment will result in a truly sustainable library and training centre.
- The design of the new extension to the existing school building within the setting of the school and master's house forms a unified whole linked to the public realm on the main street and providing opportunities for permeability and linkages to the neighbouring uses and future developments, while respecting the urban grain of the town.
- The proposed library and training centre complies with Westmeath County Development Plan standards and other national standards.
- Section 7.5 of this report demonstrates that for the most part, impacts are positive and where impacts are neutral, they are mitigated by the benefits for the public realm.

9. Ecology and Appropriate Assessment

Refer to attached folder n 4. - Kinnegad Community Library and Education and Training Centre _Ecology and AA Screening Report prepared by Flynn Furney Environmental Consultants

Conclusions
No impacts are likely as a result of the proposed works on the conservation objectives or overall integrity of any Natura 2000 Site. Therefore, it is considered that the proposed project does not require Appropriate Assessment.

10.Ecology and EIA Screening Report

Refer to attached folder n 5.-Kinnegad Community Library and Education and Training Centre _EIA Screening Report prepared by CAKM

Conclusions

The proposed development falls within the scope of the Infrastructure project type prescribed in the Directive or Regulations. However, it is considered to be sub-threshold in nature.

Having considered the nature, scale and location of the proposal, having regard to the characteristics and location of the proposed development, and having regard to the characteristics of potential impacts, it is considered that the project is unlikely to give rise to significant environmental impacts.

It is noted that a separate Appropriate Assessment Screening Report has concluded that here will be no negative impacts on the qualifying interests or species of any NATURA 2000 site within a 15KM radius of the proposed development.

It is concluded that there is no requirement for an Environmental Impact Assessment to be carried out for the proposed Development of a new Kinnegad Community Library and Education and Training Centre. In addition, there is no requirement for an Environmental Impact Assessment Report to be prepared.

11.Archaeology

Refer to attached folder n 6.- Kinnegad Community Library and Education and Training Centre _Archaeological Impact Assessment prepared by Farrimond MacManus

Conclusions

The desktop study has confirmed that the site is located within an area of moderate archaeological potential given the location of the proposed development area within a wider archaeological landscape, however the archaeological potential of the proposed development itself is considered low as a result of the construction of the existing buildings and landscaping on the site.

As there are no upstanding archaeological remains within the site boundaries and there is a relatively low potential for survival of sub-surface archaeological remains which may be impacted upon by development, it is recommended that no further archaeological works are required.

12.Drainage

Refer to attached Appendix E– Civil Engineering Statement

Conclusions

A pre-connection enquiry was submitted to Irish Water who have replied confirming the feasibility of connection to the wastewater and drinking water infrastructure.

13.Landscape and Public Lighting

Refer to attached Appendix F – Landscaping outline proposal and drawing n. 20116 – ESK – 001 – Public Lighting Layout included on folder n.2- Kinnegad Community Library and Education and Training Centre _Part VIII Drawings.

Conclusions
The landscaping is inspired by the local association with turf cutting. The proposal creates an outdoor literary space with a simple, unifying high quality surface finish with rusted metal insets, reflecting the turf-cutting handtool, the slane. References to local literature, both written and oral, set into the paved surface. The metal Insets and cut out areas of planting will echo a restored bog land.

14.Submissions

Plans and Particulars of the proposed development are available for inspection at https://consult.westmeathcoco.ie/en and can be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the Municipal District of Mullingar-Kinnegad, Áras an Chontae, Mullingar from 9.30a.m. to 4.00p.m. each day, excluding weekends and Bank Holidays, from 1st October 2020 up to and including 30th October 2020.

Submissions and observations with respect to the proposed development, may be made via the Councils Consultation Portal at https://consult.westmeathcoco.ie/en or written submissions or observations in relation to the proposed development, clearly marked "Proposed Kinnegad Community Library, Education and Training Centre", may also be submitted to District Manager, Mullingar Municipal District Office, Áras an Chontae, Mount Street, Mullingar to arrive not later than 4.00 p.m. on Friday 13th November 2020.

Written submissions or observations received will form part of a statutory report to be presented to a meeting of Westmeath County Council and also will form part of a public document. The information contained in submissions may be available for public inspection, to be published on the Councils website and available at the Council's public counter. Details, including the names of those making submissions may be shared with relevant Council Departments or their agents involved in this Part 8 process.

Appendix A –
Newspaper Notice of Proposed Development

WESTMEATH COUNTY COUNCIL
Comhairle Chontae na h-Iarmhí

PART XI OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)

PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)

PUBLIC NOTICE

Pursuant to the requirements of the above, notice is hereby given that Westmeath County Council proposes to undertake the following works:

Development of a new Kinnegad Community Library, Education and Training Centre at the former National School Kinnegad, Co. Westmeath, N91 DP22, a protected structure.

The proposed development will include the following:

1. Restoration and adaption of the former National School into a Community Library and Education and Training Centre, including a two-storey rear extension and glazed links to the front and rear;
2. Alterations to the boundary walls and public footpath;
3. Provision of hard and soft landscaping including a new civic space adjoining the site;
4. Installation of all associated services above and below ground to connect to the existing systems;
5. The provision of signage;
6. The provision of cycle stands

and

7. Ancillary Works

The proposed site includes, the "Former National School" and the "Former Schoolmaster's House" both are contained on the Record of Protected Structures, reference 027-009 and 027-008 respectively, under the Westmeath County Development Plan 2014-2020. An Architectural Heritage Impact Assessment Report of the proposed development is available for inspection with this application.

The proposed scheme has undergone **Appropriate Assessment Screening** under the Habitats Directive (92/43/EEC) and screening for **Environmental Impact Assessment** under the EIA Directive 2014/52/EU. Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have a significant effect on the environment.

Plans and Particulars of the proposed development are available for inspection at https://consult.westmeathcoco.ie/en and can be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the Municipal District of Mullingar-Kinnegad, Áras an Chontae, Mullingar from 9.30a.m. to 4.00p.m. each day, excluding weekends and Bank Holidays, from 1 October 2020 up to and including 30 October 2020.

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Martin Murray, Director of Services,
Áras an Chontae, Mullingar

Date:23-09-2020

Westmeath Independent 25x2 82mm

nk

Appendix B – Site Notice

WESTMEATH COUNTY COUNCIL
COMHAIRLE CONTAE NA hIARMHI

Part XI OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended)
PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS, 2001 (as amended)

SITE NOTICE

Pursuant to the requirements of the above, notice is hereby given that Westmeath County Council proposes to undertake the following works:

Development of a new Kinnegad Community Library and Education and Training Centre at the former National School, Main Street, Kinnegad, Co. Westmeath, N91 DP22, a protected structure.

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2. Alterations to the boundary walls and public footpath;
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4. Installation of all associated services above and below ground to connect to the existing systems;
5. The provision of signage;
6. The provision of cycle stands
   and
7. Ancillary Works.

The proposed site includes, the "Former National School" and the "Former Schoolmaster's House" both are contained on the Record of Protected Structures, reference 027-009 and 027-008 respectively, under the Westmeath County Development Plan 2014-2020. An Architectural Heritage Impact Assessment Report of the proposed development is available for inspection with this application.

