



Aughrim Library _ Design Statement
Issue A _ 10 September 2026

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1.0 Introduction

1.1 Purpose of the Report

The Design Statement has been prepared to accompany a Part 8 Planning Application on behalf of Wicklow County Council to construct a new Public Library and community garden on a site on Main Street, Aughrim, Co. Wicklow. The site is within the catchment area of Arklow Municipal District Council. The application is made in accordance with the provisions of Part XI of the Planning and Development Act 2000 (as amended) and Part 8, Article 81, of the Planning and Development Regulations 2001 (as amended).

The Design Statement sets out the project context and the vision for the new library, identifies the project team members and outlines the design approach, heritage and environmental considerations in preparing the design documents. The report should be read in conjunction with the architectural drawings submitted in support of the application.

1.2 Project Background

The area to be served by the new Aughrim Library will be Aughrim Town and its environs. Aughrim has an urban population of 1,446 (Census 2022), but when its catchment area is included this increases to c. 5,000. Since 1986 it has been served with a library of only 40 sq. m. The current library in the town has little natural light and is no longer fit for purpose. It has an membership of c. 400, borrowing 5,000 items annually. With a purpose built modern library these use statistics are likely to increase to 1,500 and 20,000 respectively.

It is envisaged that the new library at Aughrim will provide a high standard modern library for its people and the surrounding communities. The building will be completed to nZEB specifications and will be fully compliant with the Building Regulations Parts A - M inclusive.

1.3 Library Vision

The vision for the new public Library in Aughrim is for a community building that will contribute positively to Aughrim’s unique heritage and geographic setting, will provide key spaces for learning, cultural exchange and commu-

nity led activities for the 21st Century and essential public infrastructural services for the town including IT services, a community garden and an accessible changing places WC facility.

The Library will act as a new central hub for community learning for all age groups and demographics. Children’s learning is emphasised through the building’s close proximity to Aughrim National School and teen study spaces are provided for young adults and adult’s continuing their education and learning journeys. Community rooms for workshops, seminars and sensory support learning complete the offering. The building is envisaged as a flexible and dynamic space that will host a variety of events and community programmes in addition to its core function as a book store and place of thought exchange.

The Library will support a diverse user base from individual research and reading through to presentations, performance and community meetings. These spaces will play a pivotal role in the wider cultural offering to Aughrim and surrounding lands.

1.4 Project Team

Applicant	Wicklow County Council / Arklow Municipal District
Main Contractor	P. K. Macann Ltd.
Lead Architect	Ben Mullen Architects
Consulting Engineer	MOCA
MEP	Base Engineering / Smiths of Wicklow
Landscape Design	Ben Mullen Architects
PSDP	MOCA
PSCS	P. K. Macann Ltd.
Assigned Certifier	MOCA
FSC / DAC	TBC

2.0 The Brief

2.1 A New Public Library for Aughrim

The design team were provided with a comprehensive briefing document that clearly set out the vision for the project as well as the technical criteria for the building and site. The County Librarian has overseen the preparation of this document and the brief has been tailored to the specific needs of Aughrim town.

2.2 Programme

The programme is guided by three core principles; learning, accessibility, community.

Learning at the Heart of the Library

The library will support individual and collaborative learning to all members of the town and community. It will include open access IT services and space for self-directed study for individuals and small groups including classes from the national school. Two publicly accessible rooms accommodate these functions in addition to the primary reading room and book store. The sensory garden is also thought of as a learning space where groups can gather to learn about biodiversity, ecology and our natural heritage.

Accessibility for Children, Young Adults, Families and Individuals

The library will be child and family friendly, designed to appeal to children, young adults and families with safe and welcoming spaces embedded into the historic fabric of the town. The library will be fully accessible for persons with disabilities and will be equipped with an accessible changing places WC, wheelchair accessible lift shaft for access to first floor level accommodation.

A Community Library

The library will be a hub for community engagement, fostering group learning, creativity and participation for all and will provide the town with a new civic meeting place. It will support these aims with new meeting rooms for groups to hold workshops, discussions and exhibitions. The landscaping

and sensory garden will act as an external room where the community can gather to enjoy and care for the natural environment.

2.3 Schedule of Accommodation

Entrance Area	14.50 sq. m.
Circulating Desk	19.00 sq. m.
Easy Area	15.00 sq. m.
Adult Library	40.00 sq. m.
Teenage Area	15.00 sq. m.
Children’s Library	35.00 sq. m.
IT Area	10.00 sq. m.
Canteen	05.00 sq. m.
Staff / Public Toilets	15.00 sq. m.
Landing	10.00 sq. m.
Study Area	22.50 sq. m.
Sensory Room	12.50 sq. m.
Storage	05.00 sq. m.
Public Room	25.00 sq. m.
Plant	05.00 sq. m.
Total	248.50 sq. m.
Vehicular Parking	5 no. 1 wheelchair accessible 2 no. EV charging ports 2 no. other
Sensory Garden	c. 60.00 sq. m.

3.0 Project Context

3.1 Legislative Context

The project identifies positively with Project Ireland 2040 - the National Planning Framework and its First Revision in April 2025. Within this context the project provides an opportunity to contribute positively to Effective Regional Development, the immediate local development of Aughrim's public realm and Making Stronger Urban Places in the town.

3.2 Local Context

The project also identifies with the Wicklow County Development Plan 2022 - 2028, the [Draft] Climate Action Plan 2024-2029, the Level 5 Aughrim Town Plan, the Specific Aughrim Objectives and the County Wicklow Biodiversity Action Plan 2026 - 2031.

