



**Parade Quay / Friary Square urban regeneration project, Waterford city.**

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

**Notification to Commence Part VIII Process**

**1. Objective**

The proposed combined Parade Quay and Friary Square developments are the next phase of the Waterford Viking Triangle. The projects formed part of the successful Waterford City & County Council 2020 URDF application, and seek to;

- Strengthen the existing local community through development of mostly vacant buildings and under-used spaces, (ie.; 124-130 Parade Quay), to provide residential accommodation above new ground-floor retail / food and beverage units.
- Open-up existing derelict back-land at the rear of 124-130 Parade Quay, to provide a new south-facing public plaza beside the French Church and linking through to Baileys New Street.
- Develop 123B Parade Quay to provide access with Central Hall (123A Parade Quay).
- Re-establish historical accessible links between the Central Hall (123A Parade Quay), and the adjacent Greyfriars 'Museum of Time' building, at both ground and first-floor.

This Part 8 relates to all the aspects of the above items, and encompasses all demolition, enabling, relocation and associated site works required for same.



**Site Location in Red; Fig.1**

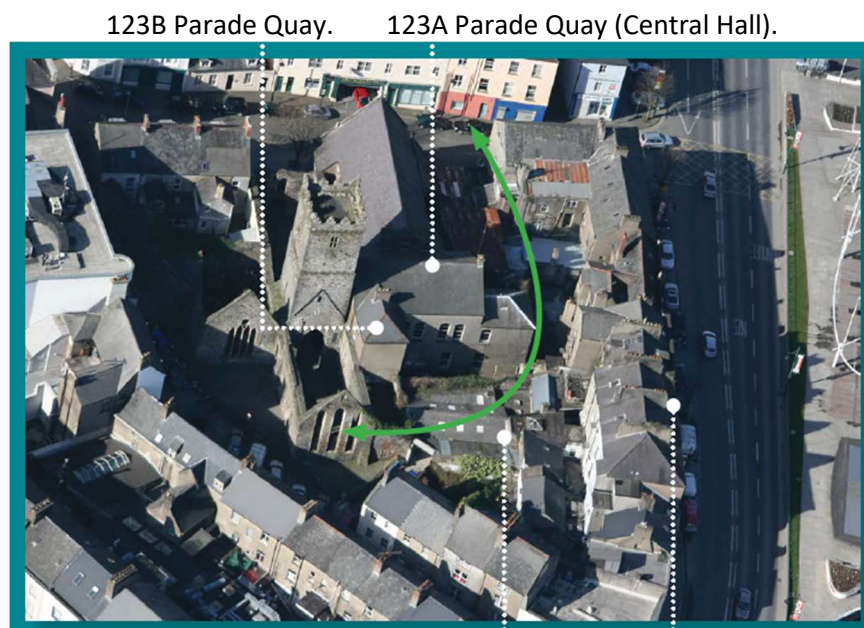


## 2. Scheme Proposal

The design concept is to create a unified block along Parade Quay by retaining the historic facades fronting north on to the Quay itself whilst creating a new south-facing facade towards Baileys New St and the French Church. Waterford City & County Council have assembled the terrace with a view to providing a template for sustainable city centre residential and commercial development to international best practice, and is in accordance with department Urban Design Guidelines as regards bringing life to the city centre, as well as the general rejuvenation of the area.

The scheme also fits into the long-term public realm objectives for the Waterford Viking Triangle by adding connectivity between the Quays, Brick Lane, and Baileys New Street, and facilitating permeability and alternate routes for tour guides and attractions. The proposal will provide 12 apartments above newly refurbished ground-floor retail / food & beverage units, through a mix of 1-bed and 2-bed units. The proposed development will:

- Develop a new residential community within in the city centre and offer 12 homes to the latest residential standards.
- Positively utilise upper-floors of 7 buildings and develop a currently non-performing asset.
- Enhance, enliven, and expand the use of the existing public realm by development of a residential community within the existing Waterford Viking Triangle.
- Demolish the existing semi-derelict buildings to the south of Parade Quay terrace fronting on to the French Church and Bailey’s New Street, creating a new public space connecting with Greyfriars via the recently developed Brick Lane, (see green arrow in Fig.2 below).
- Refurbish and expand ground-floor retail units potentially providing each with a double-fronted aspect as proved successful in Brick Lane. These enlarged units will add value to the existing asset and provide additional attractive, functional retail space within the city centre with a new south facing facade.