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SIGNED: **Mr Martin Murray, Director of Services,**
Áras an Chontae,
Mullingar

Date: 23-09-2020

Appendix C - Kinnegad Community Library and Education and Training Centre _EIA Screening Report

Refer to attached folder n 5.-Kinnegad Community Library and Education and Training Centre _EIA Screening Report prepared by CAKM

Appendix D – Energy and Sustainability Statement

NEAP Report (NZEB compliance) and Energy Statement

Development of a new Kinnegad Community Library and Education and Training Centre, Kinnegad, Co. Westmeath

CAKM Architects

WESTMEATH COUNTY COUNCIL
Comhairle Chontae na h-Iarmhí

Tionscadal Éireann
Project Ireland
2040

PROJECT:	**Development of a new Kinnegad Community Library and Education and Training Centre**
SUBJECT:	**ENERGY & SUSTAINABILITY STATEMENT**
REFERENCE:	**20-116**
DATE:	**24TH SEPTEMBER 2020**

Project Title: New Kinnegad Community Library and Education and Training Centre

Document Title: Energy & Sustainability Statement **Revision:** Issue 3

Revision	Date	Description	Energy & Sustainability Statement		
3	24/09/2020		**Prepared by**	**Checked by**	**Approved by**
		Name:	Ryan Young	Scott Marshall	Ruairi Dempsey
		Title:	Sustainability Engineer	Sustainability Engineer	Director

1.0 EXECUTIVE SUMMARY

The purpose of this report is to outline the fabric and services specification strategy for the proposed new library facility at Kinnegad, to demonstrate compliance with Part L 2017. The proposed development consists of a centralised library space which may serve as a multi-purpose area, along with training rooms at ground a first floor level.

The proposed development will be designed to meet Approved Document Part L 2017 and nearly Zero Energy Buildings Standard (NZEB).

The NZEB standard requires an overall improved energy performance for the fabric, services and lighting specification. The Library is required to achieve a Carbon Performance Coefficient level of <1.15 and an Energy Performance Coefficient level of <1.00. The NZEB also introduces a mandatory requirement for renewable energy sources, providing 20% of the primary energy use, alternatively a 10% renewable contribution is acceptable provided the increased passive measures are incorporated.

The report will outline target U-Values of each fabric element, air permeability and proposals for the space heating, hot water and ventilation.

Please note the specification and efficiencies outlined within this report are based on calculations and design information available at the time of writing. This analysis will be developed further at the next stage.

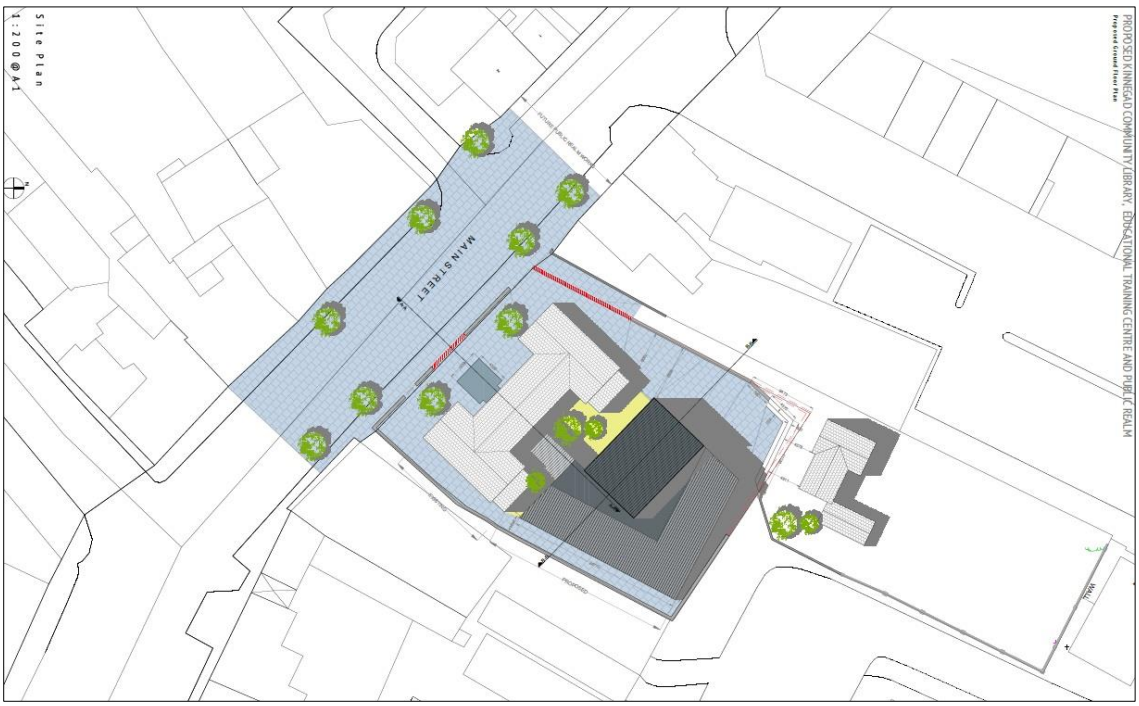

Figure 1: Kinnegad Library – Proposed Site Plan

2.0 PROPOSED DEVELOPMENT

Delap & Waller have been commissioned to prepare an energy and sustainability strategy for the proposed new Library.

Figure 2: Kinnegad Library – 3D Image

The design team is committed to creating a space which serves as the pinnacle of sustainable design for the community. The design incorporates the principles of the energy hierarchy whereby the intent is to minimise the energy demand as much as possible through a fabric first approach, before incorporating heating, ventilation, lighting and cooling. The last stage of the energy hierarchy is to offset a significant proportion of the remaining energy via renewable technologies.

The proposed Library will incorporate the following elements of passive design; excellent fabric performance, high levels of natural daylighting, thermal mass and natural ventilation. The space heating and domestic hot water will be provided via a highly efficient Air to Water Heat Pump, in order to future proof the design by moving away from fossil fuels.

3.0 ASSESSMENT CRITERIA

Technical Guidance Document Part L Conservation of Fuel and Energy – Dwellings 2017 has been issued by the Department of Housing, Planning and Local Government. This document becomes the regulatory standard for all new buildings to achieve the Nearly Zero Energy Building standard (NZEB).

A Nearly Zero-Energy Building means a building that has a very high energy performance, as determined in accordance with Annex I of the EU Energy Performance of Buildings Directive Recast. The nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby. This section of the report outlines the specific requirements with Technical Guidance Document Part L, that apply to the proposed Kinnegad Library.

3.1 TECHNICAL GUIDANCE DOCUMENT PART L 2017 – BUILDINGS OTHER THAN DWELLINGS

3.1.1 LIMITATION OF PRIMARY ENERGY USE AND CO_2 EMISSIONS

To demonstrate compliance with the requirements in relation to primary energy consumption and carbon emissions, the SEAI's "NEAP" methodology is used. The calculation is based on the energy balance taking into account a range of factors that contribute to annual energy usage and associated CO_2 emissions for the provision of space heating, cooling, water heating, ventilation and lighting of buildings.

The calculated primary energy consumption of the proposed building is divided by that of the reference building, the result being the energy performance coefficient (EPC) of the proposed building. To demonstrate that an acceptable Primary Energy consumption rate has been achieved, the calculated EPC of the building being assessed should be no greater than the Maximum Permitted Energy Performance Coefficient (MPEPC). The MPEPC is 1.0

The calculated CO_2 emission rate of the proposed building is divided by that of the reference building, the result being the carbon performance coefficient (CPC) of the proposed building. To demonstrate than an acceptable CO_2 emission rate has been achieved, the calculated CPC of the building assessed should be no greater than the Maximum Permitted Carbon Performance Coefficient (MPCPC). The MPCPC is 1.15. This coefficient represents the numerical indicator for the CO_2 emissions rate for Nearly Zero Energy Building.