CPO 7.55 of the Wicklow County Development Plan 2022 - 2028, addresses the specific mandate to facilitate and support the development of libraries within the county;

CPO 7.55 To facilitate and support the development of the library service within the County.

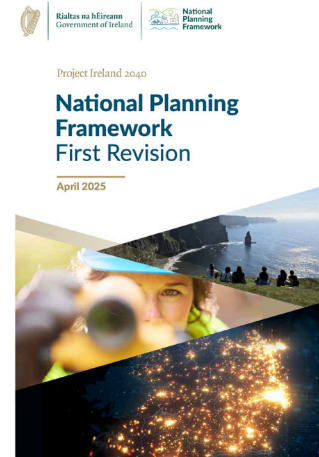
Within this context the project provides an opportunity to provide much needed library services and community infrastructure to the town and also presents an opportunity for the sustainable development of Aughrim in general terms.

3.3 Zoning

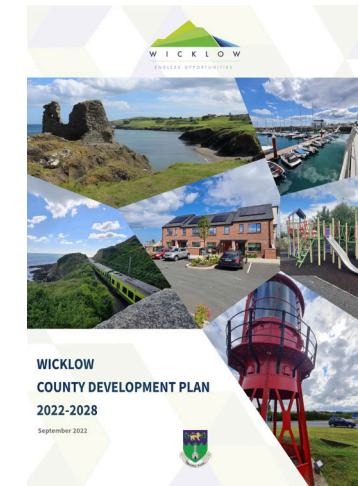
Aughrim Town Plan - Map 1 (As Altered) - Land Use Zoning

Zoning RE

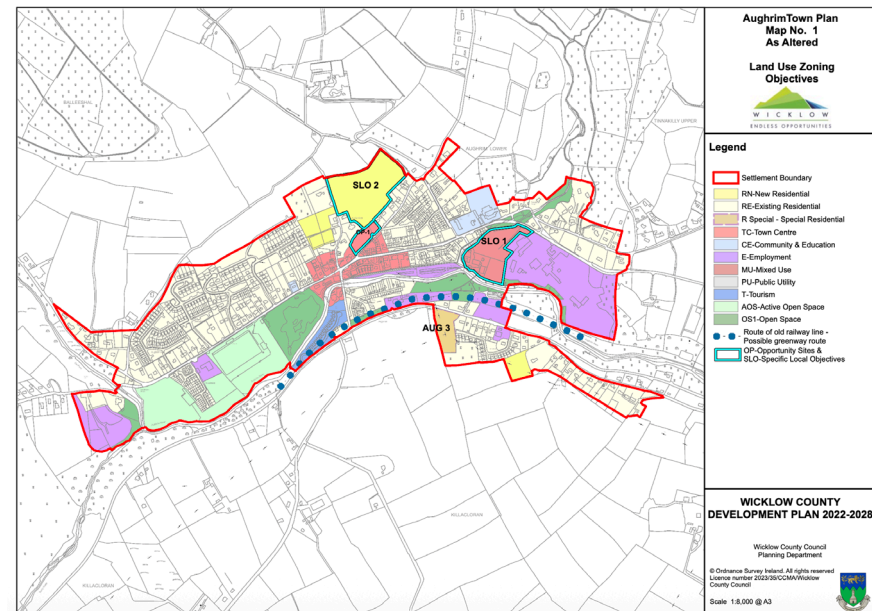
Existing Residential - Uses generally appropriate for residential zoned areas include houses, apartments, residential open space, education, community facilities, retirement homes, nursing homes, childcare, health centres, guest house, bed and breakfast, places of public worship, home-based economic activity, utility installations and ancillary development and other residential uses in accordance with the CDP. The provision of a library at this location therefore accords with the zoning objective of the Aughrim town plan.



National Planning Framework 2040



Wicklow County Development Plan 2022 - 2028



Aughrim Town Plan Map No. 1 (As Altered) - Land Use Zoning Objectives

4.0 Site

4.1 Site Data

Co-ordinates	52° 51' 22" N, 6° 19' 19" W
ITM	713004 (X), 679699 (Y)
Tailte Eireann	4308-B, 4308-C, 4308-D, 4309-A, 4309-C, 4309
Elevation	+ 72.0m OD
Site Area	753.50 sq . m.

4.2 Site Location

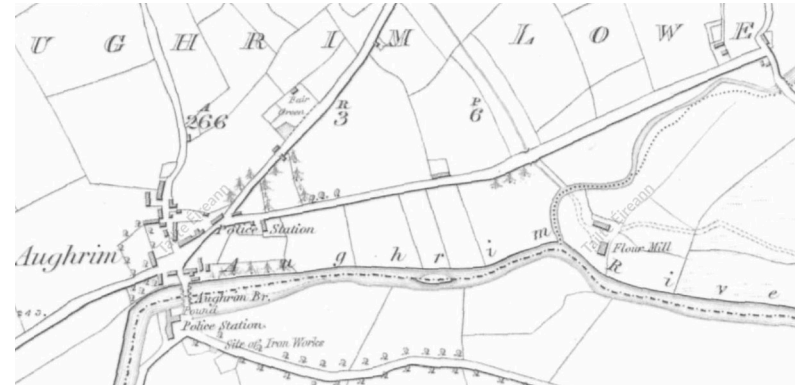
Main street,
Aughrim,
Co. Wicklow
Eircode (not yet registered)

The site is located on Main Street, the R753, in Aughrim town, Co. Wicklow and is well positioned to host a new public library as it connects several key points in the town; the iconic entrance gates of Aughrim Mill, the Church of the Most Sacred Heart and parochial house and Aughrim National School. Together, these buildings make a secondary civic centre to the town centre - one in which the library will consolidate and contribute towards. The site opens directly onto Main Street thus allowing vehicular and pedestrian access for library users. The site is bordered to the south by the constructed mill race for Aughrim Mill from Ballybreen Brook, a tributary flowing from Macreddin to the Aughrim River. A preliminary Flood Risk Assessment shows that the site is not located within a flood risk zone. Aughrim Town Plan Map No. 3 As Altered - Indicative Flood Zones in the Development Plan 2022 - 2028 refers.

