



12 September 2023

Cathaoirleach and Each Member of Westmeath County Council

Westmeath County Council Local Authority Development - File Ref. LA(A)-02

**Works to Kilbeggan Library, The Square Kilbeggan, Co. Westmeath N91PY74**

**To Accommodate 'My Open Library' including works to Doctor's surgery at ground floor. The Development includes, alterations to External façade, internal alteration to ground and first floor, signage and associated works. Works include the refurbishment of a protected structure (Kilbeggan Court House and Market Building).**

Planning Report in Accordance with Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended).

*Project Background*

The Council wishes to improve access to the Kilbeggan Library, through facilitating 'My Open Library'. In order to facilitate this 'open library' service, proposed works will include the refurbishment of a protected structure (Kilbeggan Court House and Market Building) and works to a Doctor's surgery at ground floor, alterations to the external façade of the existing extension, internal alteration to ground and first floors, signage and associated works. Works include the refurbishment of a protected structure (Kilbeggan Court House and Former Market Building).

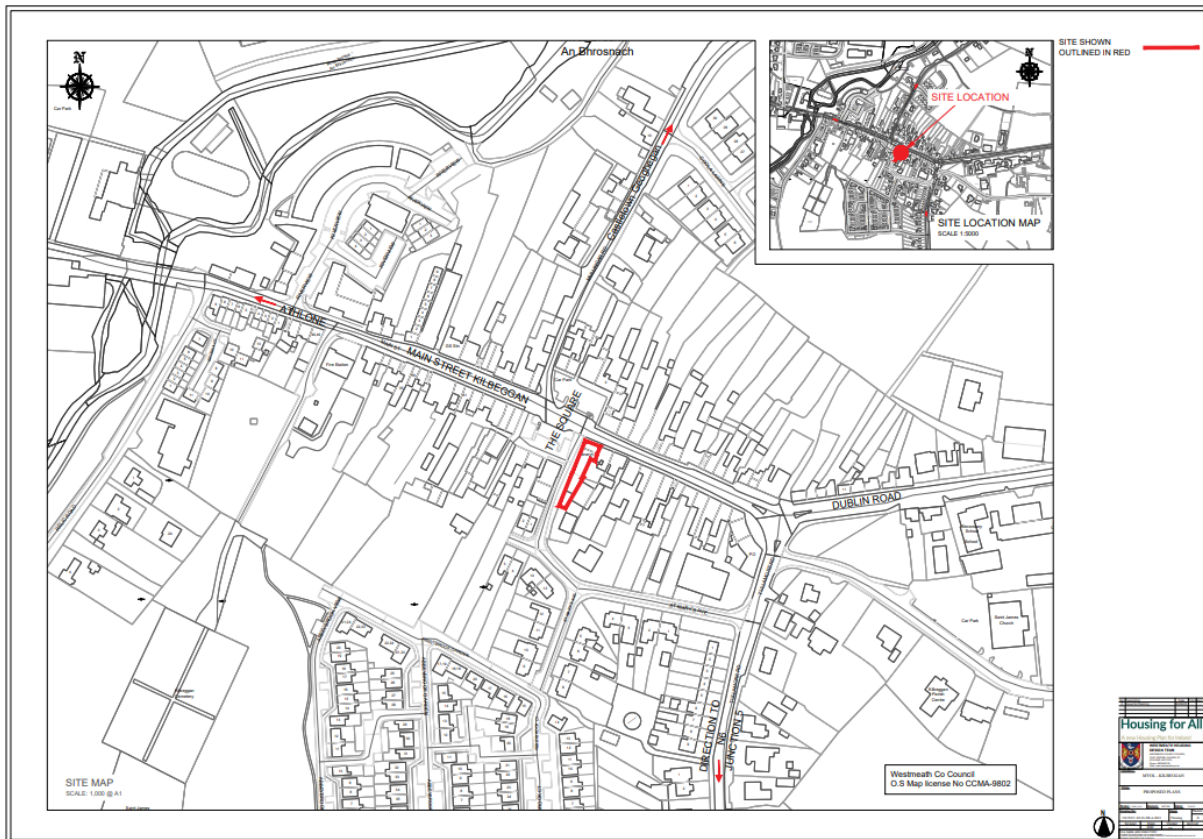
The proposal comprises of enabling works to separate the entrances of the first floor Library and ground floor Doctor's Surgery, and repair and modification works to windows, walls and floors to the protected structure (Kilbeggan Court House and Market Building (Reg No. 15321052). Renovation works entailing the provision of MYOL (My Open Library) services will

include the demolition of internal partitions and external walls, blocking up of one window at first floor level, incorporating two window openings into one new larger opening, provision of new aluminium windows, one AOV window and new aluminium external doors. New façade treatment to the 2010 extension is also proposed along with new aluminium canopies/window surrounds tied back to the internal leaf.

