



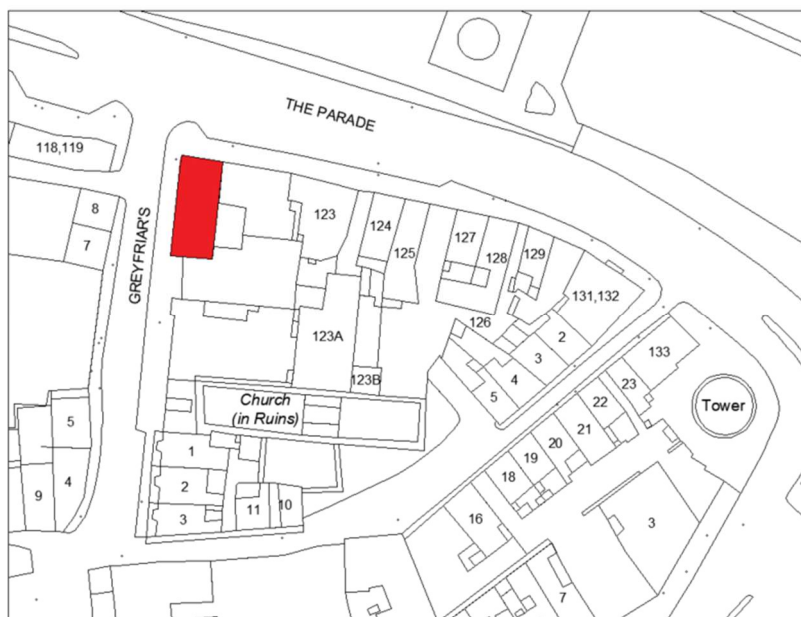
**Change of Use & Refurbishment of 120 Parade Quay, Waterford**

**Planning & Development Act, 2000 as amended  
Planning & Development Regulations 2001 as amended Part VIII, Revised 2021.**

**Recommendation to Commence Part VIII Process**

**Objective**

- To re-activate existing WC&CC building stock via the refurbishment of an existing ground-floor Office unit, formerly the Discovery Ireland tourist office, and currently vacant, in a building located at 120 Parade Quay, Waterford. A change of use to Place of Assembly is proposed as part of the application.



**Site Appraisal**

- Central location in Waterford city, at the junction of Parade Quay / Greyfriars.
- 3-storey WC&CC-owned building – upper floors currently occupied and used as offices.
- No previous Planning Applications although fully renovated and refurbished by WC&CC in 2012.
- The site is fully served by utilities.
- Building is not on the Record of Protected Structures but is included on the National Inventory of Architectural Heritage, (NIAH), no.22504116.
- Building lies within the following areas;
  - Architectural Conservation Area; 'Trinity Within'
  - General Conservation Area; 'Waterford City'
  - Zone of Notification, 'R134123' (Sites and Monuments Record, and Record of Monuments and Places)

**Brief**

- Provide a fully functioning and contemporary licensed restaurant, to seat up to 40 persons, with the potential for outside-dining on Greyfriars, through the conversion of an existing window arch to a glazed doorway.

## **Scheme Delivery**

- Scheme delivery will be managed in-house by WC&CC staff (Contracting Authority) with approval and oversight from the Sanctioning Authority (URDF) in accordance with normal public procurement policy;
  - Part 8 planning – Q4 2022.
  - Detail/Tender design – Q1 2023.
  - Procure scheme – Q1 2023.
  - Completion – Q2 2023.



- Scheme construction is proposed to be provided by an externally procured contractor following a suitability assessment procedure and tender assessment.
- All external appointments and procurement will be in accordance with National Procurement Guidelines and CWMF documents.
- Waterford City & County Council will have 100% tenancy nomination rights for the completed unit and will be responsible for the ongoing tenancy and maintenance.

The scheme now being proposed has been approved by WC&CC Planning Department and offers an enormous opportunity to secure suitable accommodation in a good location to help extend the city dining culture. WC&CC is very anxious to proceed with this proposal as presented and are seeking approval from the elected members of the Metropolitan District to commence the Part 8 process.



**Rupert Maddock**  
Economic Development  
Waterford City & County Council  
17<sup>th</sup> October 2022