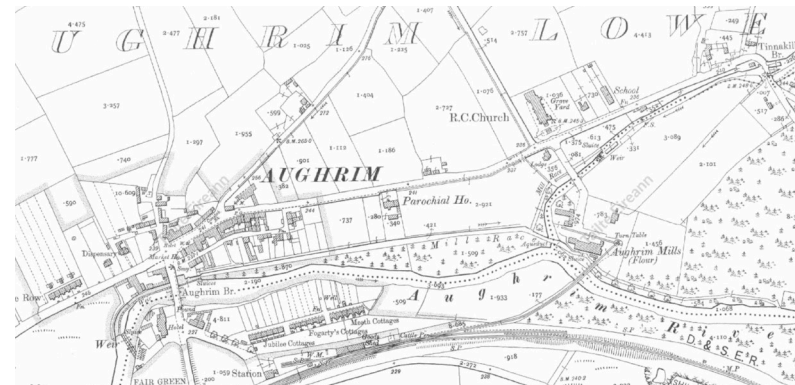
4.3 Evolution _ Urban Morphology

The First Edition OSI 6" Cassini Map surveyed between 1829 - 1842 records the presence of a Flour Mill to the south of the subject site, at the confluence of Ballybreen Brook and Aughrim River. The Flour Mill's access road from Main Street down is also evident. This map also records Aughrim Bridge and beginnings of the village centre with buildings on the site of the Market House and Lawless's Hotel *inter alia*.

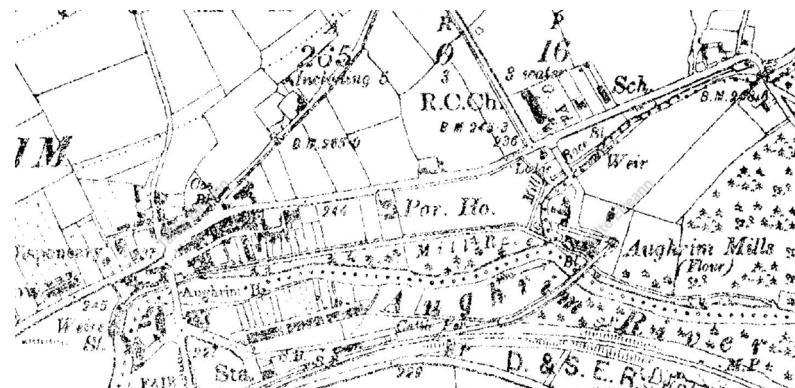
The First Edition 25" Map surveyed between 1887 - 1913 portrays a clear



OSI First Edition 6" Cassini Map, 1829 - 1842



OSI First Edition 25" 1887 - 1913



OSI Last Edition 6" Cassini Map, 1910 - 1950

4.0 Site

development of the town plan, in particular the construction of a series of terraced houses and workman's cottages associated with the Mill workers. Significantly this map also shows the arrival of the train line and the siding constructed to serve the Mill. The RC Church, parochial house and the National School are also evident as is the presence of the constructed mill race. St. Anthony's gate lodge is also visible but not perhaps the formal entrance piers to the mill itself.

4.4 Heritage

Aughrim is a fine example of an Anglo-Irish estate town, laid out in the early 1800's by the Earl of Meath from his base in Kilruddery, Bray, Co. Wicklow. Originally established as a market town for the Earl of Meath's estate. Aughrim or '*Eachdhruim*' has heritage value as an estate town and also is held in high regard as an area of granite quarrying and highly skilled stonemasons. The town was know locally as the 'Granite Village' due to the variety of granite buildings which have produced a coherent and identifiable architectural character.

Record of Protected Structures

There are three buildings listed on Wicklow County Council's Record of Protected Structures. These are;

Aughrim Market House	RPS 34-01
Aughrim Forge	RPS 34-02
Aughrim Mill	RPS 34-03

The site for the Library borders that of Aughrim Mill [RPS 34-03], a large mill complex with three warehouses of granite ashlar and other ancillary buildings. The mill was originally constructed in 1826 and expanded its operations in 1863. Between 1900 - 1910 a gate lodge and formal entrance piers were added to the Main Street entrance. The gate lodge, St. Anthony's is not recorded on the register of Protected Structures but is listed on the National Inventory of Architectural Heritage under Reg. No: 16320022. Aughrim Mill is also listed on the NIAH under Reg. No: 16320023 and is described as;

Detached multiple-bay part three-storey and part six and a half-storey mill, built c.1850. The building comprises of three main blocks which are



Fig. 15 Aughrim Mill



Fig. 16 Aughrim Mill



Fig. 16 Aughrim Mill

4.0 Site

laid out in linear fashion and which may have been built at slightly different stages; to the east there is a further small two-storey gabled addition while to the west there is a small two-storey part corrugated asbestos addition; the whole building is now derelict. The building is constructed part in random and part in coursed random granite rubble. Window openings are flat-headed with one over one timber sash frames. The plain timber sheeted doors are set within flat-headed openings. The pitched roof is finished with natural slate and has a bracketed eaves and cast-iron rainwater goods. The mill is sited to the north-east side of the confluence of the Aughrim River and a small unnamed tributary. The complex was served by a small branch line from the Shillelagh Branch of the Dublin & South East Railway.