3.1.2 RENEWABLE ENERGY TECHNOLOGIES

The NZEB also introduces a mandatory requirement for renewable energy sources, providing 20% or 10% of the primary energy use, known as the renewable energy ratio or (RER).

Where the MPEPC of 1.0 and MPCPC of 1.15 is achieved an RER of 0.20 represents a very significant level of energy provision from renewable energy technologies. Where an EPC or 0.90 and a CPC of 1.04 is achieved an RER of 0.10 represents a very significant level of energy provision from renewable energy technologies.

3.1.3 BUILDING FABRIC

In order to limit heat loss through the building fabric, reasonable provision should be made to limit transmission heat loss by plane elements of the building fabric. Acceptable levels of thermal insulation for each of the plane elements of the building to achieve this are specified in terms of average area weighted U-value in Table 1 for each fabric element type. These values can be relaxed for individual elements or parts of elements where considered necessary for design or construction reasons.

	Area weighted average elemental U-Value	Individual element or section of element maximum U-Value
Ground Floor / Exposed Floor	0.21 W/m^{2}K	0.60 W/m^{2}K
External Walls	0.21 W/m^{2}K	0.60 W/m^{2}K
External Roof - Pitched	0.16 W/m^{2}K	0.30 W/m^{2}K
External Roof - Flat	0.20 W/m^{2}K	0.30 W/m^{2}K
Doors	1.60 W/m^{2}K	3.00 W/m^{2}K
Curtain Walling	1.80 W/m^{2}K	3.00 W/m^{2}K

Table 1: TGD Part L 2017 Maximum elemental U-value

To avoid excessive heat losses and local condensation problems, reasonable care should be taken to ensure continuity of insulation and to limit local thermal bridging at key junctions, e.g around windows, doors and other wall openings and at junctions between elements. Any thermal bridge should not pose a risk of surface or interstitial condensation.

To avoid excess heat losses reasonable care should be taken to limit the air permeability of the envelope of each building. High levels of infiltration can contribute to uncontrolled ventilation. Infiltration is unlikely to provide adequate ventilation as required in the correct location. It is critical, as air permeability is reduced that adequate ventilation is provided as per Technical Guidance Document F.

Reasonable provision should be taken to limit heat gains within the habitable rooms of the building. This can be demonstrated through the NEAP calculation. Where an overheating risk is indicated in NEAP, further guidance is provided in CIBSE TM52 to ensure overheating is avoided for normally occupied naturally ventilated spaces.

3.1.4 BUILDING SERVICES

This section of the TGD Part L 2017 requires that space heating, cooling, water heating and ventilation systems in buildings be energy efficient, with efficient heat sources and effective controls. For fully pumped hot water-based central heating systems utilising oil or gas, the boiler seasonal efficiency should be not less than 86-93% depending on the output of the system. Where a biomass independent boiler is used, the boiler seasonal efficiency should not be less than 75-77%.

Space and water heating systems should be effectively controlled so as to ensure the efficient use of energy, by limiting the provision of heat energy use to that required to that required to satisfy user requirements. The aim should be to provide:

- Automatic control of space heating on the basis of room temperature;
- Automatic control of heat input to stored hot water on the basis of stored water temperature;
- Separate and independent automatic time control of space heating and hot water;
- Shut down of boiler or other heat source when there is no demand for either space or water heating from that source.

As of 2006 all domestic and non-domestic buildings that were newly built and existing buildings that are for sale or rent require a BER (Building Energy Rating) certificate. The BER is based on the primary energy used for one year and is classified on a scale of A1 to G with A1 being the most energy efficient. It also gives the anticipated carbon emissions for a year's occupation based on the type of fuel that the systems use. In order to identify Primary energy consumption of the building, the BER assesses energy consumed based on; building type, orientation, thermal envelope, air permeability, heating system, ventilation system and efficiency, domestic hot water generation, lighting systems and renewable energy.

A NEAP analysis has been completed for the proposed Library to demonstrate it will achieve compliance with Part L 2017 Building Regulations. The proposed development will achieve a minimum A2 rating, with an option outlined in the next section to achieve an A1.

4.0 ENERGY STRATEGY

The design of the proposed Kinnegad Library development, will incorporate the principles of the energy hierarchy. The energy hierarchy consists of three key principles:

1. **Be Lean**
2. **Be Clean**
3. **Be Green**

The Be Lean stage encourages a passive strategy whereby space heating, cooling and lighting energy demand is minimised through a fabric first approach. A carefully designed fabric first approach will ensure a robust, efficient and sustainable design throughout the lifetime of the building, which is affordable to the developer. Furthermore, it reduces the reliance on technologies, which overtime will require maintenance or replacing.

The Be Clean stage encourages that energy supplied to the development, such as heating or domestic hot water is delivered efficiently through communal or highly efficient systems.

The Be Green stage ties in with the Renewable Energy Ratio requirement of Part L, whereby any remaining requirements are significantly addressed through on-site renewable energy.

4.1 FABRIC SPECIFICATION

The table below outlines the target u-values for Library required to achieve compliance with Part L 2017.

	Proposed Fabric Specification	Part L 2017 Maximum Elemental Values
Ground / Exposed Floor	0.12 W/m^{2}K	0.21 W/m^{2}K
External Walls	0.15 W/m^{2}K	0.21 W/m^{2}K
External Roof	0.11 W/m^{2}K	0.20 W/m^{2}K
Glazed Areas	1.00 W/m^{2}K	1.60 W/m^{2}K
	G Value = 0.50	N/A
Doors	1.00 W/m^{2}K	1.60 W/m^{2}K
Air Permeability	<3.0 m^3/h.m^3 at 50 Pa	5.00 m^3/h.m^3 at 50 Pa
Thermal Bridging	Y-Factor 0.05 – 0.07	Y-Factor 0.08

Table 2: Proposed fabric specification

To ensure energy use is minimised from the outset, where feasible the proposed development has been designed with regard to the principles of passive design including; orientation, location of openings, local shading to maximise the potential for solar gain and limit overheating.

The fabric specification has been optimised in order to strike a balance between maximising natural daylight benefits to reduce the use of artificial lighting, the provision of solar gains to reduce space heating demands during the winter months, whilst limiting summertime solar gains to reduce space cooling demands. This can be exhibited in the design window U-Value of 1.00 W/m^{2}K and the g-value of 0.40.

4.2 THERMAL BRIDGING

Heat loss via thermal bridging is a critical aspect of the energy performance, for the purposes of the Provisional BER analysis an indicative Y-Factor of 0.05 – 0.07 W/mK has been used. However, at detail design stage individual Y-Factor calculations will be carried out for each detail. Where architectural details are bespoke, a specific thermal modelling calculation will be carried out to ensure the Psi Value (φ) is within acceptable parameters. Refer to figure 3 below for examples of bespoke calculations for an intermediate floor and parapet roof detail.