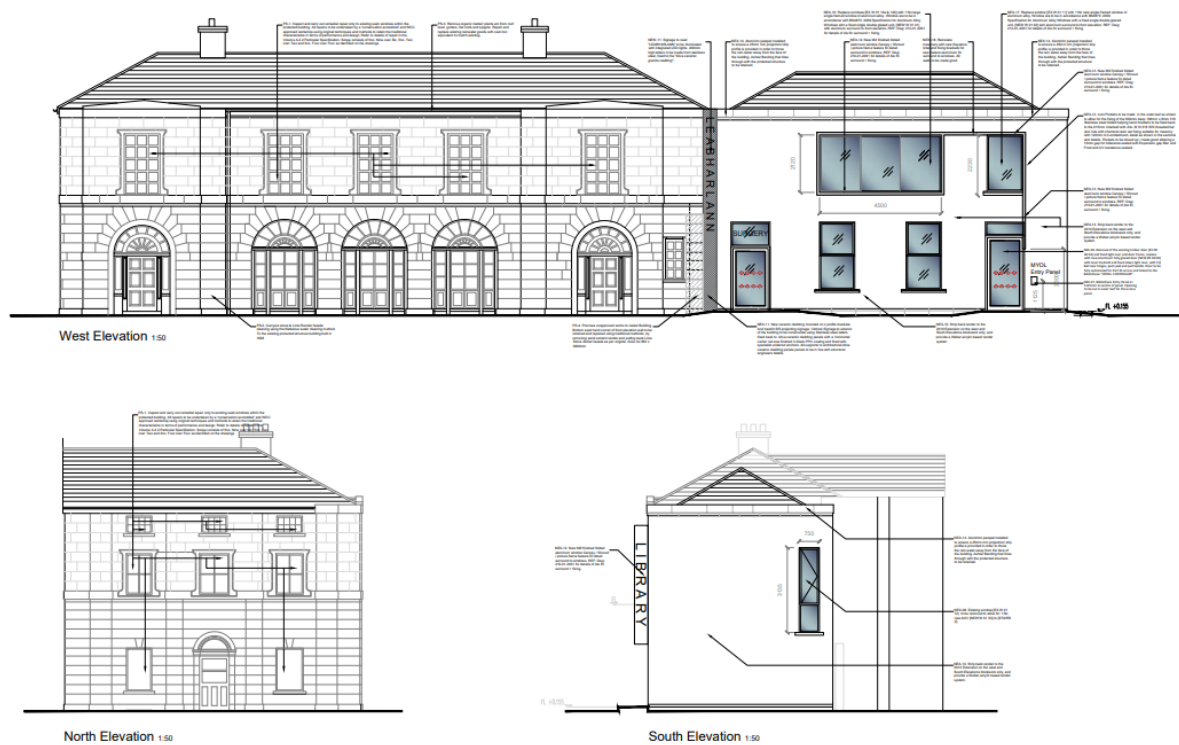
### Section 1

#### 1.1 Site Overview

The development works proposed are sited at Kilbeggan Library, The Square, Kilbeggan, Co. Westmeath N91PY74. The site is located in the centre of Kilbeggan and comprises of a protected structure reg No. 15321052 (Kilbeggan Court House and Market Building).



**Map 1:** Site Location (Kilbeggan Library)



### 1.2 Origins of Proposal

An application to facilitate and fund the 'My Open Library' service in Kilbeggan Library was made on behalf of WCC to the Department of Rural and Community Development in 2022. This Part 8 application is to accommodate the 'My Open Library' service which will enable extended access to the library, which has been rolled out across County Westmeath. The Proposed Library works were presented to the Council in June 2022, who have supported the proposals.

### 1.3 Advertising and Referrals

A public notice in respect of this Part 8 was placed in the Westmeath Examiner Newspaper (8 July 2023) and two site notices were also erected on the subject lands in accordance with legislative requirements. The application was referred to the following prescribed bodies and internal sections in Westmeath County Council:

Referrals:	Response Received
External Bodies	
Development Applications Unit (Natural & Built Heritage) Department of Culture, Heritage and the Gaeltacht	√

An Taisce	
The Heritage Council	
Iarnród Éireann	
Railway Safety Commission	
Waterways Ireland	
Inland Fisheries Ireland	
Irish Water	
TII	
Internal Sections	
AMMD District Engineer	√
Water Services Section	
Fire Services Section	√
Environment Section	
Conservation Section	√
NRDO – Project Office	
Road Design	

#### 1.4 Consultation Process

This Part 8 application was placed on public display during the period Wednesday 5<sup>th</sup> July 2023 to Wednesday 9<sup>th</sup> August 2023 (both dates inclusive) at the following locations:

- Consultation portal <http://consult.westmeathcoco.ie/en>
- Municipal District of Athlone - Moate Offices, Civic Centre Church Street Athlone.

