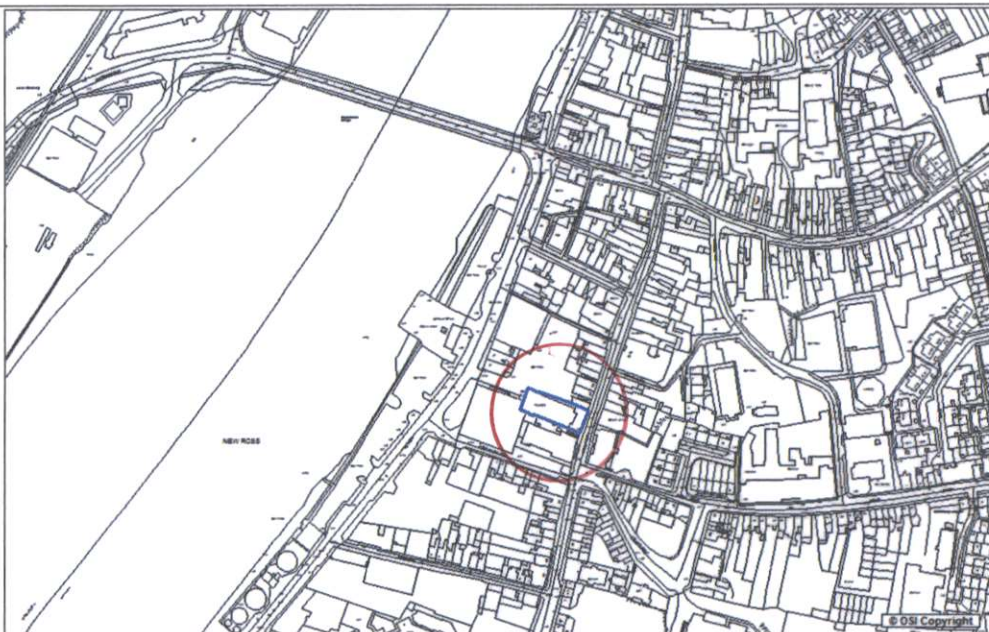


22.04.2024

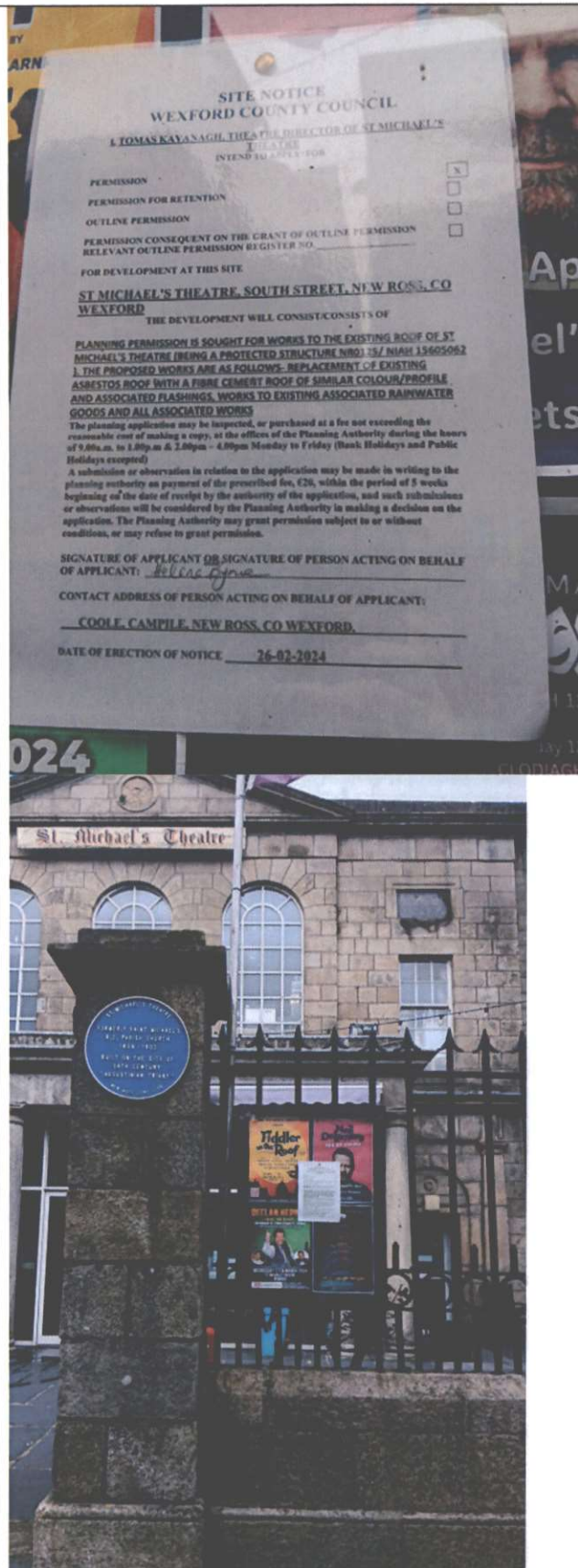
On receipt of F.I. refer to:	Date Referred