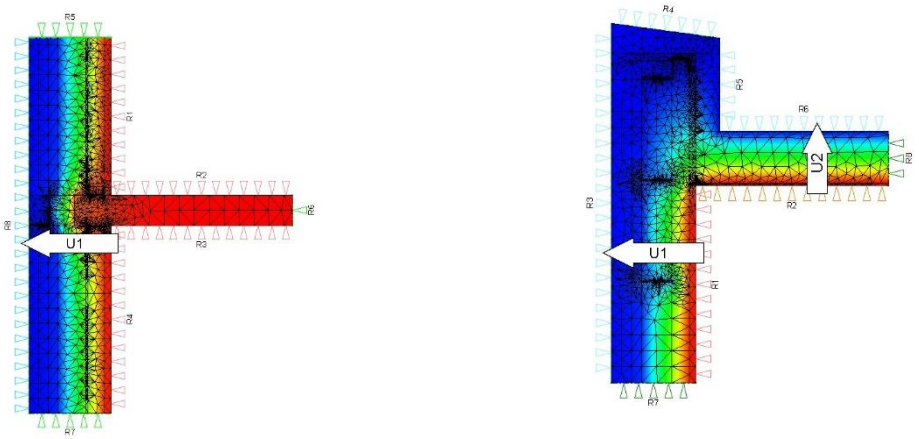

Figure 3: Example Thermal Bridging Details

4.3 AIR PERMEABILITY

Convective losses through drafts and junctions are another main source of heat loss within a building. This is referred to Air Permeability or Infiltration. Part L 2019 outlines that an air permeability level of 5.00 m^3 (m^2.hr) @ 50 Pa represents a reasonable upper limit for air permeability. Therefore the Kinnegad Library will be designed with an air permeability of 3.00 m^3 (m^2.hr) @ 50 Pa.

4.4 THERMAL COMFORT

Incremental changes to construction regulations and methodologies have introduced; greater thermal standards, high proportions of glazing, lightweight construction and inadequate ventilation strategies. This has led to an increasing number of occupants experiencing overheating. At pre-planning stage, an overheating assessment has been carried out within the habitable rooms to demonstrate the fabric and natural ventilation strategy will ensure a thermally comfortable environment.

The assessment was conducted in accordance with CIBSE TM52 (2013 using IES Virtual Environment Dynamic Simulation software. The analysis concluded that through automatically openable panels and windows , along with stack ventilation in the main library, that all habitable rooms will achieve compliance with the thermal comfort requirements of CIBSE TM52.

This has been achieved through; reduced glazing solar transmission to control excessive solar gains, high levels of thermal mass, efficient lighting, openable windows for purge ventilation and natural purge ventilation.

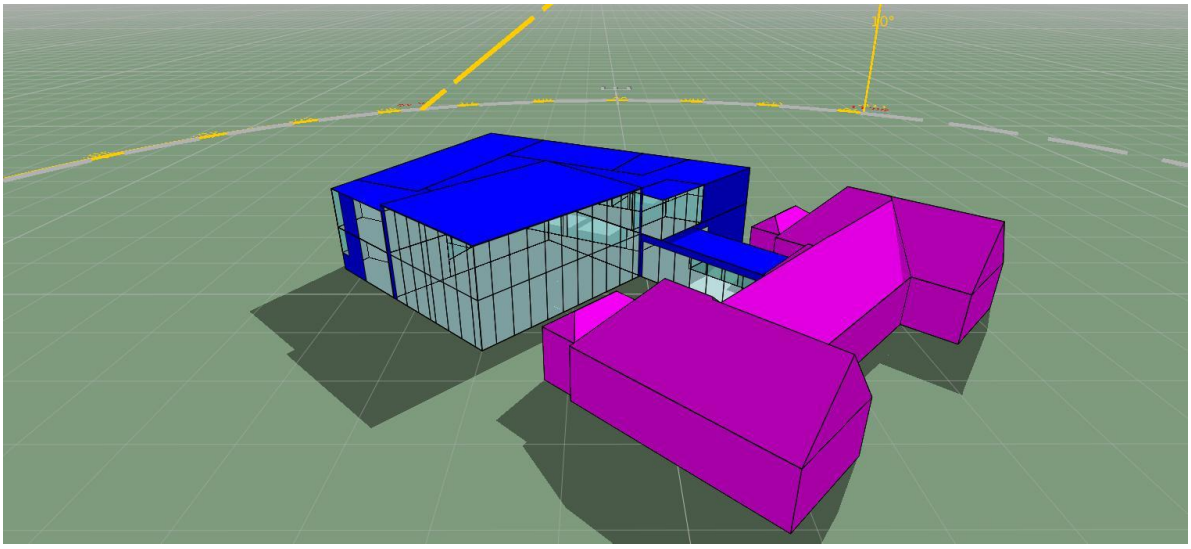

Figure 4: Kinnegad Library - IES Model

4.5 SPACE HEATING & DOMESTIC HOT WATER

A feasibility study was carried out to determine the most appropriate energy strategy for the development, the study took into consideration; energy demand, spatial requirements, end user requirements, maintenance, operational energy costs and planning implications.

The study concluded that an Air to Water Heat Pump will provide the space heating and domestic hot water within the Library. The proposed heat pump will emit low grade heat via underfloor heating and will have a COP of ≥3.50.

4.6 VENTILATION

In order to ensure a consist supply of fresh air, maintain thermal comfort the habitable rooms will be naturally ventilated.

4.7 LIGHTING

The design intent is to achieve high levels of natural daylighting within each of the habitable spaces of the Library in order to minimise artificial lighting requirements. Energy efficient LED lighting with an efficacy of 100 Lm/W is proposed in all areas. The LEDs will be linked with Photoelectric sensors which will dim or turn off the LEDs, when the natural daylighting achieves the minimum Lux levels within the respective space. A daylighting assessment has been carried out within the habitable rooms to achieve minimum Average Daylight Factor of 3.00% is achieved across 50% of the floor area. Figures 5 and 6 below outline the levels of daylight within the main library space and study.

