

MINUTES OF SPECIAL MEETING IN COMMITTEE HELD ON MONDAY, 3RD DECEMBER, 2018 AT 4.00 P.M.

Chair: Eamon Aylward.

Cllrs: John Brennan, Tomás Breathnach, Mary Hilda Cavanagh, Peter Cleere, Fidelis Doherty, Matt Doran, Michael Doyle, Pat Dunphy, David Fitzgerald, Ger Frisby, Pat Fitzpatrick, Breda Gardner, David Kennedy, Joe Malone, Michael McCarthy, Malcolm Noonan, Melissa O'Neill, Patrick O' Neill & Maurice Shortall.

Officials: Colette Byrne, Martin Prendiville, Tim Butler, Mary J. Mulholland, Sean McKeown, Anne Maria Walsh, Tony Lauhoff, Denis Malone, Michael Delahunty, Josephine Coyne, Bríd Hynes, Simon Walton, Nicolaas Louw.

Apologies: Cllrs. Patrick McKee.

Cllr. Aylward advised that the Special Meeting has been called to update Members on progress in the Abbey Quarter. He advised that a presentation will be given to the Members and there will be opportunity for Members to ask questions.

Ms. Colette Byrne welcomed Mr. Jason Clerkin to the Council Chamber. He was appointed CEO of the Kilkenny Abbey Quarter Development Ltd. during the summer and replaces Mr. Kevin McCormack.

She advised the Members that grant funding of €4.76m has been approved in recent days from the Urban Regeneration & Development Fund for a number of public realm projects in the Abbey Quarter and adjoining streets.

She further advised that grant funding of €1.8m under the Regional Enterprise Development Fund has been announced for a National Design Innovation Hub. The partners for this project are Carlow Institute of Technology, Design & Crafts Council of Ireland, Kilkenny County Council, Kilkenny Industrial Development Company and Kilkenny Leader Partnership.

Ms. Byrne advised Members that a decision is required on the location of the City Library. It is proposed to house the new Library in the Mayfair Building. Ms. Mulholland will brief Members on this.

Mr. Tony Lauhoff gave a PowerPoint presentation on the following:

- Urban Regeneration & Development Fund - works to be carried including:
 - Riverside Linear Park
 - Horse Barrack Lane
 - Brewhouse Courtyard
 - Mayfair public realm
 - Temporary car and coach park
 - Tea House refurbishment
 - Cultural Hub
 - Extension of Medieval Mile
 - Refurbishment of Vicar Street
 - Off street connectivity
 - Lighting up the Medieval Mile
 - City Demarcation and gateways

- Overview of current status of public realm works on Horse Barrack Lane & Brewhouse Square (detailed design and tender documents completed with the works to commence in spring 2019 in tandem with the Brewhouse) ,Mayfair Public Realm (Design Team appointed).
- Riverside Park - Planning in place and detailed design completed - works to commence in Summer 2019, completion date end 2019.
- Urban Park on St. Frances Abbey - archaeological test excavations completed - this will facilitate the preparation of a conservation plan for the Abbey and other associated heritage structures.

Ms. Byrne advised that works on public realm will commence in early 2019. Abbey Quarter Partnership will be responsible for the development of the Brewhouse. The Council will be responsible for the public spaces which represents 60% of the site.

Mr. Jason Clerkin CEO of Abbey Quarter Partnership presented the following in his PowerPoint presentation:

- Development Phasing - overview and timeframe.
- Partnership dealing with the commercial building.
- Proposal for Hotel - Plot 5.
- Proposal for Campus of TUSE - Plots 12 & 13.
- Plots for mixed uses.
- Brewhouse - Proposed area 48,000 sq. ft., layout depicted and proposed internal and external finishes shown.

Ms. Mary Mulholland presented an overview of the Mayfair Building which is a statement building for the area.