4.5 Approach to the Heritage of Aughrim Town

The design approach to making a library in Aughrim town is guided by its significant heritage as a formal estate town with a strong material culture of stone masonry. This heritage value, together with the natural setting of the valley and river are reinforced with the siting of the new library building and its relationship to the street and adjacent civic buildings. The Church of the Most Sacred Heart is a gentle fusion of Victorian eclecticism and vernacular building traditions, localised and made specific through the use of granite. Aughrim National School displays a similar approach although is influenced by early Art & Crafts motifs also. These buildings with their strong gabled presence on Main Street have provided guiding principles in establishing the appropriate language for the new public library.

Aughrim Mill has also been closely observed as a significant heritage set piece within the towns historic development and future potential development. An Architectural Heritage Impact Assessment is not required in this instance as the proposed site for the library does not form part of the curtilage of the Protected Structure, however, it is noted that the library has been designed with heritage value of the immediate context in mind.

The intention for the project is to celebrate Aughrim's unique heritage in a holistic manner and to make a contemporary public building appropriate to its context and time.



Fig. 17 RC Church of the Sacred Heart



Aughrim Mill Entrance Gates



Fig. 18 RC Church of the Sacred Heart



Aughrim National School



Aughrim National School



Aughrim National School



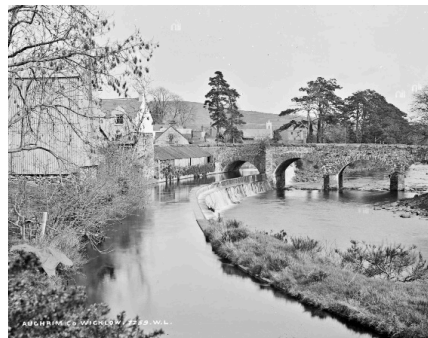
Aughrim Forge



Aughrim Train Station, constructed in 1865, photographic source unknown



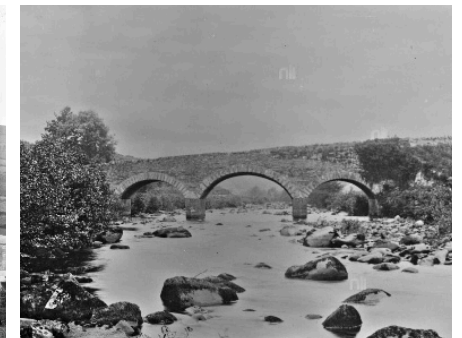
Aughrim, Wicklow, Co. Wicklow. c. 1910, Eason & Son, Eason Photographic Collection, National Library of Ireland



General View, Aughrim, Co. Wicklow. c. 1893, Robert French, The Lawrence Photograph Collection, National Library of Ireland



Aughrim, Wicklow, Co. Wicklow. c. 1910, Eason & Son, Eason Photographic Collection, National Library of Ireland



Bridge Over Aughrim River, Wicklow, Co. Wicklow. c. 1910, Eason & Son, Eason Photographic Collection, National Library of Ireland

5.0 Architectural Proposal

5.1 Public Realm / Urban Place Making

As identified above, the formal qualities of the town plan are that of a planned estate town with set piece civic institutions dispersed accordingly. This spatial condition has been developed with the addition of public parks, community playing fields, sporting infrastructure and community based buildings. The construction of a new library now provides a significant opportunity to extend the public realm further with a contemporary civic building that will consolidate the east side of the town and add clarity and balance to the long tract of Main Street as an urban figure. The civic and institutional buildings of the National School, the Church of the Most Sacred Heart and the iconic entrance gates to Aughrim Mill establish a secondary centre in the town which will be consolidated with the new public library.

The library building is therefore conceived of as a gathering of rooms overlooking a public garden and as an extension of public ground in the town. A new connection and relationship with the river ensues, similar to that of the Old Forge and mill race, establishing the new building as part of the town proper.

5.2 Site Strategy

The site strategy addresses the strong geometric conditions of both Main Street running east - west and Mill Lane running north - south. The siting of the library addresses both conditions simultaneously, presenting a formal gable to the Main Street that reflects the geometry of the church and an elongated flank with a deeply set eaves to the lane. This allows the building to contribute meaningfully to its surrounding context as both an urban artefact and as a piece of topography within the spatial condition of the valley.

Care has been taken to integrate the building with into the historical setting of Aughrim Mill's entrance piers. These prominent masonry structures contribute to the composition of the entrance to the library and provide key historical background that further anchors the building to its site.

Building Design



Aughrim Library, view from Main Street to Library Entrance with surrounding context

5.0 Architectural Proposal

- 5.3 The existing building stock of Aughrim town displays a variety of architectural styles and influences; Georgian and Neoclassicism, Victorian eclecticism, Arts & Crafts and vernacular building traditions, all filtered and developed through the use of locally quarried cut stone and adapted to local building conventions. The consistent use of random coursed and ashlar cut granite unites the somewhat disparate stylistic references. When taken together with the formal aspects of the urban plan of the town they produce a coherent architectural character across the townscape.

The design of the library draws on many of these references, either stylistically or in terms of developing an attitude towards siting, construction and materiality. The most prominent buildings in the town are gable fronted and address their surroundings in a sober and direct manner, making ground and inhabiting it. The new building sits in such a manner, addressing the town and actively seeking to reinvigorate this condition with a contemporary and fun place to come to read and learn and exchange ideas.