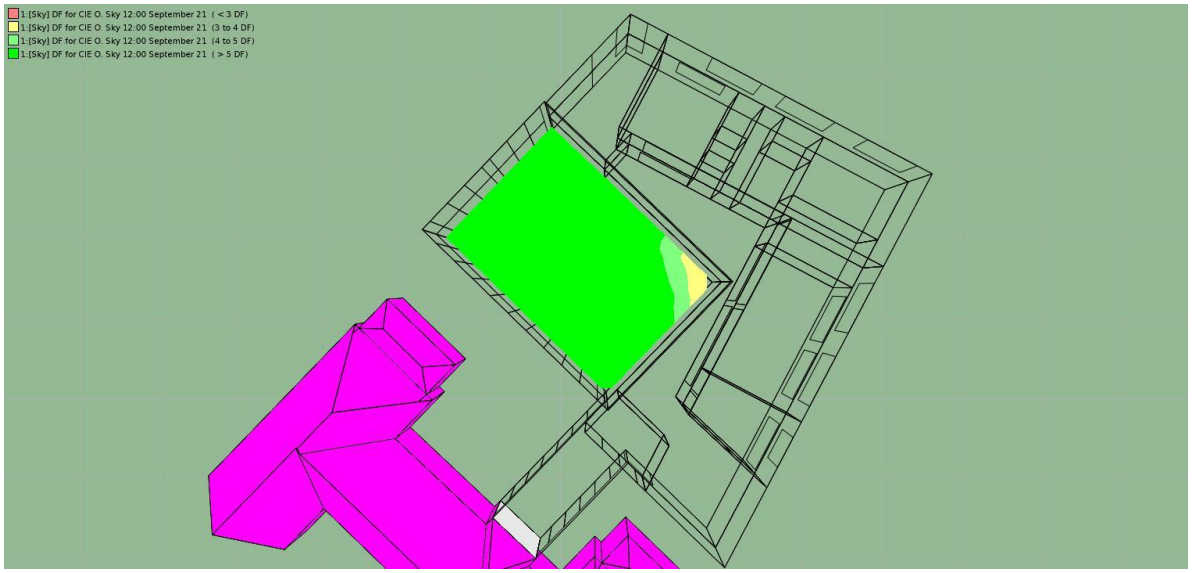

Figure 5: Main Library Area - 15% Average Daylight Factor

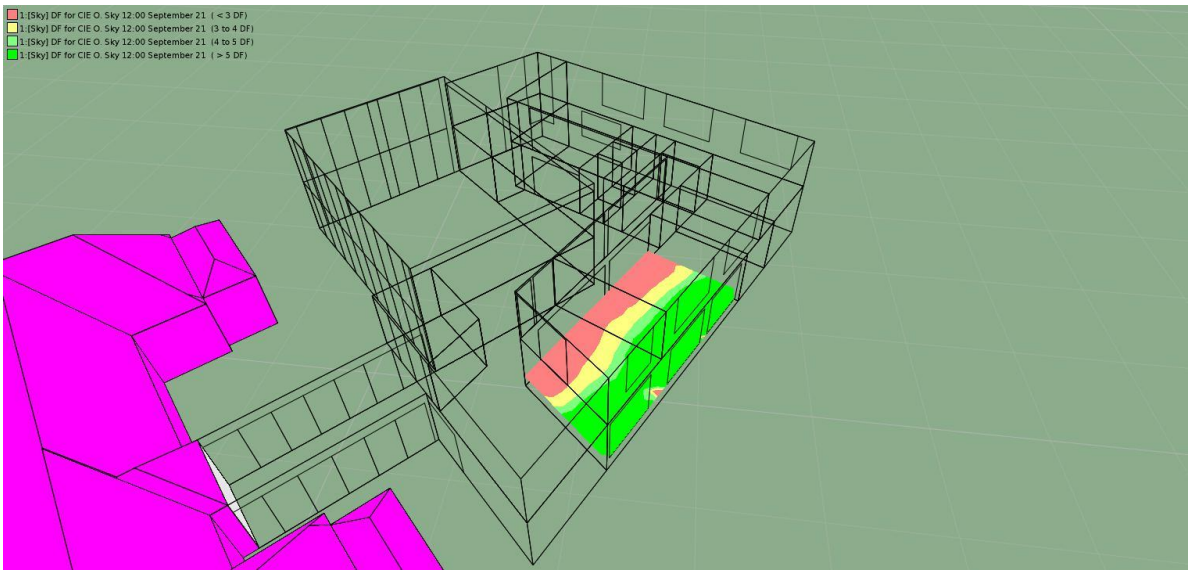

Figure 6: Adult Study Area - 6.5% Average Daylight Factor

4.8 SOLAR PHOTOVOLTAICS

Using the specification outlined within this report, the proposed Library achieves a 35% improvement beyond the Part L 2017 (NZEB) standard and an A2 BER rating. At detail design stage this may reduce somewhat, but compliance with Part L 2017 (NZEB).

As an additional option for further consideration, a solar photovoltaic array has been considered to improve the BER rating to the highest classification of A1.

Photovoltaic systems use solar cells to convert sunlight into electricity. The PV cell consists of one or two layers of a semi-conducting material, usually silicon. When photovoltaic modules are exposed to the sun rays, they generate a direct current (DC). The DC power is typically converted into AC power dependant on the application, which is then utilised by the systems on site and/or exported to the electrical grid and sold. In summary the greater the light intensity, the greater the flow of electricity.

To achieve the A1 rating the PV array considered is required to generate a minimum annual generation of 10,900 kWh/annum, which equates to approximately 40 panels or 68m^2.

5.0 CONCLUSION

The purpose of this report was to outline the fabric and services specification strategy for the proposed Kinnegad Library, to demonstrate compliance with Technical Guidance Document Part L 2017 nearly Zero Energy Building standard (nZEB).

The Be Lean, Be Clean, Be Green principles of the energy hierarchy have been incorporated throughout the design whereby space heating, ventilation, cooling and lighting energy demand is minimized through a passive fabric first approach. This is exemplified through improved u-values, good thermal detailing, air tightness, high levels of natural daylight and a passive thermal comfort strategy.

Space heating and domestic hot water for the Library is provided through a highly efficient Air to Water Heat Pump, future proofing the design away from fossil fuel energy sources.

The initial NEAP analysis demonstrates that the Kinnegad Library achieves a Carbon Performance Coefficient (CPC) of 0.67, an Energy Performance Coefficient (EPC) of 0.65 , a Renewable Energy Ratio (RER) of 0.34 and an A2 BER rating. This represents a highly sustainable design by achieving a 35% betterment than the current NZEB standards.

As outlined in section 4.8 of this report, an option has been considered to install a solar photovoltaic array, generating 10,900 kWh/annum. The proposed array would offset a proportion of the carbon associated with heating, hot water, lighting and ventilation. As a result this would improve the BER to the highest A1 rating. The results of the energy analysis are summarised in table 3 below. The Provisional BERs for each option can be found in Appendix A and B respectively.

	Carbon Performance Coefficient (CPC)	Energy Performance Coefficient (EPC)	BER Rating
Base	0.67	0.65	BER A2
Base + PV	0.54	0.52	BER A1

Table 3: Part L Compliance Results

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APPENDIX A:
PROVISIONAL BER - BASE OPTION

Provisional Building Energy Rating (BER)

Provisional BER for the building detailed below is: **A2**

Kinnegad Library - Base
Empty
Empty
Co. Westmeath
Empty

The Building Energy Rating (BER) is an indicator of the energy performance of this building. It covers energy use for space heating and cooling, water heating, ventilation and lighting, calculated on the basis of standard operating patterns. It is accompanied by a CO_2 emissions indicator. These indicators are expressed as respective ratios of primary energy use and CO_2 emissions, relative to what would apply for a similar building generally satisfying the Building Regulations 2005. 'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

BER Number:	voidvoidvoid	**Date of Issue:**	25 Sep 2020
Useful Floor Area (m^2):	711.7	**Valid Until:**	24 Sep 2022
Main Heating Fuel:	Grid Supplied Electricity	**BER Assessor No.:**	123456
Building Environment:	Heating and Natural Ventilation	**Assessor Company No.:**	123456
		Assessor Scheme:	SEAI
Building Type:	Non-residential Institutions: Libraries, Museums, and Galleries		

Building Energy Rating (Indicator)

MOST EFFICIENT

< 0.17	A1
≥ 0.17	A2
≥ 0.34	A3
≥ 0.50	B1
≥ 0.67	B2
≥ 0.84	B3
≥ 1.00	C1
≥ 1.17	C2
≥ 1.34	C3
≥ 1.50	D1
≥ 1.75	D2
≥ 2.00	E1
≥ 2.25	E2
≥ 2.50	F
≥ 3.00	G

A2
78 kWh/m^2/yr
0.22

LEAST EFFICIENT

Carbon Dioxide (CO_2) Emissions Indicator

BEST
0
1.0
2.0
WORST
>3.0

Calculated annual CO_2 emissions
15 kgCO_2/m^2/yr
0.22

The less CO_2 produced, the less the building contributes to global warming.

