



Part 8 Report

120 Parade Quay, Waterford (ground-floor unit).

Planning & Development Act, 2000 (as amended)

Planning & Development Regulations 2001

(as amended), Part VIII

Presented to: Waterford Metropolitan Meeting

Date of Meeting: Monday 16th January, 2021

Proposed development of 120 Parade Quay (ground-floor unit, 113m.sq) consisting of;

- a) Change-of-Use to Place of Assembly
- b) Removal of existing partitions and fittings, and internal reconfiguration of ground-floor unit to provide a fully functioning licensed restaurant, to accommodate up to 50 persons.
- c) Conversion of an existing window facing onto Greyfriars, to a glazed doorway to facilitate outside-dining on Greyfriars.
- d) Remedial work to existing Parade Quay shop-front façade, plus supporting work to include;
 - i) temporary construction signage, ii) associated drainage connections, iii) and all associated site works.



SITE CONTEXT:

The development site is a corner-property at the junction of Parade Quay and Greyfriars in Waterford city, whilst the development itself will 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, at this location, 120 Parade Quay, Waterford. A change of use to Place of Assembly is proposed as part of the application.

Development will provide a fully functioning and contemporary licensed restaurant, to accommodate up to 50 persons, with the potential for outside-dining on Greyfriars, through the conversion of an existing window arch to a glazed doorway. The building is a 3-storey WC&CC-owned building – the upper-floors are currently occupied and used as offices.

The building is not on the Record of Protected Structures but is included on the National Inventory of Architectural Heritage, (NIAH), no.22504116, and 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)

RELEVANT PLANNING HISTORY:

No previous Planning Applications although fully renovated and refurbished by WC&CC in 2012. The site is fully served by utilities.

THE PART 8 PROCESS

The Part 8 process for these properties started on Monday 17th October 2022, with Notification of Commencement at the Waterford Metropolitan District Meeting. 2x site notices were erected – one in the shop window facing Parade Quay, and one in a side window facing Greyfriars, (see below).



An advert was placed in the Munster Express newspaper informing the general public of the commencement of the process. Plans and particulars of the proposed development were available for inspection, at the Customer Care Offices, Waterford City & County Council, Baileys New Street, Waterford, between the hours of 9.30am - 4:00pm Monday to Friday, for the period of 1st November, 2022 up to and including 1st December, 2022, (> 4 calendar weeks - including Bank and Public Holidays).



A copy of the plans and particulars of the proposed development were also available for viewing / downloading from the Waterford City & County Council's website at www.waterfordcouncil.ie.

All submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the proposed development would be situated, were invited to be made in writing to *Projects Team, Waterford City & County Council, Second Floor, 35 The Mall, Waterford, X91 DN23*, clearly marked 'Part 8 Submission' or by emailing: projectsteam@waterfordcouncil.ie either during the initial 4-week public display period outlined above, or alternatively during an additional 2-week period thereafter provided for such submissions, but in either case not later than 4.00 pm on 15th December 2022.

OBJECTIONS / SUBMISSIONS:

No objections or submissions were received by Waterford City & County Council via email or post.

REFERRALS:

Referrals were received from relevant Waterford City & County Council departments;

- Conservation - This proposal has been reviewed and discussed with the Waterford City & County Council Executive Conservation Officer who agreed with the proposals and had no objection to same. Ms Ryall welcomed the re-use of a currently vacant unit and agreed the proposal was considered, and in keeping with the scale and character of the historical buildings. The buildings regeneration would be a positive step towards the re-activation of Parade Quay, and the town as a whole.
- Roads - No comment.
- Building Control - No comment.
- Water Services - A full survey of existing services of water supply, foul and storm drainage, and any proposed redesign for utilities, water, foul and storm drainage shall be agreed and submitted prior to commencement of development. Consult with Irish Water and the Water Services (Metro. Area), as regards compliance with water supply connection, water metering, and foul and storm drainage measures to serve the development. The applicant shall submit to the Supervising Engineer (Water) Metro District WCCC, prior to commencement of development, a copy Letter of Agreement from Irish Water outlining all arrangements as regards the servicing of this development with water supply and foul drainage, to include detailed timelines as regards any required new installations, agreed financial contributions if applicable, and a full specification of agreed works.

PLANNING DEPARTMENT'S CONSIDERATIONS:

The purpose of the proposed development is to re-activate existing vacant WC&CC stock and will support the policies and objectives of the current City Development Plan 2022 – 2028. It also complies with ministerial guidelines, government policies and with the Regional Planning Guidelines. It is considered therefore that the development is in accordance with the proper planning and sustainable development of the area.

Refer to separate CE Report for more details.



ECONOMIC DEVELOPMENT'S RECOMMENDATION:

The statutory requirements of the Part 8 planning process have been completed.

The proposed development complies with and meets all the relevant national and local standards, requirements and guidelines. The Planning Authority supports the proposed development and concludes that the development is in accordance with the proper planning and sustainable development of the area.

The proposal has received Fire Safety Certificate approval – a statutory requirement under Part B of the Second Schedule to the Building Regulations, 1997-2014.

It is recommended that the Metropolitan Council adopt and approve the proposed development as originally presented, with no amendments as per the attached drawings.

Rupert Maddock
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Waterford City & County Council