Registered Date	27-Feb-2024
Date Received by Decisions Office	WEXFORD COUNTY COUNCIL RECEIVED 22 APR 2024 PLANNING SECTION
Due Date	22/04/2024
FI Date	

Wexford County Council Planning Report

Application No.	20240203
Applicant	Tomas Kavanagh, Theatre Director of St Michaels Theatre
Location	 The site is located in New Ross, New Ross Urban
Description	Development Proposal: Permission is sought for works to the existing roof of St Michaels Theatre (being a protected structure NR0125/NIAH 15605062). The proposed works are as follows; replacement of existing asbestos roof with a fibre cement roof of similar colour/profile and associated flashings, works to existing associated rainwater goods and all associated works

	Site Description:  Site Size: 0.06 Relevant Planning History:
Enforcement	There is no Enforcement listed on APAS on 22 /04 / 2024
Preplanning	The applicant has given no details of any preplanning meeting held.
Site Notice	The Site Notice was inspected by Niamh Lennon The Site Notice was inspected on 21/03/24 The site notice was in accordance with the Planning & Development Regulations 2001 (as amended) at the time of inspection.



Referrals

roadsplanning@wexfordcocco.ie who recommends that permission be granted

Roads Inspection Report

28 MAR 2024

PLANNING SECTION

TO: Planning Section

FROM: Shane O'Rourke, Executive Technician, New Ross MD

Application No.: 20240203

Applicant Name: Tomas Kavanagh, Theatre Director of St Michaels Theatre

Application Type: Permission

Location: New Ross, New Ross Urban

Proposal: Permission is sought for works to the existing roof of St Michaels Theatre (being a protected structure NR0125/NAH 15605062). The proposed works are as follows; replacement of existing asbestos roof with a fibre cement roof of similar colour/profile and associated flashings, works to existing associated rainwater goods and all associated works.

L-4500-3. Proposed works to existing theatre. Application has no impact from a Roads perspective.

Recommend Grant with Conditions:

- Public footpath to be kept clear of obstruction at all times.

Senior Executive Scientist (Environment) Rec Grant

RECOMMENDATION OF SENIOR EXECUTIVE SCIENTIST
(ENVIRONMENT)WEXFORD COUNTY CC
REL: P/11/15

18 APR 2024

PLANNING SECTION
Theatre

MEMO: PLANNING SECTION

PLANNING APPLICATION: 20240203

APPLICANT: Tomas Kavanagh, Theatre Director of St Michaels Theatre
New Ross, New Ross Urban

RECOMMENDATION: Grant with conditions

With regard to the above application the following points are noted:

1. Permission is sought for works to the existing roof of St Michaels Theatre (being a protected structure NR0125/NAH 15605062). The proposed works are as follows; replacement of existing asbestos roof with a fibre cement roof of similar colour/profile and associated flashings, works to existing associated rainwater goods and all associated works.
2. The property subject of this location is connected to the mains water/sewer supply
3. Dust and noise during the construction phase may be an issue.