IMPORTANT: This provisional BER is calculated on the basis of pre-construction plans and specifications provided to the BER assessor, and using the version of the assessment software quoted above. The BER assigned to this building on completion may be different, in the event of changes to those plans or specifications, or to the assessment software.

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APPENDIX B:
PROVISIONAL BER - BASE + PV OPTION

Provisional Building Energy Rating (BER)

Provisional BER for the building detailed below is: **A1**

Kinnegad Library - PV Option
Empty
Empty
Co. Westmeath
Empty

The Building Energy Rating (BER) is an indicator of the energy performance of this building. It covers energy use for space heating and cooling, water heating, ventilation and lighting, calculated on the basis of standard operating patterns. It is accompanied by a CO_2 emissions indicator. These indicators are expressed as respective ratios of primary energy use and CO_2 emissions, relative to what would apply for a similar building generally satisfying the Building Regulations 2005. 'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

BER Number:	voidvoidvoid	**Date of Issue:**	25 Sep 2020
Useful Floor Area (m^2):	711.7	**Valid Until:**	24 Sep 2022
Main Heating Fuel:	Grid Supplied Electricity	**BER Assessor No.:**	123456
Building Environment:	Heating and Natural Ventilation	**Assessor Company No.:**	123456
		Assessor Scheme:	SEAI
Building Type:	Non-residential Institutions: Libraries, Museums, and Galleries		

Building Energy Rating (Indicator)

MOST EFFICIENT

< 0.17	A1
≥ 0.17	A2
≥ 0.34	A3
≥ 0.50	B1
≥ 0.67	B2
≥ 0.84	B3
≥ 1.00	C1
≥ 1.17	C2
≥ 1.34	C3
≥ 1.50	D1
≥ 1.75	D2
≥ 2.00	E1
≥ 2.25	E2
≥ 2.50	F
≥ 3.00	G

A1

63 kWh/m^2/yr
0.17

LEAST EFFICIENT

Carbon Dioxide (CO_2) Emissions Indicator

BEST
0

1.0

2.0

WORST
>3.0

Calculated annual CO_2 emissions

12 kgCO_2/m^2/yr
0.18

The less CO_2 produced, the less the building contributes to global warming.

IMPORTANT: This provisional BER is calculated on the basis of pre-construction plans and specifications provided to the BER assessor, and using the version of the assessment software quoted above. The BER assigned to this building on completion may be different, in the event of changes to those plans or specifications, or to the assessment software.

Appendix E – Civil Engineering Statement

Civil Engineering Statement

Development of a new Kinnegad Community Library and Education and Training Centre, Kinnegad, Co. Westmeath

CAKM Architects

WESTMEATH COUNTY COUNCIL
Comhairle Chontae na h-Iarmhí

Tionscadal Éireann
Project Ireland
2040

CIVIL ENGINEERING STATEMENT

SUBJECT: Planning Application - Civil Engineering Statement

PROJECT: Development of a new Kinnegad Community Library and Education and Training Centre
PROJECT No: 19408

PLANNING REF: TBC **DATE:** 22 September 2020

1 BACKGROUND

1.1 SCOPE OF REPORT

1.1.1 This Statement has been prepared in relation to the Planning Application for renovation and construction of the proposed Development of a new Kinnegad Community Library and Education and Training Centre at Kinnegad, Co. Westmeath.

1.1.2 This statement is intended to summarise the drainage proposals and connection points will be outlined along with any outstanding information to be confirmed.

2 EXISTING INFORMATION

2.1.1 An Irish Water asset search was requested on 14th August 2020 to obtain information on the existing foul and potable water supplies within the site and surrounding area. This was obtained in .dwg and shapefile format and returned on 18th August 2020.

2.1.2 A Pre-connection enquiry has been sent to Irish Water for review on 25th August 2020.

2.1.3 The maps provided by Irish Water show two foul lines within Main Street. It has been assumed that one of these is a surface water sewer based its connection point further down the line. This is to be confirmed via site investigation / CCTV survey.

2.1.4 Based on the information provided by Irish Water, there is a combined sewer running through the site. This will need to be diverted around the building and into the combined sewer at a different point down the line. Prior to any diversion works, it must be ascertained that there are no external connections entering the combined manholes within the site via site investigation / CCTV survey.

2.1.5 There is an existing foul sewer in Main Street which can facilitate the foul at approximately 2.5m deep.

2.1.6 There are, similarly, two water supply lines within Mullingar Rd in which a connection can be made in a similar position to provide for the developments.

3 CONCLUSIONS

3.1.1 The storm and foul can connect into the existing sewers located within the road provided that the assumptions that have been made are confirmed to be correct.

3.1.2 The combined sewer should be diverted around the building provided there are no external connections coming into the site.

3.1.3 There is a minor reduction in area of hardstanding, provided the existing connection from the site is into the storm sewer on Main Street, there will be a reduction in flow into this line. This should reduce the need for any SuDS within the site however this is subject to confirmation of existing drainage within the site and the response to Pre-Connection Enquiry from Irish Water.

Statement prepared by:
Jack Knowles **MEng**

For and on behalf of Taylor and Boyd LLP

Jack Knowles

TAYLOR + BOYD Consulting Structural and Civil Engineers
107 Malone Avenue
Belfast
Antrim

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

29 September 2020

Re: CDS20006120 pre-connection enquiry - Subject to contract | Contract denied

Connection for Multi/Mixed Use Development of 2 unit(s) at The Old School, Mullingar Road, Kinnegad, Co. Westmeath

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at The Old School, Mullingar Road, Kinnegad, Co. Westmeath (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	**OUTCOME OF PRE-CONNECTION ENQUIRY** **THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.**
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
SITE SPECIFIC COMMENTS	
Water Connection	It is expected the water supply pressure from the network at this location will be approximately 2 bar. Accordingly, if your proposed development requires a greater water supply pressure you will be required to provide an onsite pressure boosting arrangement as part of your proposed development.
Wastewater Connection	It is noted a diversion of the existing combined sewer is proposed, as per drawing no. 19408-CSK100-P1 included with your PCE. Accordingly, please contact our diversions team (diversions@water.ie) to agree the diversion arrangement and agreement.

The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.

The map included below outlines the current Irish Water infrastructure adjacent to your site:

Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

General Notes:

1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.

3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at https://www.water.ie/connections/get-connected/
5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
6) Irish Water Connection Policy/ Charges can be found at https://www.water.ie/connections/information/connection-charges/
7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
9) To access Irish Water Maps email datarequests@water.ie
10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Peter O'Halloran from the design team on 094 90 43319 or email PeOHalloran@water.ie For further information, visit **www.water.ie/connections.**

Yours sincerely,

Maria O'Dwyer

Connections and Developer Services

Appendix F – Landscaping and Design Statement

Land Planning and Design Report

Development of a new Kinnegad Community Library and Education and Training Centre, Kinnegad, Co. Westmeath

CAKM Architects

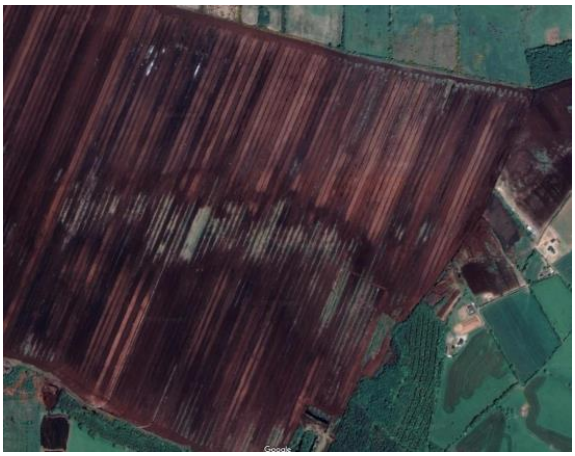
WESTMEATH COUNTY COUNCIL
Comhairle Chontae na h-Iarmhí

Tionscadal Éireann
Project Ireland
2040

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

Development of a new Kinnegad Community Library and Education and Training Centre

The proposal takes inspiration from the disappearing culture of turf cutting in the Irish midlands – in the middle of the 'lands', represented by linear strips, traditional literary themes will be inserted, creating a 'story telling' space, a link from past to future.