5.4 Accessibility Statement

The library is conceived as an inclusive and welcoming space for public use by the diverse population that we now thankfully have in all cities, towns and villages in Ireland. The building design has been prepared in accordance with the provisions of The European Accessibility Act (EAA) 2025, *Building for Everyone: A Universal Design Approach* developed by the Centre for Excellence in Universal Design and the *7 Principles of Universal Design* developed by NCSU. The building has also been designed in accordance with the provisions of TGD Part M - Access & Use, 2022, prepared by the Department of Housing, Local Government and Heritage.

5.5 Environmental Strategy

The building has been designed to be robust and practical in use and maintenance. The environmental strategy utilizes natural cross ventilation and stack effect to maintain internal air quality at optimum levels. Solar gain is maximised through large panels of glazing to the southwest side and to provide a high quality of natural light. Glazing will be treble glazed and the outer panes coated with a low emissivity film to reduce UV rays.



Aughrim Library, external view from Mill Lane of sensory garden

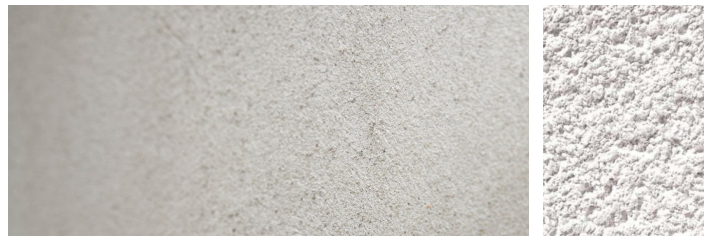
5.0 Architectural Proposal

All surface water will be dealt within the curtilage of the site in accordance with BRE Digest 365 and to SuDS designs. The sensory gardens will be rain gardens and fed from water runoff from the roof of the building.

A large solar array of photovoltaic panels will generate electricity during daylight hours that will meet the energy demands of the building. The solar array will be equipped with a 40kWh battery bank to store electricity for use during evenings. Space heating and hot water will be provided for by an air to water split block heat pump connected to underfloor heating pipes at both ground and first floor levels. The library will comply with Building Regulations Technical Guidance Document L 2022 - Conservation of Fuel and Energy - Buildings other than Dwellings and will be built to nZEB standards using the Non-Domestic Energy Assessment Procedure. Airtightness performance criteria will be to 2-3 m³/h/m².

5.6 Materials

Materials have been selected to reduce carbon emissions as much as is practicable. Natural slate and green roof finishes, locally sourced cut granite stone dressings and locally manufactured block, steel and render will be used - all familiar to local building trades. Natural wood fibre and sheep wool insulation are also utilized to contribute to internal air quality and thermal performance.



External Render
Traditional lime and silicone based renders, floated, machine applied and rough cast finishes



Internal view to east looking south



Internal view to west looking south



Roof Finish
Natural Blue Bangor slate roof tiles



Wicklow granite honed / hammered finish



Reconstituted stone



Shot blast concrete



Polished concrete washed river pebble aggregate

5.0 Architectural Proposal

5.7 The Sensory Garden

The landscaping of the site is integral to the Architectural proposal and a key part of extending the public realm into and across the site. The site has been conceived of as a community garden and landscaping will reflect this. The drawings have been prepared as part of the application to illustrate the treatment of hard and soft landscaping elements, permeable surfaces and boundaries. A preliminary planting schedule is also included with details of the proposed species, size, quantity / density and rootball information for native trees.

The existing mature vegetation to the eastern boundary shall be retained, an elegant row of Himalayan Paper Birch *Betula jaquemonti*. All species to be introduced to the site have been carefully selected as being native species to Ireland and wherever possible indigenous to south west Wicklow.

Strategy for Planting Structure

Prioritise form, seed heads, and winter silhouettes over short-lived blooms. Use grasses and strong perennial forms as the structural basis for year round seasonal engagement.

Matrix Planting

Instead of isolated planting, proposed is the use of a matrix layer—a continuous ground of repeated species into which other plants are inserted.

Matrix = native grasses + low perennials

Proposed species:

Deschampsia flexuosa

Briza media

Primula vulgaris (shadier areas)

Fragaria vesca (sun/edge)

Matrix Layer (60–70% of proposed planting)

Species	Density	Role
<i>Deschampsia flexuosa</i>	7–9/m ²	Primary matrix
<i>Briza media</i>	6–8/m ²	Movement + sound
<i>Primula vulgaris</i>	7–9/m ²	Spring matrix

Fragaria vesca 8–12/m² Groundcover matrix

Structural Perennials (20–30% of proposed planting)

Plant in drifts of 5–9 minimum, no specimens.

These are the bones of the planting—strong forms that persist into winter.

Accent & Seasonal Plants (5–10%)

Used sparingly for punctuation and sensory highlights.

Species	Density	Role
<i>Allium ursinum</i>	10–15/m ²	Spring burst
<i>Origanum vulgare</i>	6–9/m ²	Pollinator + scent
<i>Mentha arvensis</i>	4–6/m ²	Interactive sensory
<i>Sanguisorba minor</i>	6–8/m ²	Fine texture contrast

Structural Shrubs (Placed, Not Gridded)

avoid rigid spacing, loose, natural groupings.