Submissions were invited from the public up to and including Wednesday 23<sup>rd</sup> July 2023.

#### 1.5 Description and extent of the development proposed

The proposed development to accommodate 'My Open Library' is within the curtilage of protected structure, Kilbeggan Market House and Courthouse. The works will generally consist of the following:

- Works to Doctor's surgery at ground floor

- Alterations to External façade, internal alteration to ground and first floor,
- Signage and associated works.
- Works include the refurbishment of a protected structure (Kilbeggan Court House and Market Building Ref: 038-047).

#### 1.6 *Documentation Included with Part 8 Proposal*

- Newspaper Notice/Site Notice
- Site Location Map
- Existing and Proposed Floor and Elevation Plans
- Appropriate Assessment Screening Report

#### 1.7 *Relevant Planning History*

- **Planning Application 156088:** Dr. Raymond Campbell applied for planning permission for a Change of use of existing ground floor from offices to medical/ community services centre and all associated site works. The proposed development is within the curtilage of protected structure, Kilbeggan Market House and Courthouse Ref; 038-047 at Kilbeggan Market House & Courthouse, Market Square, Kilbeggan, Co. Westmeath. Granted with Conditions on 08/07/2015.
- **Planning Application 991184:** Michael and Bernard O'Grady applied for planning permission for a funeral parlour, shop unit, office and living accommodation at St. Mary's Avenue, Kilbeggan. Granted with conditions on 23/05/2000.
- **Planning Application 98540:** Tullamore Credit Union applied for planning permission for a change of use from fire station to credit union branch office; also, new glazed screens/door to front facade at the Market House, Market Square, Kilbeggan. Granted with conditions on 23/8/1998.
- **Planning Application 8752:** NOEL O'NEILL applied for planning permission to retain premises at Main Street, Kilbeggan. No decision is recorded on Iplan.
- **Planning Application 87320:** O'Neill Bros applied for planning permission to retain factory at Main Street, Kilbeggan. Granted with conditions on 21/08/1987.
- **Planning Application 82823:** B. and M. O'GRADY applied for planning permission for alterations and extension to shop at Main Street, Killbeggan. Granted with conditions on 30/11/1982.

## 1.8 Policy Context

### 1.8.1 National & Regional Policy Context

*Our Public Libraries 2022: Inspiring, Connecting and Empowering Communities (DRCD, LGMA and CMA)*

Under the *Our Public Libraries 2022: Inspiring, Connecting and Empowering Communities (DRCD, LGMA and CMA)* it is emphasized that funding from both local and central government is critical to successfully implementing the strategy and significant investment will be required to bring public library buildings up to modern standards for new libraries, extensive renovations and extensions.

The strategy states that *Our Public Libraries 2022* will see the Rolling out of 'My Open Library' initiative which introduced a more mainstream basis across the library network with full roll-out achieved by the end of 2027.

Rolling out 'My Open Library' also requires significant investment to facilitate implementation across almost 200 library branches. Although local authorities have primary responsibility for managing and developing library services, the delivery of capital projects often depends on central government funding.

*National Public Library Strategy 2023-2027: The Library is the Place: Information, Recreation, Inspiration National Public Library Strategy 2023-2027 (July 2023)*

Under the National Public Library Strategy 2023-2027 work is continuing on the expansion of the 'My Open Library' service with this facility now available in 31 libraries with a further 60 approved to come on stream. The strategy outlines that feedback from the public is extremely positive, with users commenting that access beyond normal working hours makes the local library much more accessible for commuters, workers and students.

My Open Library has also brought increased usage to those libraries which offer the service, particularly at weekends, and is attracting a broader range of customers with increased use from the 35-55 year old group in the evenings and from families with young children at weekends.

Under Action 12 of Appendix 1 : Action Plan of the National Public Library Strategy 2023-2027 it states that *"Library opening hours and the impact of the My Open Library service will be reviewed by the end of 2023 to identify an optimum approach for the remainder of the strategy"* by Q4 of 2023.