The intention is to create an outdoor literary space with a simple, unifying, high quality surface finish, with rusted metalwork insets (as a reminder of the turf slanes and tools), where references to scripts, poetry or local stories are set into the paving surface and extend to the edges of the space, over the steps, walls and up the columns that surround the space.


PARK
HOUSE GARDEN
ACCESS RAMP
LINKAGE
WRITERS' SQUARE
INTERIOR OS
TRANSITION OS
WRITERS' ALLEY
SEATING AREA
ENTRANCE PLAZA
MAIN STREET

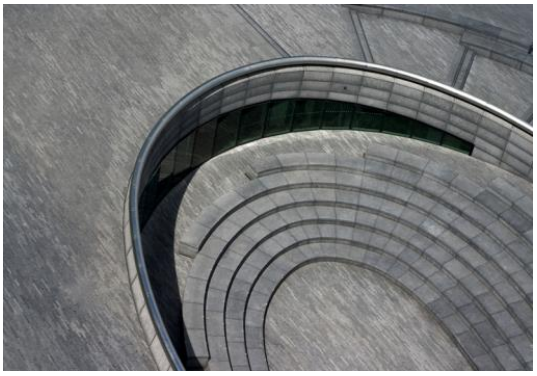
INDICATIVE LANDSCAPE PLAN

The concept translates as a simple ground plane with a subtle and varied patchwork of stone paving of different grains, textures and tones, rusted metal insets and 'cut-out' areas of planting reminiscent of restored bogland. (e.g. low level herbaceous or ornamental grasses).

Small clusters of silver birch trees will be used as vertical elements within the space, to compliment the stone paving and rusted metal insets.

The subtle transparency of these delicate native trees, their light canopies with small leaves, will soften the connection between existing and proposed, 'past and future'.

The planting strips strengthen the 'cut turf' concept, representing this as the dynamic landscape it is, currently undergoing ecological restoration, providing a renewed purpose for the landscape, while not forgetting the cultural significance of past cultural practices on the land.



My grandfather cut more turf in a day
Than any other man on Toner's bog.
Once I carried him milk in a bottle
Corked sloppily with paper.
He straightened up
To drink it, then fell to right away
Nicking and slicing neatly, heaving sods
Over his shoulder, going down and down
For the good turf. Digging.

Seamus Heaney, "Digging" from Death of a Naturalist. 1966

Appendix G – Fire and Disability Access Strategy Design Drawings

Fire and DAC Report

Development of a new Kinnegad Community Library and Education and Training Centre, Kinnegad, Co. Westmeath

CAKM Architects

WESTMEATH COUNTY COUNCIL
Comhairle Chontae na h-Iarmhí

Tionscadal Éireann
Project Ireland
2040

Mount Pleasant Business Centre
Ranelagh, Dublin D06 K762

Phone: (01) 907 3222
Email: justas@goldsmithengineering.ie

Project Number: 20A1367
Reference Number: FSD01-20A1367-L01
Date: 25/09/20

DEVELOPMENT OF A NEW KINNEGAD COMMUNITY LIBRARY AND EDUCATION AND TRAINING CENTRE

Please find enclosed initial Fire and Disability Access Strategy Design drawings for the Development of a new Kinnegad Community Library and Education and Training Centre.

Appendix A of this letter contains the following drawings:-

- Ground Floor Plan;
- First Floor Plan .

If you should have any comments or queries, please do not hesitate to contact me.

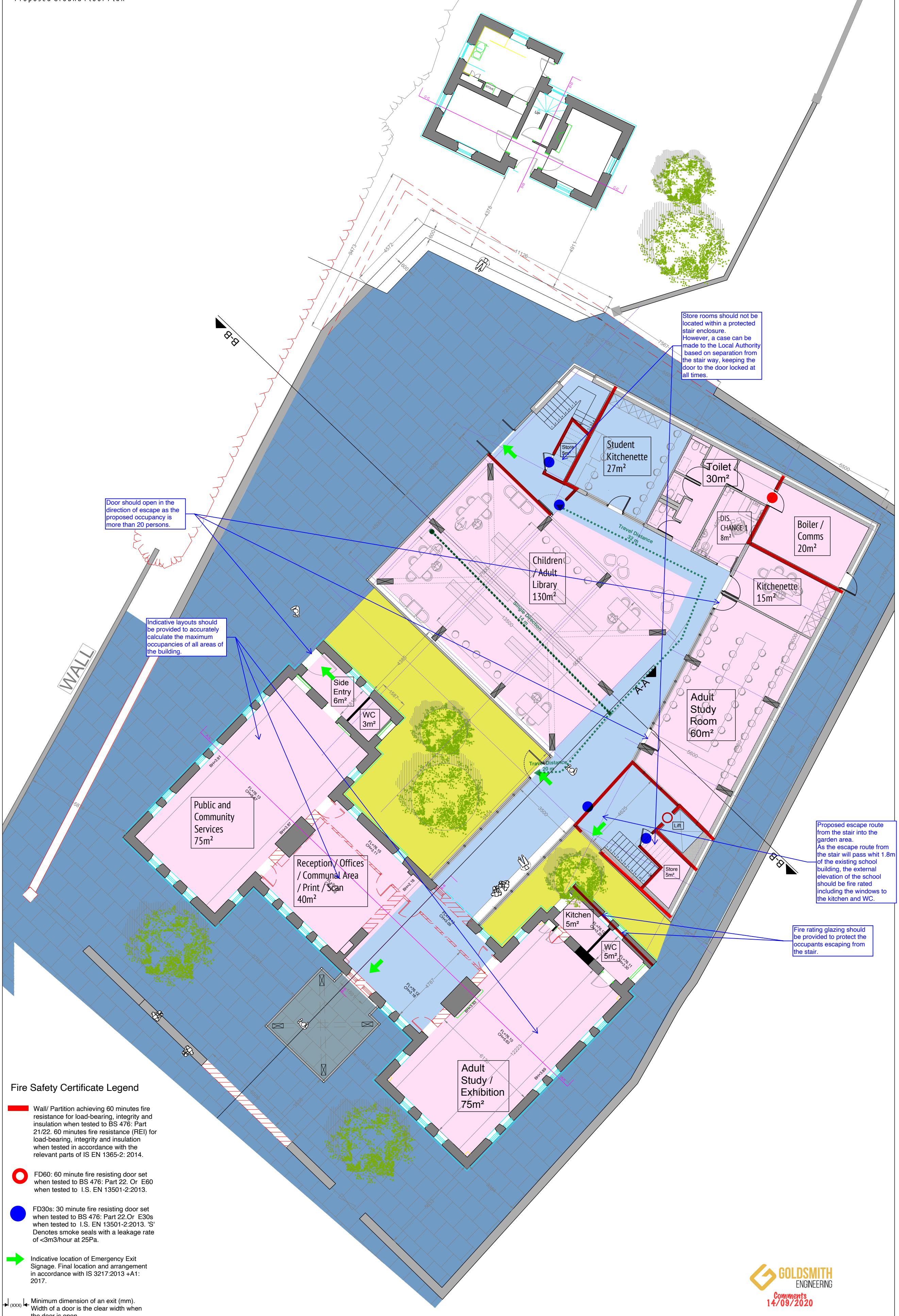
Yours sincerely

Justas Dvylaitis
Senior Engineer

APPENDIX A

Development of a new Kinnegad Community Library and Education and Training Centre