- Planning in place for office use.
- Discussion with Abbey Quarter Partnership to use it as a public building i.e. City Library.
- Cost of construction/fit out for Library use - approx. €4m grant of €2.47m available from Department.
- Cost of developing new Library at John's Quay/Carnegie Library is €7m.
- "Change of use" planning required for Mayfair to be used as a Library.
- Department considered Mayfair site the best site for new Library.
- Carnegie Library - proposal to use this as Library Headquarters and Local Studies.
- Proposed delivery date - late 2020.

Ms. Mulholland advised that Members approval is required to proceed with this proposal.

Contributions were received from Cllrs. M. Noonan, D. Kennedy, J. Malone, B. Gardner, M. O'Neill, M. Shortall, P. Fitzpatrick, D. Fitzgerald, T. Breathnach, P. Cleere and F. Doherty in relation to the proposal to the renovation of Mayfair as a City Library. Number of issues arose in relation to cost, car parking, use of Carnegie Library, archives, asbestos on Abbey Quarter.

Ms. Mulholland responded in detail to all issues raised. Mr. Lauhoff responded in relation to asbestos.

It was proposed by Cllr. Peter Cleere, seconded by Cllr. Melissa O'Neill and agreed to proceed to Part 8 for development of new City Library in the Mayfair building.

Ms. Mulholland further advised that any project proposal for new library will incorporate proposals for use of the Carnegie Library.

Mr. Jason Clerkin resumed his presentation on the strategy for phasing development as follows:

- Phase 2: Hotel and Office Development: 2019 - 2022.
- Parking Strategy: 2019.
- Office/Third Level Campus: Progress Planning in 2019.
- Marketing Plan: Lisney appointed as Agents.
- High spec office space required outside Dublin.
- Easy access to Dublin/Waterford: Motorway/Rail.

Ms. Colette Byrne stated that the Council will be preparing an application for further funding under Urban Regeneration Funds. The next call for applications is expected in February 2019.

Mr. Tony Lauhoff outlined to the Members the current position in relation to the proposal to use an area of the site as a temporary car and coach park - Part 8 approved by Members in July 2018. Application for Judicial Review was made by a third party in September 2018. He further clarified the stages involved in appropriate assessment involved and the issues to be considered.

Mr. Tim Butler advised the Members that a decision has been made to agree the quashing of the the Part 8 approval for the temporary car park on the Abbey Quarter.

Issues considered in coming to this decision were:

- time involved in Judicial Review,
- cost of legal fees to defend the Council's position and
- the temporary nature of the proposed development being only 5 years.

The Council will consider going to An Bord Pleanala with a Part 10 Application.

Mr. Tony Lauhoff introduced Dr. Richard Clutterbuck of Archaeological Management Solutions Ltd. [AMS] - who has been engaged by Kilkenny County Council as Project Archaeologists for the development of the Abbey Quarter site.

Dr. Clutterbuck gave an overview in his PowerPoint presentation on the following:

- Archaeological Test Excavations.
- GPR Survey.
- Procurement of Archaeological Services.
- Survey of City Wall.
- Conservations of the upstanding City Wall.
- Oversight of Archaeological Works.
- Review of Reports.
- Input into designs.

In his presentation he outlined the various companies involved in the surveys and excavations and maps of the many locations surveyed and excavated. A total of 69 archaeological test trenches in 11 urban blocks and two Public Realm areas have been undertaken. Pictures of these locations and findings were shown to the Members.

Contributions/Queries were raised by Cllrs. F. Doherty, M. Noonan, B. Gardner, D. Kennedy, P. Fitzpatrick, D. Fitzgerald, T. Breathnach & M. Doyle in relation to the presentation.

Issues raised were:

- Role of Steering Committee for City Walls.
- Explore other options for car parking.
- Discover of human remains and what happens.
- Fáilte Ireland report on hotel requirements.
- Need for further archaeology investigations.
- Disturbance of concrete slabs area.

Dr. Clutterbuck, Mr. Lauhoff and Mr. Clerkin responded to all the queries raised.

Cllr. Aylward thanked all involved in delivering a very interesting and informative presentation. He also thanked the Executive for their input.

Special Meeting In-Committee then concluded.

CATHAOIRLEACH

DATE