### 1.8.2 Eastern and Midlands Regional Assembly Regional Spatial & Economic Strategy EMRA RSES

Under Section 9.6 of EMRA RSES emphasis is placed on the importance of Access to Childcare, Education and Health Services including libraries and states that; *'Successful places also support a wide range of services and facilities that meet local and strategic needs and contribute towards a good quality of life. These include facilities in relation to health,*

education, **libraries**, childcare, community centres, play, youth, recreation, sports, cultural facilities, policing, places of worship, burial grounds and emergency facilities.'

### 1.8.3 Local Policy Context

#### Westmeath County Development Plan 2014-2020 (WCDP)

Under **CPO 4.45** of the WCDP it is Council policy to 'support the development of the library service in County Westmeath and the implementation of the actions set out in the Library Development Plan which included expanded services.....'.

<b>Libraries, Arts &amp; Culture Policy Objectives</b>	
It is a policy objective of Westmeath County Council to:	
CPO 4.45	Support the development of the library service in County Westmeath and the implementation of the actions set out in the Library Development Plan which includes expanded services and the delivery of a new library to serve the community of Kinnegad.

The proposed works will include the repair and modification works to windows, walls and floors to the Protected Structure (Kilbeggan Court House and Market Building (Reg No. 15321052)).

As per the Westmeath County Development Plan 2021-2027, the heritage policy objectives specifically for Kilbeggan include **CPO 8.81** to 'protect and maintain the Architectural Conservation Area (ACA) in Kilbeggan and the buildings within the ACA and resist development proposals that would undermine the setting and interpretation of any structure located within the ACA'.

<b>Kilbeggan - Heritage Policy Objectives</b>	
It is a policy objective of Westmeath County Council to:	
CPO 8.79	Promote and enhance existing archaeological, built and natural heritage elements associated with Kilbeggan and ensure their protection.
CPO 8.80	Require, where appropriate, the submission of a comprehensive tree survey with any application on landscape where mature trees are a feature.
CPO 8.81	Protect and maintain the Architectural Conservation Area (ACA) in Kilbeggan and the buildings within the ACA and resist development proposals that would undermine the setting and interpretation of any structure located within the ACA.
CPO 8.82	Require works within the ACA in Kilbeggan to be carried out in accordance with the "Statement of Character" prepared for the ACA.



Under the Westmeath County Development Plan 2021-27, Heritage Policy Objective **CPO 14.36** states that Council will;

*'Ensure a sustainable future for Protected Structures and buildings sited within ACAs by encouraging and supporting works to upgrade the environmental performance of such structures together with the implementation of measures to address the impacts of climate change. Such works should not adversely affect the special character of the structure including impact on historic fabric, traditional construction, visibility, siting and design. The installation of renewable energy measures and equipment will be acceptable where sited and designed to minimise the visual impact, where it does not result in any significant loss of historic fabric or otherwise affect the significance of the structure.'*

Under Policy Objective **CPO 14.38** Council are to *'Facilitate contemporary and innovative designs providing that they are of a sufficient high quality and do not detract from the character of the historic fabric of the Protected Structure.'*

#### *Volume 8 Record of Protected Structures (RPS)*

The former Market House is a Protected Structure (RPS Ref. 38-047) and is listed on the RPS (Reg. No. 15321052, with a Regional rating). Under the Record of Protected Structures the Market House is described as being of *Regional Significance* and is described as a corner-sited five-bay two-storey Former Market House and Court House, built 1828, with projecting single-bay shallow pedimented bays to north and south ends of main facade (west) and three-bay three-storey facade to north elevation facing Main Street. Its appraisal under the RPS states that the building is 'an attractive and prominently positioned market house and court house, which dominates the market square in the centre of Kilbeggan.

#### *1.9 Principle of Development*

The principle of the development is supported as it will facilitate the *'My Open Library'* service which will attract a broader range of customers with increased use from the extended accessible opening hours. The proposed design will also provide a high-quality community hub consisting of multi-functional and multi-purpose spaces that are more suitable for larger gatherings, which will offer a wider range of services and facilities that meet local and strategic needs.

Overall, the principle of the proposed development is supported as it will make a positive contribution for those living both in and within close proximity to Kilbeggan.

#### *1.10 Zoning*

The proposed works are located on lands which are zoned as 'Mixed Use' under the WCDP 2021-2027. This 'Mixed Use' zoning reflects the mixture of uses which have always co-existed in town/village centres and which offers the variety required to make them attractive and important places for community interaction.