123B Parade Quay.

123A Parade Quay (Central Hall).

Location of proposed Friary Square.

124-130 Parade Quay terrace.

**Overview of Friary Square / Parade Quay Concepts; Fig.2**



- The proposal is an integrated scheme which involves re-modelling a full city-centre block. Given the complexity of city-centre site assembly and compliance with numerous statutory and regulatory requirements, this presents Waterford City & County Council with a rare opportunity to develop a template exemplar project of city-centre renewal of its vernacular building stock.
- The proposal is integrated in terms of the entire south-facade treatment, as it seeks to create a uniform elevation on to Baileys New St. and utilize this elevation's south-facing aspect by providing private and public terraces, (see Fig.3 below). 123B Parade Quay would be used to provide alternative access for Central Hall, (123A Parade Quay). Currently, the large community space on the first-floor of Central Hall is not fire compliant and cannot be used, with no easy solution within its own footprint, and 123B is ideally placed to solve this issue.



**Aerial View of Proposed Friary Precinct / Parade Quay from the South; Fig.3**

### **3. Density and Zoning**

Within the WC&CC Development Plan 2022-2028, the buildings within the site are zoned Town Centre. This zoning provides use for residential, retail, and civic purposes. Providing 12 apartments within the site area of 0.123ha, the dwelling density is approximately 97 units / ha which is in accordance with the following guidelines: *Sustainable Residential Development in Urban Areas (2009)*.

- The re-development of 'Brownfield' sites to higher densities should be promoted, as should the potential for car-free developments at these locations.
- It is recommended that increased densities should be promoted within 500m walking distance of a bus stop or within 1km of a light rail stop or a rail station. In general, minimum net densities of 50 dwellings per hectare should be applied within public transport corridors.
- No upper limit on density in a city or large town centre, as outlined in the WC&CC Development Plan.



- Higher density levels in close proximity to public transport corridors represent more efficient utilisation of serviced lands which in turn constitutes sustainable development, (WC&CC Development Plan).
- The National Planning Framework (NPF) lists ‘Compact Growth’ as a National Strategic Outcome aiming to secure the sustainable growth of more compact urban and rural settlements supported by jobs, houses, services, and amenities, rather than continued sprawl and unplanned, uneconomic growth.
- National Policy Objective 3c of the NPF states in this regard that at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, should be within their existing built-up footprints.
- National Policy Objective 13 of the NPF advocates that planning standards should be flexibly applied in response to well-designed development proposals that can achieve urban infill and brownfield development objectives in settlements of all sizes.

Proposed Refurbishment of 124-130 Parade Quay, Waterford	
Unit Type	Number of Units
1-bed	5
2-bed	7

**Proposed Scheme Residential Accommodation Break-Down: Fig.4**

#### **4. Sustainable Communities Assessment**

##### **4.1 Site Location**

The Part 8 development is located within the metropolitan area of Waterford city, adjacent to and including Parade Quay, and within 60-seconds walk to Reginald's Tower. The Parade Quay terrace of buildings form the northern boundary of the Viking Triangle and faces on to the R-680-950 road. The surrounding buildings primarily comprise residential, (ie.; apartments and townhouses), with some mixed use including commercial and historical.

##### **4.2 Public Transport**

The proposed development is located on a main public transport route in Waterford city with existing regular bus services passing by facilitating the entire city and most of the county. It is also within 1km of the proposed new Waterford City Integrated Transport Hub and Sustainable Transport Bridge, which have both received Government approval for development. Site is also on the route of priority cycling and bus corridors as identified in draft WMATS 2022.

##### **4.3 Education**

SETU is located approximately 2.5km from the site. The closest schools to the proposed development are as follows:

- Waterpark NS and Secondary (Mixed) – 1km.
- De La Salle College (Boys) – 1.5km.
- Mount Sion NS and Secondary (Boys) – 1.5km.
- St. Declan's NS (Boys) – 2km.
- St. Ursulas NS (Girls) – 2.5km.
- St. Angelas Ursuline Secondary (Girls) – 2.5km.