Plant in informal clusters (odd numbers: 3, 5, 7)

Density Strategy

Rather than uniform spacing, use layered density:

Typical 1m² Mix:

5–6 matrix plants

2–3 structural perennials

1–2 accent plants

8–11 plants/m² (visually dense, ecologically loose)

Planting Pattern

Conventional:

Species grouped in blocks

Clear edges

Approach:

Plants interwoven

Repeated species appear across the site

No obvious start/finish to planting zones

Seasonality

Design for all four seasons:

Spring: Primrose, Wild Garlic

Summer: Knautia, Achillea, grasses

Autumn: Seed heads, fading tones

Winter: (grasses, stems left standing)

Do not cut back until late winter (Feb–March)

Sensory Layering

Sound: grasses dominate matrix → constant movement

Touch: layered heights allow interaction

Smell: herbs drift through planting rather than isolated

Sight: subtle colour gradients, not bold contrasts

Time: sensory experience changes monthly

Implementation

1. Repeat 3–4 key species across the entire garden
2. Avoid over-variety (limit palette to ~15–20 species total)
3. Plant in drifts, not dots
4. Let plants self-seed lightly (controlled naturalism)
5. Embrace decay as aesthetic (seed heads, structure)

Summary

A living system, not a static layout

Seasonally expressive, especially in winter

More immersive and calming (ideal for a library setting)

Still rooted in native Wicklow ecology, but visually contemporary

Species	Density	Role
<i>Filipendula ulmaria</i>	3–5/m ²	Vertical accent
<i>Knautia arvensis</i>	5–7/m ²	Airy structure
<i>Achillea millefolium</i>	5–7/m ²	Flat umbels
<i>Malva moschata</i>	4–6/m ²	Soft structure
<i>Stachys officinalis</i>	6–8/m ²	Mid-layer mass



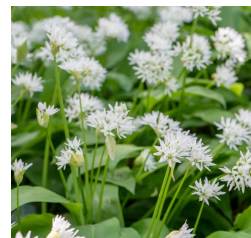
Dryopteris filix mas
Male Fern



Asplenium scolopendrium
Hart's Tongue Fern



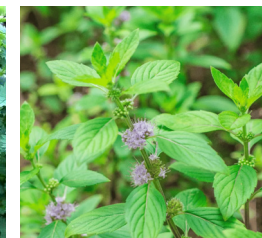
Polypodium vulgare
Common Polypody Fern



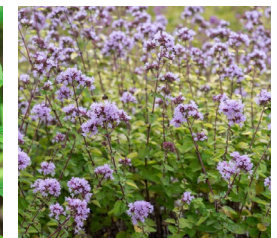
Allium ursinum
Wild garlic



Sanguisorba minor
Salad Burnet



Mentha arvensis
Wild mint



Origanum vulgare
Oregano

Species	Spacing	Strategy
<i>Corylus avellana</i>	1.5–2m	Multi-stem grove
<i>Sambucus nigra</i>	1.5–2m	Light canopy
<i>Ilex aquifolium</i>	1.5–2m	Evergreen anchor

5.0 Architectural Proposal

5.5 Sensory Garden



Mentha arvensis
Wild mint



Knautia arvensis
Field scabious



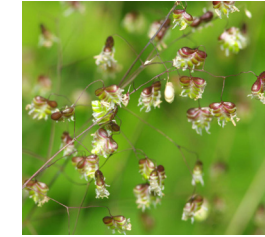
Lychnis flos-cuculi
Ragged Robin



Malva moschata
Musk mallow



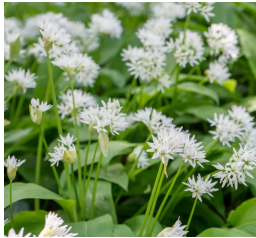
Achillea millefolium
Yarrow



Briza media



Briza media



Allium ursinum
Wild garlic



Stachys officinalis
Hummelo



Filipendula ulmaria
Meadowsweet



Primula vulgaris
Primula



Fragaria vesca
Wild strawberry



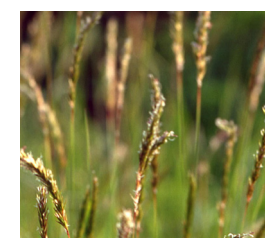
Anthroxanthum Odoratum
Sweet Vernal Grasss



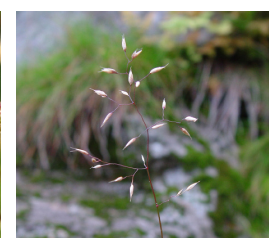
Alopecurus pratensis
Meadow foxtail



Anthriscus sylvestris
Cow Parsley



Anthroxanthum Odoratum
Sweet Vernal Grasss



Deschampsia flexuosa
Wavy hair grass



Sanguisorba minor
Salad Burnet



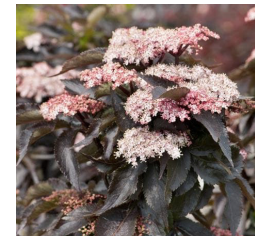
Corylus avelanna
Common Hazel



Filipendula ulmaria
Meadowsweet



Ilex aquifolium
Common Holly



Sambucus nigra
Elder Black Tower



Deschampsia flexuosa
Wavy hair grass

6.0 Technical Issues

6.1 Vehicular Access & Parking

Vehicular access is from Main Street (R753) to a recessed designated parking pay with internal site access to the parking area. Access 5 no. car parking spaces including one wheelchair accessible bay and 2 no. EV charging ports. All hard standing surfaces are permeable in accordance with SuDS. Access and is provided for fire tenders, ambulance and refuse collection within the site.

6.2 Pedestrian Access & Bicycle Parking

Pedestrian access is from Main Street (R117) and from the pedestrian gate on Mill Lane.

6.3 Deliveries & Servicing

The Library is serviced by the County Library Van. It is envisaged that the van will make up to 2 no. deliveries per week with an approximate on site duration of 20 minutes per visit.