The zoning provides for a range of uses to sustain and enhance the vitality and viability of town centres, making provision where appropriate, for primary and secondary uses e.g. commercial/retail/service development as the primary use with residential development as a secondary use. Secondary uses will be considered by the local authority having regard to the particular character of the area and its role in the Settlement Hierarchy.

### *1.11 Archaeology*

The site is located within a Zone of Archaeological Potential. The nearest recorded monument WM038-017 (Historic Town) adjacent to the subject site and WM038-017006 (Church) located approx. 200 metres west of the subject site. The proposed development works are at a distance removed from this monument and, if permitted, would not negatively impact on their setting.

No comments on archaeology were received as part of the statutory consultation process.

### *1.12 Architectural/ Built Heritage*

The subject lands are situated within any Architectural Conservation Area (ACA) and the Former Market House is a listed a Protected Structure (RRPS Ref. WM038-047) under the Westmeath County Council Record of Protected Structures and on the National Inventory of Architectural Heritage (Reg. No. 15321052, with a Regional rating).

Comments from both the WCC Conservation Officer and the WCC Architect, outlined under the *Internal Sections Reports Received - Section 2.1* of this report, have indicated that the proposal raises no significant concerns regarding Architectural Conservation and as there should be very minimal loss of historic material, the net interventions being reversible, should be generally positive.

It is considered that the proposal will enhance rather than detract from or adversely affect the special character of the area and setting of the former Market House (a Protected Structure) and the ACA.

### *1.13 Services Provision*

Foul water from the site is connected to an existing foul water system. There are no alterations to the foul and surface water networks and the proposed development will not generate any additional discharge.

### *1.14 Natural Heritage*

#### *1.14.1 Ecology*

The proposed works are not located within any designated pNHA, NHA, SAC or SPA. It is Council policy 'to protect plant, animal, species and habitats which have been identified by the Habitats Directive, Birds Directive, Wildlife Act (1976) and (Amendment Act) 2000, and the Flora Protection Order S.I No. 94 of 1999' (policy P-NAT3 WCDP). The closest designated

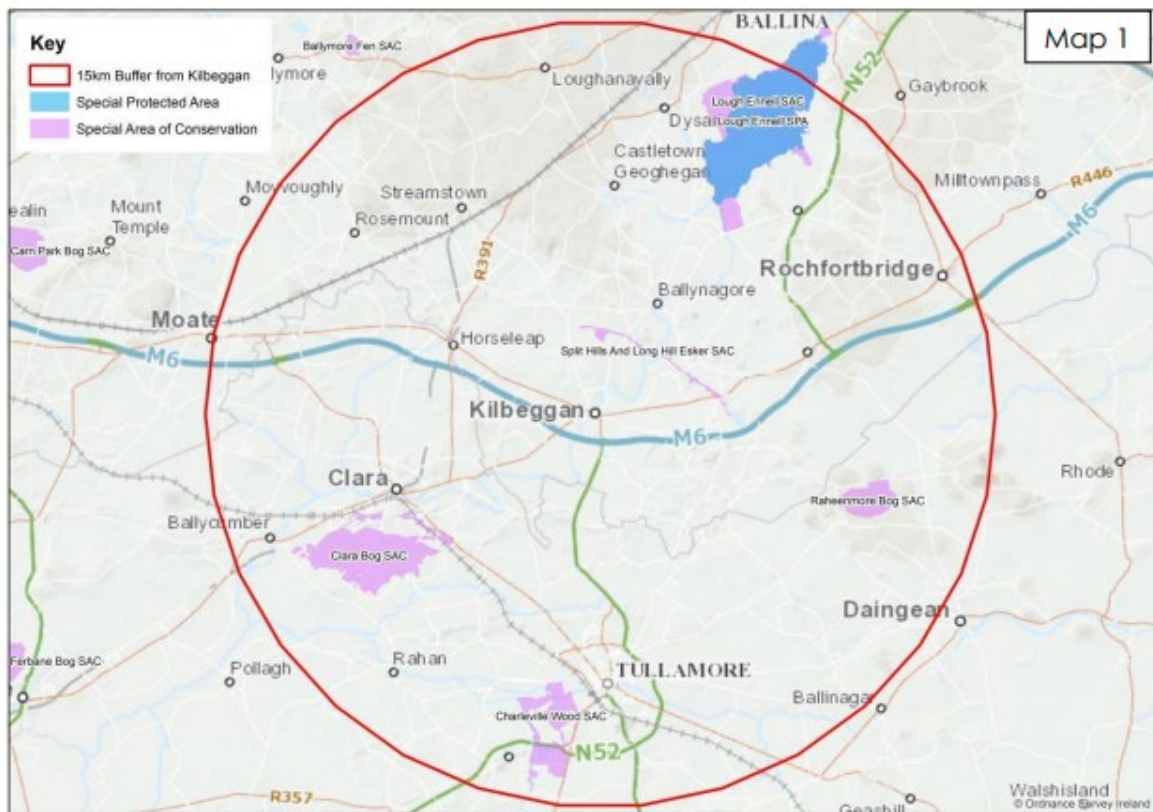
site to the subject site is Split Hills and Long Hill Esker SAC (ref code: 001831) which is located a distance of circa 3km respectively from the proposed site.