It is therefore recommended that permission be granted subject to the following conditions:

1. A contractor specialised in asbestos removal and storage will be required for demolition and safe removal of existing structural asbestos from site.
2. Noise emanating from the development shall not cause to be measured at the facing elevation (outside) of any dwelling in the area, during the hours 0700 – 2100 a noise level of 55 dB(A) (Laeq 1 hour) and during the hours 2100 – 0700 and Sundays and Bank Holidays a noise level of 42 dB(A) (Laeq 1 hour). The noise is also not to be impulsive in nature or have any tonal element which is 5 dB(A) above the adjacent frequencies.
3. POL01 Dust emission or total particulate release to the airborne environment shall not exceed 350mg/m2 per day. Dust measurements shall be carried out, in real time, by direct reading airborne particle measuring equipment, capable of measuring for different dust particle sizes simultaneously, to include at a minimum Total Suspended Particles (TSP), and Particulate Matter <10 um (PM₁₀) fractions. This equipment is to have the English EA MCERTS certification or equivalent, which ensures reliable and accurate recording of PM₁₀ data.

Signed  Date 18/04/24

Submissions/ Observations	There were no submissions recorded on APAS when checked on 19/04 / 2024 ✓
National Policy	National Planning Framework – Project Ireland 2040 Regional Planning Guidelines – a Regional Spatial and Economic Strategy (RSES) for the Southern Region of Ireland Guidelines for Appropriate Assessment of Plans and Projects in Ireland Guidelines for Planning Authorities and An Bord Pleanála for carrying out Environmental Impact Assessment ✓
Development Plan	Wexford County Development Plan 2022 – 2028 • <u>Volume 1 Written Statement</u> ○ 8.8 Sightlines which Require Works ○ 9.5 Water Supply ○ 9.11 Flood Risk and Surface Water Management ○ 15.6.2 Universal Access and Design • <u>Volume 2 Development Management</u> ○ 6.2.6 Siting and Design of Access/Egress Points ○ 8.2 Water ○ 8.3 Wastewater • <u>Volume 7 Landscape Character</u> ○ 3.0 Landscape Character Assessment Is the Land Zoned: No (zoned Town Centre under the lapsed New Ross Town Plan) Does Part V apply to the proposal: No Has Section 97 been applied: No

Biodiversity	EIA Required: No AA required: No Please refer to attached Screening Report		
Conservation Area/ Protected Structure/ Registered Monument	Conservation Area No/	Protected Structure Yes RPS Number: NR0125	Registered Monument No
Zone of Archaeology	Yes New Ross Town: WX029-013		

National Road Schemes	No record found in spatial analysis for National Road Schemes
Development Contributions	<u>Development Contributions Scheme 2018</u> Levies not applicable, new roof
NIAH No 15605062	Description Detached eight-bay double-height Catholic chapel, built 1806, on a rectangular plan comprising seven-bay double-height nave opening into single-bay double-height chancel (west) on an engaged half-octagonal plan; five-bay two-storey entrance (east) front centred on three-bay two-storey pedimented breakfront with (single-storey) prostyle tetrastyle portico to ground floor. "Improved", 1884/8, producing present composition. Closed, 1902. Reconstructed, 1957-60, to accommodate alternative use. Renovated, 1997-9. Replacement flat corrugated-iron roof behind parapet with cast-iron rainwater goods on rendered eaves retaining cast-iron downpipes. Part repointed granite ashlar walls to entrance (east) front on cut-granite plinth with cut-granite "Cyma Recta"- or "Cyma Reversa"-detailed cornice on blind frieze centred on ball finial-topped pediment; roughcast surface finish (remainder) on rendered base with roughcast stepped piers having rendered coping. Remodelled central openings. Pair of square-headed flanking door openings in round-headed recesses with cut-granite surrounds framing replacement glazed uPVC doors. Grouped round-headed central window openings (first floor) with cut-granite sills, and granite ashlar voussoirs framing replacement fixed-pane fittings replacing twelve-over-twelve timber sash windows without horns having fanlights. Square-headed flanking window openings below inscribed cut-limestone panels with cut-granite sills, and cut-granite lintels framing replacement six-over-nine timber sash windows. Round-headed blind openings in square-headed recesses (remainder) with cut-granite sills, and concealed dressings framing cement rendered infill. Interior