Proposed Ground Floor Plan



Fire Safety Certificate Legend

- Wall/ Partition achieving 60 minutes fire resistance for load-bearing, integrity and insulation when tested to BS 476: Part 21/22. 60 minutes fire resistance (REI) for load-bearing, integrity and insulation when tested in accordance with the relevant parts of IS EN 1365-2: 2014.
- FD60: 60 minute fire resisting door set when tested to BS 476: Part 22. Or E60 when tested to I.S. EN 13501-2:2013.
- FD30s: 30 minute fire resisting door set when tested to BS 476: Part 22.Or E30s when tested to I.S. EN 13501-2:2013. 'S' Denotes smoke seals with a leakage rate of <3m3/hour at 25Pa.
- Indicative location of Emergency Exit Signage. Final location and arrangement in accordance with IS 3217:2013 +A1: 2017.
- (xxx) Minimum dimension of an exit (mm). Width of a door is the clear width when the door is open.
- Disabled Refuge Space in accordance with Clause 1.4.15 of TGD B.

GOLDSMITH ENGINEERING
Comments 14/09/2020

- Shared Space
- Proposed Community Library
- Proposed Educational Training Centre

Ground Floor Plan

1:100@A1

CAKM Architects

PLANNING DRAWING

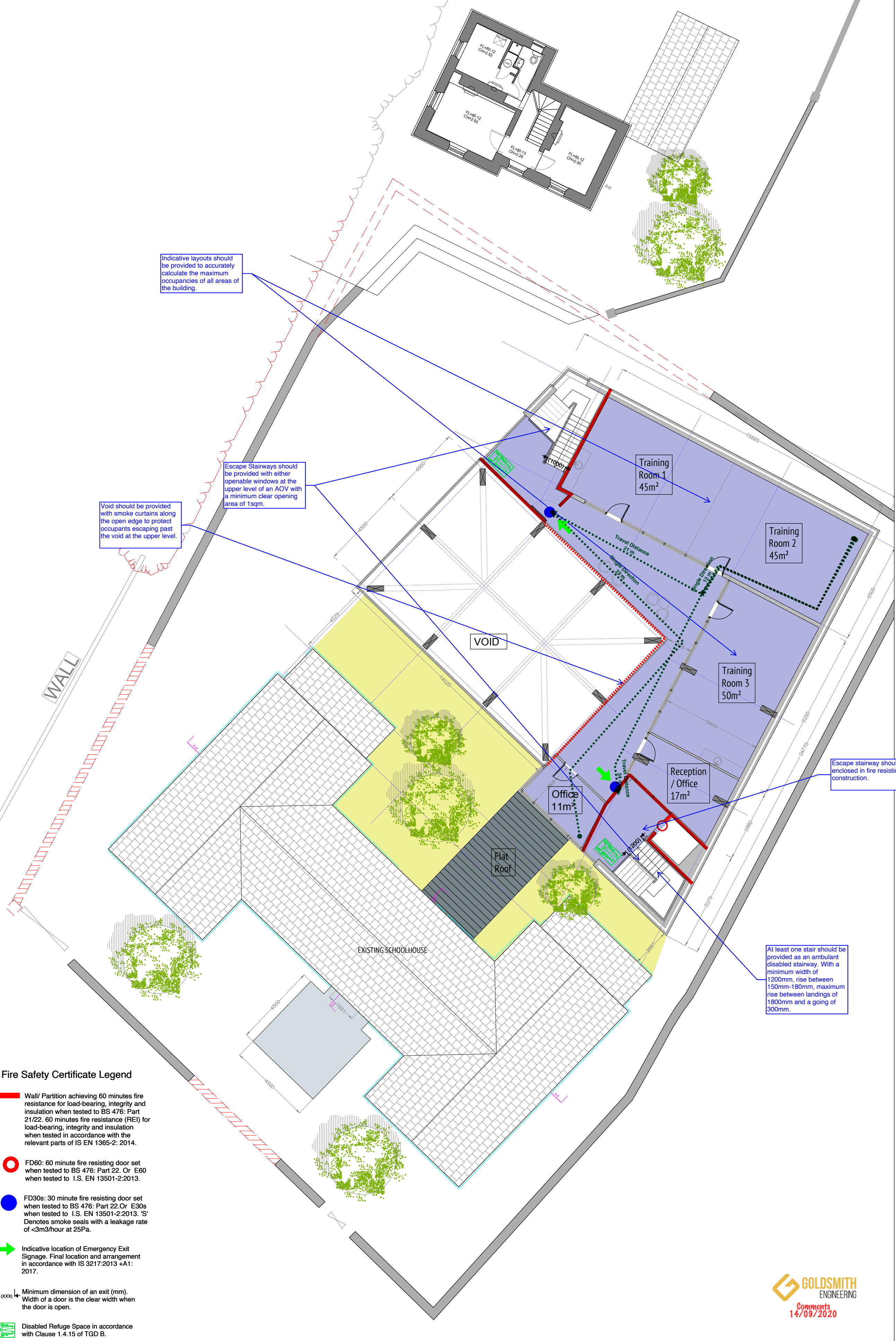
20021.PP.-101

NOTES

REVISION

Development of a new Kinnegad Community Library and Education and Training Centre

Proposed First Floor Plan



Fire Safety Certificate Legend

- Wall/ Partition achieving 60 minutes fire resistance for load-bearing, integrity and insulation when tested to BS 476: Part 21/22. 60 minutes fire resistance (REI) for load-bearing, integrity and insulation when tested in accordance with the relevant parts of IS EN 1365-2: 2014.
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GOLDSMITH ENGINEERING
Comments 14/09/2020

- Shared Space
- Proposed Community Library
- Proposed Educational Training Centre

First Floor Plan

1:100 @ A1

N

CAKM Architects

20021.PP.-102
Proposed First Floor Plan
1:100@A1
September 2020

Westmeath County Council

A1@1:100

PLANNING DRAWING

NOTES

This drawing is to be read in conjunction with all other relevant Engineering and Architectural drawings and specifications.
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REVISION

Appendix H: Archaeology Impact Assessment

Refer to attached folder n 6.- Kinnegad Community Library and Education and Training Centre _Archaeological Impact Assessment prepared by Farrimond MacManus

Appendix I: Architectural Heritage Impact Assessment

Refer to attached folder n 3.- Kinnegad Community Library and Education and Training Centre _Architectural Heritage Impact Assessment Report prepared by CAKM

Appendix J: - 3D Artistic Impressions of Proposal

Refer to attached folder n 7-Kinnegad Community Library and Education and Training Centre _Artistic Impressions prepared by CAKM

END OF
DOCUMENT