### 1.15 Appropriate Assessment

Appropriate Assessment is a standard legal requirement for all plans and projects likely to have a significant impact on European sites i.e. Special Areas of Conservation (SAC) or Special Protection Areas (SPA). The subject lands are not designated within a European Site.

A screening report for Appropriate Assessment prepared by Westmeath County Council was submitted with the Part 8 plans and particulars. The report assessed the potential impacts of the development on the Natura 2000 network. This report identified that Split Hills and Long Hill Esker SAC (001831) located a distance of circa 3km respectively from the proposed works.

The report identified 6 European sites within a 15km radius of the subject site (2 of which are in County Offaly) and found that due to the location of the proposed site, the temporary nature of the construction works and its distance to the Natura 2000 sites within the Zone of Influence (Zoi), that the proposed project is not anticipated to have a significant impact via surface water, groundwater, groundwater to surface water, and land and air pathways to any Natura 2000 site.



Map 1 above outlines the European sites within a 15km Radius of Proposed Works to Kilbeggan Library.

Having regard to the Appropriate Assessment Screening prepared in association with proposed development and given the nature, type, scale and location of the proposed works associated with the Kilbeggan library within the existing built-up urban core area of the town, remote from any Natura 2000 site(s) it is considered that the proposed development, including construction stage works, either in combination or alone, will not give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives.

It is therefore concluded that progression to the second stage, a full Appropriate Assessment and accompanying Natura Impact Statement are not required. The development, individually or in combination with another plan or project, is not likely to have a significant effect on a European site.

#### *1.16 Environmental Impact Assessment*

The development works do not fall within the scope of the Infrastructure project types prescribed. In this regard and having considered the appropriate criteria, the project is unlikely to give rise to significant environmental impacts and **an Environmental Impact Assessment Report for this development is not required.**

## *Section 2*

### *2.0 Internal Section Reports and Prescribed Bodies Submissions*

#### *2.1 Internal Sections Reports Received*

**District Engineer, Athlone Moate Municipal District:** No objection, subject to the development being carried out in accordance with Part 8 documentation.

**WCC Conservation Officer:** No objection, the proposal raises no significant concerns regarding Architectural Conservation and as there should be very minimal loss of historic material, the net interventions being reversible, should be generally positive.

**WCC Chief Fire Officer:** Fire safety certificate application required (Revisions to the existing western elevations and changes to the escape routes on the 1st floor).

#### *2.2 Prescribed Bodies Reports Received*

**Department of Housing, Local Government and Heritage (DAU):** No Comment.

### **Chief Executive Response**

The content of the submissions from the internal departments and the Department of Housing, Local Government and Heritage are acknowledged. It is considered that the proposed works are consistent with Council policy.

## Chief Executive's Recommendation

It is recommended that the development should proceed as proposed.

### *Section 3*

#### *3.1 Public Observations/Submissions Received*

One (1) public submission was received during the statutory public consultation period. A synopsis of the issues raised within this submission and the Chief Executive's response to same is set out in Section 3.2 below.

#### *3.2 Summary of submissions and subsequent response from the Chief Executive to each submission received.*

##### *3.2.1 Submission 1: Emma Cassidy - Submission overview*

This submission is generally supportive of the introduction of the 'My Open Library' service in Kilbeggan allowing for longer access hours and its proposed refurbishment to allow for more usage of the space. However, the submission refers to a number of areas which are noted as being 'changes which conflict with new Library Strategy' and makes reference to several sections of the '*National Public Library Strategy 2023-2027*' (Government of Ireland publication) which are outlined in more detail below.

##### *3.2.2 External and internal building treatment and signage*

The submitter raised concerns in relation to the building refurbishment, reorientation and internal designated spaces of the library, the loss of meeting rooms/spaces, an unsuitable sensory area and the proposed window space on the extension end of the building, which the submission notes as being out of character to the building. The submission supports the proposed new signage and recommends it is placed in conjunction to the existing WCC sign.