6.4 Refuse & Recycling

Waste & Recycling Contract is to be provided for by AWS Ltd. With bi-weekly collections of both refuse and recycling. Refuse storage is in uPVC wheelie bins located to the rear of the parking area.

6.5 Water & Drainage

Project Consulting Engineer David Moran of MOCA has prepared detailed drainage design drawings for the treatment of both foul and surface water on site in accordance with the provisions of WCC SuDS policy. Following statutory approval, Wicklow County Council will make an application for connection to public services will be made to Uisce Eireann for connection to public mains water. Public Service Maps enclosed (Fig. 00)

6.6 Fire Strategy / DAC

The building and its site will be designed to be compliant with TGD Part B - Fire Safety and Part M - Access & Use. Fire Safety & Disability Access Consultants will prepare the detailed fire safety design and the Fire Safety Certificate & Disability Access Certificate Applications following statutory

approval at Planning Stage. The Library will be equipped with a Category L1 or L2 fire detection system in accordance with I.S. 3218.

6.7 Flood Risk Assessment

The site is not located within the Flood Risk Zone as identified by the Aughrim Town Plan Map No. 03 (As Altered) Indicative Flood Zones in the Wicklow County Council Development Plan 2022 - 2028, Fig. 14. Part of the site adjacent to the mill race falls within a mapped climate change scenario model for flood risk and therefore the design accounts for this assessment by raising the internal floor area of the Library to be above and set flush with the existing footpath level to the front of the site.

6.8 Lighting

Natural daylight is used wherever possible. Lighting will be designed to EN 12464-1:2021, TGD Part L - Conservation of Fuel and Energy, TGD Part M - Access & Use and to the principals of Universal Design. Emergency lighting will be in accordance with I.S. 3217, TGD B - Fire Safety and the Safety, Health & Welfare at Work Act. External lighting is proposed as bollard lights to provide a wash of light at ground level only for safety and access of pedestrian and vehicular traffic during night time.

6.9 Maintenance

Maintenance strategy is in accordance with Wicklow County Council's building maintenance schedule.

6.10 Construction Management

Wicklow County Council hours of construction work will be complied with at all times, these are; 07:00 - 18:00 Monday - Friday, 08:00 - 14:00 Saturday, no work permitted Sundays or public holidays.

7.0 Energy & Sustainability

7.1 Approach & NZEB Compliance

The approach to the conservation of energy and sustainability is designed into the building and project from first principles. Reductions in both embodied and operational carbon are of primary importance to the project goals. The building will utilize standard forms of construction to be as cost effective as possible and to minimise risk in non-standard details.

Energy Consultants Donovan Low Energy are appointed to carry out NZEB Compliance using NEAP (Non-Domestic Energy Assessment Procedure) utilising SEAI approved software.

7.2 Passive & Low Energy Technology

The environmental strategy utilizes natural cross ventilation and stack effect to maintain internal air quality at optimum levels. Solar gain is maximised through large panels of glazing to the southwest side and to provide a high quality of natural light. Glazing will be treble glazed and the outer panes coated with a low emissivity film to reduce UV rays.

7.3 Renewable Energy

Renewable energy will be directly via photovoltaic solar panels mounted on the roof of the library and connected to storage batteries.

7.4 Preliminary BER

The preliminary BER target for NZEB public buildings is A3. This will serve as the target backstop until such time as a preliminary BER can be accurately modelled. Donovan Low Energy Consultants will be the BER assessors.

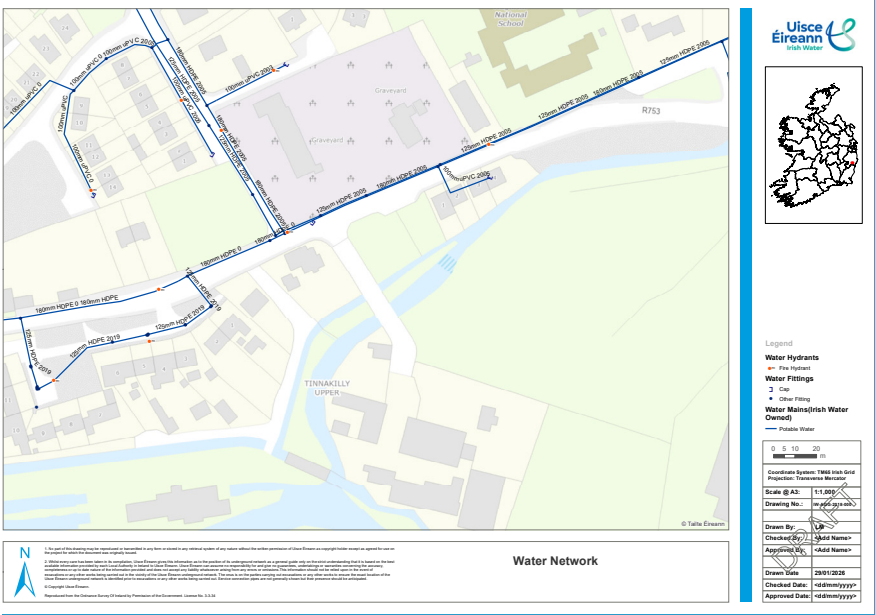
7.5 Building Regulation Compliance

The Design Team will hold a series of roundtable workshops during detail and technical design stage to ensure Building Regulation compliance. This will be assessed by each party and screened relative to their expertise and input level. These documents will be visited again at Commencement stage and periodically during construction stage by the Assigned Certifier to ensure compliance with the Regulations across all details and phases

