



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

**Chief Executive Report
Planning & Development Act, 2000 (as amended), Part XI
Planning & Development Regulations 2001 (as amended),
Part VIII**

Proposed Development of 120 Parade Quay (ground floor unit), Waterford City, 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 the existing Parade Quay shop-front façade, plus supporting works to include;

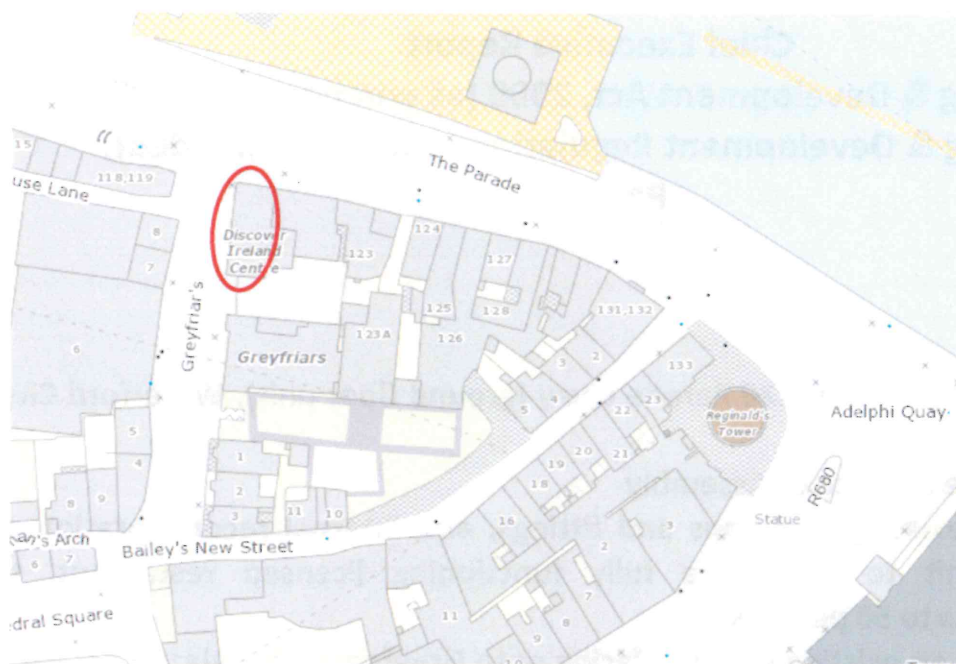
i) temporary construction signage, ii) associated drainage connections, iii) and all associated site works.

Description of Proposed Works – Consultation:

Summary of the Proposed Works

The development relates to the ground floor unit of 120 Parade Quay, Waterford City which has an approximate floor area of 113 square metres. The site fronts onto Parade Quay, with its western boundary adjoining Greyfriars.

It is proposed to change the use of the ground floor of 120 Parade Quay, to a restaurant and to carry out facilitating internal works and remedial works to the external façade as described in the public notices.



Consultation

Details of the proposed development at 120, Parade Quay, Waterford City were posted on site, advertised in the local press and placed on public display, in accordance with Part 8 of the Planning and Development Regulations 2001(as amended), and the Planning and Development Act, 2000 (as amended). The public consultation process ran from the 1st November 2022 to the 1st December 2022, with written submissions and observations with respect to the proposed development invited up until 15th December 2022.

Third Party Submissions Received

No submissions or objections were received in relation to the proposed development.

Assessment & Evaluation

The subject site is zoned Town Core in the Waterford City & County Council Development Plan 2022 – 2028, where it is an objective to “Provide for the development and enhancement of town core uses including retail, residential, commercial, civic and other uses.” Development such as that currently proposed would therefore be in accordance with the zoning objectives for the site as set out in the Waterford City & County Development Plan 2022 - 2028.

The site is situated within a zone of archaeological potential, a designated Architectural Conservation Area, and the building is identified on the National Inventory of Architectural Heritage. The proposal has been assessed by the Conservation Officer who welcomes the re-use of a vacant building. The proposed works are considered to be in keeping with the character and scale of the historical building and will contribute to the further regeneration / reactivation of Parade Quay.

Recommendation

The purpose of the proposed development is to change the use of the ground floor of 120 Parade Quay, to a restaurant, bringing a currently vacant property back into use.

Development such as that currently proposed would be in accordance with the broad policy objectives of the Waterford City & County Development Plan 2022-2028 subject to compliance with the objectives and standards as set out in:

- Volume 1 of the Waterford City & County Development Plan 2022-2028 – Written Statement.
- Volume 2 of the Waterford City & County Development Plan 2022-2028 - Development Management Standards

The proposed development will support the policies and objectives of the current City & County Development Plan 2022 - 2028 and complies with Ministerial Guidelines, Government policies and with the Regional Spatial & Economic Strategy. It is considered therefore that the development is in accordance with the proper planning and sustainable development of the area.

Thus having regard to the report and details submitted, I would have no objection to the proposal and would recommend that it proceed as outlined and in accordance with the following condition.

Condition:

Prior to the commencement of development consultation shall be carried out with Irish Water and the Water Services (Metro. Area) in regard to compliance with water supply connection, water metering, and foul and storm drainage measures to serve the development. A copy of the Letter of Agreement from Irish Water outlining all arrangements in regard to the servicing of this development with water supply and foul drainage, to include detailed timelines in regard to any

required new installations, agreed financial contributions if applicable, and a full specification of agreed works shall be submitted to the Supervising Engineer (Water) Metro District WCCC, prior to commencement of development.

Reason:

In the interests of ensuring adequate services to serve the development and the proper planning and sustainable development.



Kieran Kehoe,
Director of Services
Corporate Services, Culture & Planning

09/01/2023