##### *3.2.3 Proposed Sensory Area Unsuited*

The submitter has suggested that a separate room with sound insulation be provided so as to be more suitable than the proposed sensory area which is shown as separated by a sliding folding partition, which the submitter states will not keep out noise, defeating the purpose of that space.

##### *3.2.4 Internal Layout and Operation of the Library*

- The submitter refers to the proposed separation of the children's library from the adult's library by 2 doors. The submission notes that the existing children's library area provides a more convenient, connected and safer space.

- The submission notes there is no proposed self-service machine for returning/taking out books in the children's area meaning that children will have to come into the adult's area for this service.
- The submission notes that the lift leads directly into the new children's area, and thus also leads directly out, which could be a safety issue. It also means that any patron entering the library via the lift will have to go through the children's area, which can get untidy and cause potential trip hazards.
- The submission states that the exhibition space is also proposed to be in the area of the new children's library, outlining that a noisy children's area is not an ideal space for the enjoyment of an exhibition.
- The submitter also refers to the absence of an area for staff in the new children's area, and notes that with the removal of the main reception desk will make it more difficult to find staff to help with issues (which regularly occur).
- The submission supports the repainting of the walls and replacement of the carpets but also recommends more proactive use of the high walls and spaces for local art or display purposes.

### 3.2.5 *Removal of meeting rooms/ spaces*

- The submitter makes reference to several points to sections of the 'Libraries for all – The Library is the Place: Information, Recreation, Inspiration National Public Library Strategy 2023-2027' (Government of Ireland publication). Specific reference is made to Section 2, 4, 5 and 8 and points 17, 23, 30 and 46 of the Strategy, which identifies the libraries 'ambition' and 'role at the centre of communities', and refers to maximizing library services and facilities, including spaces for community engagement, research, education, and recreation, supporting the development and roll out of new and innovative services and producing and supporting local cultural events, festivals, exhibitions, and residency programmes, working with the creative community at local and national levels.
- In response to **Point 17** of the Strategy, which refers to the 'expansion of services/facilities for teens/young adults to engage more with libraries', the submitter states that the plans put forward for Kilbeggan library are removing 2 spaces which are currently used for events and activities for teens (for example the recent Brick Flix and Graphic Novel workshops).
- The submitter states that the proposed plans are in conflict with **Point 23** of the Strategy, which indicates that "*Meeting, study and social space is freely accessible for individuals, local organisations and groups*" based on the removal of the 2 rooms currently used as meeting spaces for local craft group, local bridge club, two HSE work groups, occasional private group activities, and individuals who use the space for work.

- The submitter also makes reference to **Point 46** of the Strategy which states that "Libraries will create and hold events, activities and exhibitions as part of national festivals celebrating Ireland's culture such as Criunniú na nÓg, Seachtain Na Gaeilge, Bealtaine, Heritage Week and Culture Night". The submitter states that based on the events during Heritage Week (Basket Weaving, Crochet), and states that based on the proposed plans activities would not be possible to run again as there isn't space available for them.

### 3.2.6 *Lack of Consultation*

- The submission quotes **Point 30** of the strategy which states that "*All new and refurbished library buildings will be developed to meet local community needs, and will adhere to the Capital Management Process in order to meet the high standards of construction, energy efficiency, capital project management and compliance, accessibility and service delivery*" and states that there was no consultation or assessment of local community needs carried out prior to the design or tender process.

### 3.2.7 *Access to Toilet Facilities*

- The submitter also notes that there is also a small issue on accessibility as there is no disabled toilet in the plan.

## CHIEF EXECUTIVE RESPONSE (SUBMISSION 1)

The content of this submission is noted.

### 3.3 *Response to Submission: External and Internal Building Treatment and Signage*

In relation to the proposed works concerning the external building treatment;

- The large window addresses the visibility of the library from street level and brings day-light deeper into the floor plan, which was welcomed by the client team.
- The 2010 extension to the 19th Century protected structure had been designed to look and feel that it belonged to the 19th century, and of similar or greater importance of use than the protected structure itself. The proposed changes to the extension will allow the façade of the extension to convey its true age whilst allowing the importance of the protected structure to become more prominent.
- The windows will be repaired but cannot be openable due to public safety.
- A new heating / ventilation system is being provided.
- The proposed signage needs to be larger than the existing signage as the entrance of the Library is lost within the context of the town square; additionally the proposed signage needs to be in either Irish only or bilingual. The current proposal allows for both languages in a unique and user-friendly manner.
- The removal of the "Westmeath County Council" Signage is provided for in the proposals.