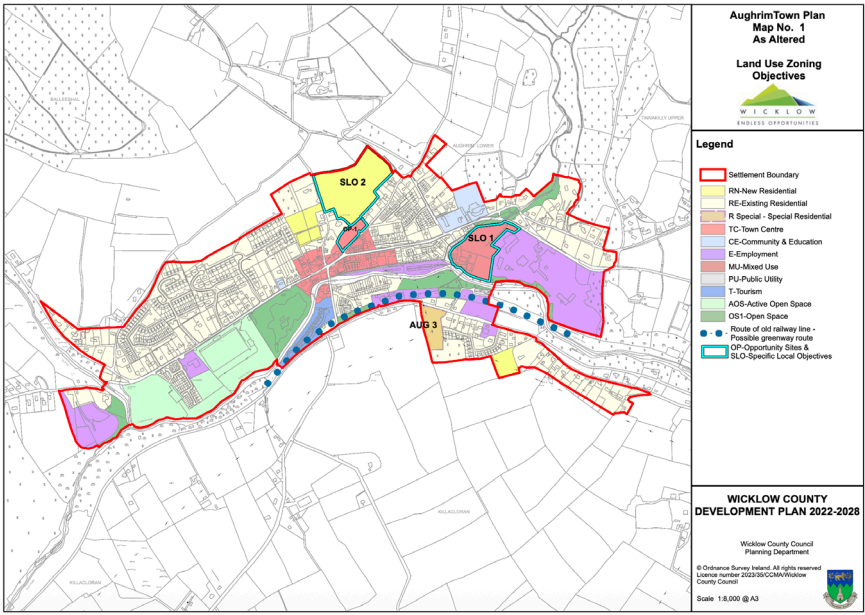
construction. The library will comply with all Building Regulations and Technical Guidance Documents Parts A - M inclusive.

All surface water will be dealt within the curtilage of the site in accordance with BRE Digest 365 and to SuDS designs. The sensory gardens will be rain gardens and fed from water runoff from the roof of the building.

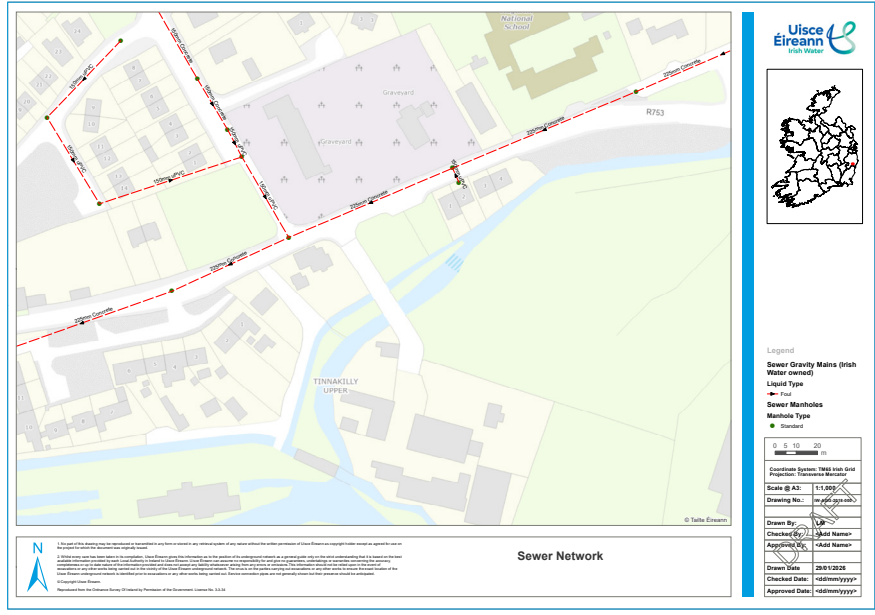
8.0 Appendices



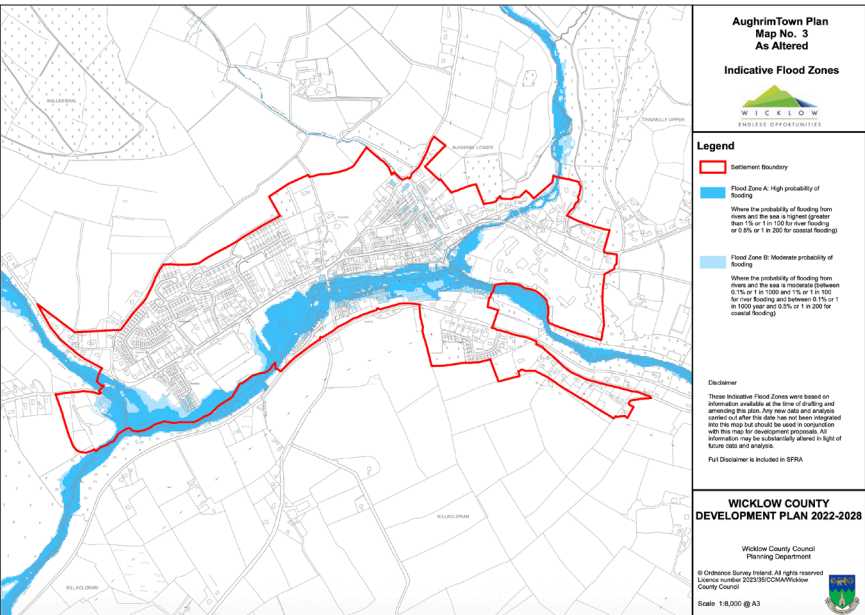
Uisce Eireann Public Service Map - Water



WCC - Aghrim Town Plan Map No. 1 As Altered - Land Use Zoning Objectives



Uisce Eireann Public Service Map - Foul Drainage



WCC - Aghrim Town Plan Map No. 3 As Altered - Indicative Flood Zones