	reconstructed, 1957-60. Set back from street with granite ashlar piers to perimeter having "Cavetto" stringcourses below truncated pyramidal capping supporting arrow head-detailed wrought iron double gates. Appraisal A chapel representing an important component of the early nineteenth-century ecclesiastical heritage of County Wexford with the architectural value of the composition, 'a spacious and elegant structure with large pointed windows [sic] and faced with granite' (Lewis 1837 II, 532), suggested by such attributes as the compact rectilinear plan form, aligned along an inverted liturgically-correct axis; the neo-Classical frontage centred on a pillared portico demonstrating good quality workmanship in a honey-coloured granite; and the pedimented roofline: meanwhile, aspects of the composition, in particular the pillared portico, illustrate the continued development or "improvement" of the chapel in the later nineteenth century with those works attributed to William Hague (1836-99) using money diverted from an ad-hoc fundraising campaign for a new parish church (Cullen 2001, 33). NOTE: Although the prominent town centre site has been cited as evidence of religious tolerance in the period leading up to the Roman Catholic Relief Act, 1829, private family discord is borne out by the fact that the site was obtained from Nicholas Loftus Tottenham (1745-1823) under protest from his brother Charles Tottenham MP (1743-1823) of the opposing Delare House (see 15605135; <i>ibid.</i>, 26-30).
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Issues

Architectural Heritage impact Assessment

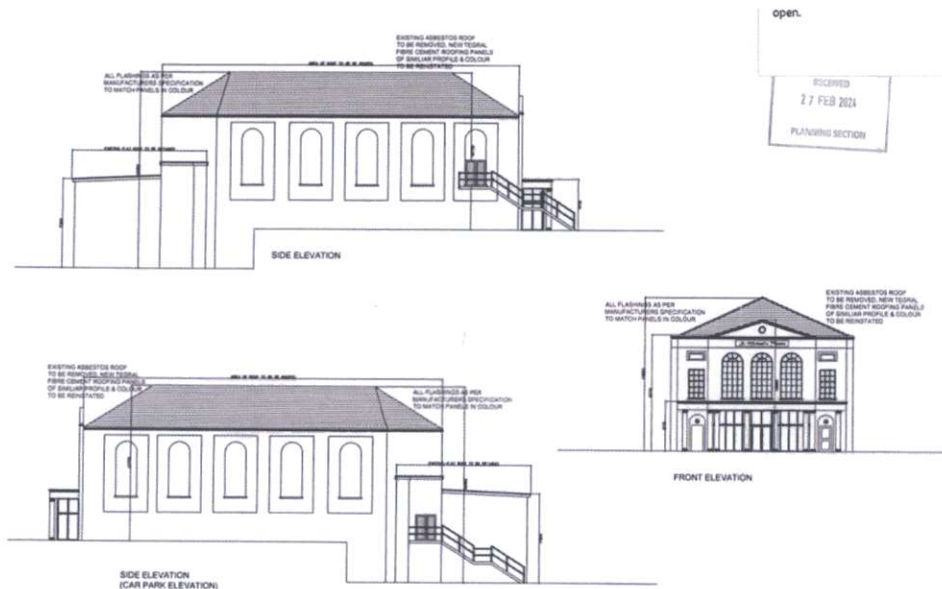
Report by Sean Mahon Architect MRJAI. SM Architects Ltd. Architect accredited in Conservation Grade

Impact on character of building:

- The works as proposed will not have a significant impact on the character of the building for the following reasons;
- The cladding to be removed is not original to the building (it replaced a slated roof)
- The cladding is being replaced by a similar cladding in profile colour and texture (like for like)
- The cladding to the roof is not visible from the streets surrounding the building as they are hidden behind parapets and it is not visible internally.
- The works are necessary to ensure rain water penetration is prevented In the long term and will mean the roof will stay water proof for many decades to come

Report concludes "The works as proposed to be carried out will not have any significant impact on the built character of the building. The works themselves will not be visible to passersby or to visitors to the theatre. It is my opinion that the works are necessary to ensure the buildings future and that the works will not impact significantly on the character of the building."