### 3.3.1 *Response to Submission: Proposed Sensory Room Unsuitable*

- The Client team was consulted on the sensory space and the provision of sliding folding doors will provide some level of sound reduction whilst also allowing the space to be used during quieter periods in the library. Further internal alterations to the design and layout may also be considered by way of exempt development if considered necessary.

### 3.3.2 *Response to Submission: Internal Layout and Operation of Library*

- The proposed design provides for multi-functional and multi-purpose spaces that are more suitable for larger gatherings as the existing individual meeting rooms did not allow for large gatherings. This design was welcomed by the client team. It is noted that the determination of the use in any of the individual spaces/services is an operational matter.
- The proposed children's library space was designed with children in mind as the current Children's library is not inviting for children (currently located to the rear of the library building).
- The lift access at first floor will be controlled by a card reader to prevent children from accessing the lift without parental guidance.
- Access through the Children's Library from and to the lift will be an operational matter.
- The use of the Children's Library / exhibition as multi-purpose space will be an operational matter.
- The distance from the Children's Library to the Adult Library is less than 10 metres apart which is viewed to be a minimal distance between the two areas.
- In response to the concerns regarding the removal of the existing large desk, it is considered that this will provide more space for public enjoyment of library services. It is proposed that all library services will still be provided at the staff points, including one positioned by the existing lift in the new proposed children's library section and one staff point in the new proposed Adult Library.
- Decoration and Artwork is one of the main objectives of the design proposal.

### 3.3.3 *Response to Submission: Removal of meeting rooms and spaces*

- In response to the submissions' concerns regarding the removal of meeting rooms and spaces it is noted that as the total space of the existing library floor area available does not meet the total area identified in spatial requirements / accommodation schedule, the proposed design needed to be a multi-purpose/multi-functional and flexible and ultimately the proposed design focuses on providing a number of spaces of varying sizes to suit the required uses at any given time.
- In response to the submissions' reference to Libraries for all - **Section 2, Section 4 Section 5, Section 8 and Points 17 23 and 46**, all required services will be provided within the proposed design. The determination of the use in any of the individual spaces and services is an operational matter. Libraries for all – All required services will be provided within the proposed design.



### 3.3.4 *Response to Submission: Lack of Consultation*

- In response to the concerns raised by the submission in relation to **Point 30** and lack of consultation, it should be noted that the Part 8 application is subject to public consultation which provides an opportunity for any members of the public or other interested groups to submit observations in association with a proposal for consideration.

### 3.3.5 *Response to Submission: Access to Toilet Facilities*

- The current accessible WC toilet provision remains as existing within the proposed design and all required services will be provided within the proposed design.

## **CHIEF EXECUTIVE'S RECOMMENDATION (SUBMISSION 1)**

Having regard to the afore considerations, it is recommended that the development should proceed as proposed.

## *Section 4*

### 4.1 *Conclusion*

It is considered that the development works proposed to facilitate the 'My Open Library' service will enhance and provide a much-improved library service to meet the needs of both existing and future residents in Kilbeggan town and its immediate surrounds.

Having regard to the plans and particulars submitted as part of this Part 8 application and the content of submission received, subject to the recommendations set out above, it is considered that the proposed development:

- would not impact negatively on natural or architectural heritage
- would not seriously injure the amenities of the area or of property in the vicinity
- would be acceptable in terms of traffic safety and convenience.

Having considered the plans and particulars in association with the development proposal, it is considered that the development is consistent with national, regional and local (Westmeath County Development Plan 2021-2027) policy and as such is in accordance with the proper planning and sustainable development of the area.

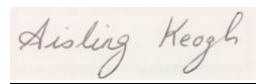
### 4.2 *Chief Executive Recommendation*

It is considered that the proposed development, is consistent with the provisions of the County Development Plan, and, as such, is in accordance with the proper planning and sustainable development of the area.

Accordingly, it is recommended that the development proceeds in accordance with the scheme documentation, except as may otherwise be necessary to comply with the following requirements:

(1) Construction Management Plan

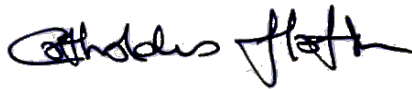
The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development.



**Aisling Keogh Executive Planner**

01/09/2023

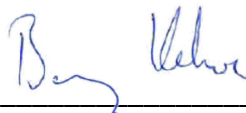
**Date**



**Cathaldus Hartin, Senior Planner**

12/09/2023

**Date**



**Barry Kehoe, Director of Service**

12 September 2023

**Date**



**Pat Gallagher, Chief Executive**

12 September 2023

**Date**