Design and Materials



Access

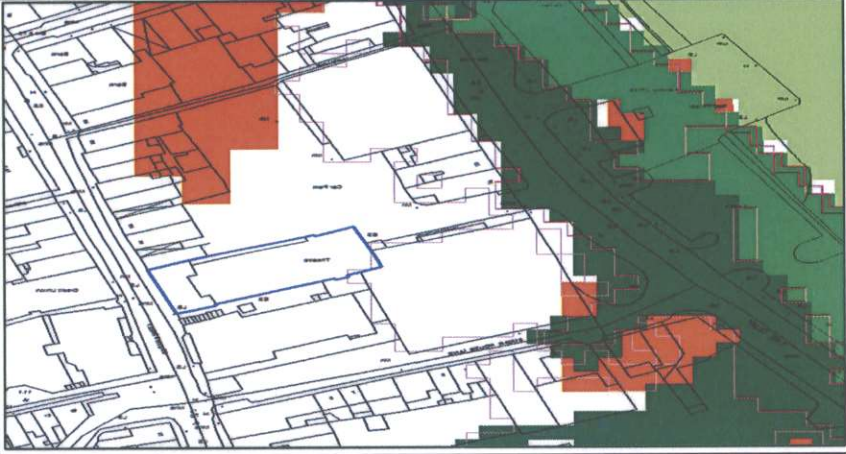
The site will be accessed via an already existing entrance.

Water Supply

The site will be supplied with water via an existing connection.

Effluent Treatment

Existing connection to a public foul sewer

	<u>Drainage</u> Stormwater attenuation has been proposed and is considered to be satisfactory. <u>Flood Risk Assessment</u>  OPW Flood Map Category C
Conclusion ✓	The proposed works are largely maintenance and repair, I note the lack of detail regarding the replacement roof tiles (appropriate condition attached) The proposed works are considered to be in line with the Policies and Objectives of the County Development Plan 2022-2028. ✓
Recommendation ✓	It is recommended that Permission be Granted subject to the following condition(s).

MATTERS CONSIDERED

In making its decision, the Planning Authority had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASON AND CONSIDERATION FOR DECISION ON PLANNING REG. NO. 20240203

Having regard to provisions of the Wexford County Development Plan 2022-2028, the referral responses received and all other material considerations, it is considered that subject to compliance with the following conditions, the proposed development would not seriously injure the amenity of the area and would therefore be in accordance with the proper planning and sustainable development of the area.

5 NO. CONDITIONS ATTACHED TO PLANNING REG. NO. 20240203

1)	SPE02	The proposed development shall be carried out in accordance with the plans and particulars lodged with the planning application, except as otherwise required by the conditions of this permission. REASON: To ensure the proposed development accords with the permission and that effective control is maintained. ✓
2)		Management of waste materials, including the removal of hazardous/ potential hazardous materials at the site shall include measures for the appropriate segregation and removal of asbestos containing materials (ACM) to an authorised treatment facility using an authorised waste collection permit holder. REASON: In the interests of the proper planning and sustainable development of the area ✓
3)		The access to the site shall be maintained in accordance with the submitted plans. REASON: To ensure site access during construction with the provision of the required sightlines in the interest of traffic safety. ✓
4)		Dust emission or total particulate release to the airborne environment shall not exceed 350mg/m² per day. Dust measurements shall be carried out, in real time, by direct reading airborne particle measuring equipment, capable of measuring for different dust particle sizes simultaneously, to include at a minimum Total Suspended Particles (TSP), and Particulate Matter <10 µm (PM₁₀) fractions. This equipment is to have the English EA MCERTS certification or equivalent, which ensures reliable and accurate recording of PM₁₀ data. Reason: To Prevent dust pollution and in the interests of the proper planning and sustainable development of the area ✓
5)		Prior to the commencement of works, a sample the proposed roof tile shall be submitted to the Planning Authority for their written approval for its use. REASON: To ensure the proposed development accords with the permission and that effective control is maintained. ✓

Advice Notes

AN 01

Section 34 (13) of the Planning & Development Act 2000 (as amended) reads "A person shall not be entitled solely by reason of a Permission under this Section to carry out any development."

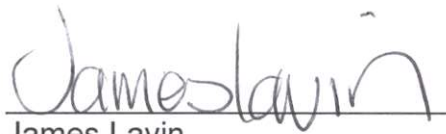
This is referred to in the context of the need to avoid infringing in any way the rights of adjoining property owners.

AN 02

The development shall comply with The Building Regulations 1997 (as amended). The Building Control Section of Wexford County Council can be contacted for any advice in connection with the Building Regulations.

AN 04

All works to the public road or footpaths, including temporary works, will require consent from the Roads Section of Wexford County Council.



James Lavin
Senior Executive Planner

Date: 22 April 2024