#### 4.4 Health

University Hospital Waterford is located approximately 3km from the site.  
UPMC Whitfield Private Clinic is located approximately 6km from the site.  
There are numerous medical practices in Waterford City centre area.

#### 4.5 Sports and Young Person's Facilities

Bohemians Football club, Villa Football Club and Erins Own GAA Club are all in close-proximity to the site (within approximately 2km). The Waterford Regional Sports Centre, Kingfisher Leisure Club and Waterford Nature Park, Kilbarry, are all within 3km from the site.

#### 4.6 Shopping & Social Attractions

Waterford city centre is located less than 500m walk from the site. Tesco Poleberry is approx. 2km of the site. The main Post Office and Library are both within 500m of the site.

### 5. Site Appraisal

#### 5.1 Site Location

The site is located within the metropolitan area of Waterford city, on the quay and a few minutes from Reginald's Tower. The cluster of buildings forms the northern boundary of the Viking Triangle and faces on to R-680-950 road. The surrounding buildings primarily comprise residential, (ie. apartments and townhouses), with some mixed use including commercial and historical.

The proposed development is located on a main public transport route in Waterford city with existing regular bus services passing by facilitating the entire city and most of the county. It is also within 1km of the proposed new Waterford City Integrated Transport Hub and Sustainable Transport Bridge, which have both received Government approval for development. Site is also on the route of priority cycling and bus corridors as identified in draft WMATS 2022. Extensive taxi services are available within minutes-walk.

The red-line site area is 1234 m<sup>2</sup> (0.123 ha).

#### 5.2 Planning & Zoning

The subject site has a Town Centre land use zone, (ie; to provide for the development and enhancement of town core uses including retail, residential, commercial civic and other uses), and is located in an area where the surrounding buildings are primarily residential, cultural, and with some commercial premises.

The overall existing site is currently mostly under-used / vacant, especially at first-floor, and the proposed development would provide urban renewal and regeneration together with housing.

There are historical planning applications associated with the site as follows:

- Planning Ref 99500430, date November 1999; 123B Parade Quay
- Planning Ref 00504504, date June 1980; 124 Parade Quay
- Planning Ref 00505211, date June 1982; 124 Parade Quay
- Planning Ref 00501316, date December 1966; 126 Parade Quay
- Planning Ref 19433, date June 2019; 126 Parade Quay
- Planning Ref 00503383, date May 1976; 127 Parade Quay
- Planning Ref 00506845, date July 1987; 128B The Quay



### 5.3 Services & Accessibility

The site is city centre located, and all required services and utilities are insitu.

### 5.4 Flood Risk

The subject site is located within a flood zone according to the WC&CC Development Plan 2022-2028, and the OPW Flood Maps for the area, due to the proximity of the nearby River Suir.

### 5.5 Vehicular Access

There is vehicular access to the properties on Parade Quay via the R-680-950 road, with Waterford City & County Council parking directly in-front of same.

### 5.6 Geology

The Geological Survey of Ireland records indicate that the type of bedrock geology in the area to be dark grey slate with thin siltstone.

### 5.7 Archaeology & Conservation

The subject red-line boundary site lies within the following;

- Architectural Conservation Area; Trinity Within
- General Conservation Area; Waterford City
- Zone of Notification, R134123 (Sites and Monuments Record, and Record of Monuments and Places)

WC&CC have engaged with the Department of Housing, Local Government and Heritage / National Monuments Services, and OPW during 2022 regarding building conservation issues. Some of the buildings within the red-line site boundary are included on the Waterford City Record of Protected Structures, and / or recorded on the National Inventory of Architectural Heritage;

	<b>NIAH</b>	<b>RPS</b>
123A Parade Quay (Central Hall)	22504113	WA730401
123B Parade Quay	N/A	WA731048
124 Parade Quay	22504111	N/A
125 Parade Quay	22504110	N/A
126 Parade Quay	22504109	WA730400
127 Parade Quay	22504108	N/A
128 Parade Quay	22504107	N/A
129 Parade Quay	N/A	N/A
130 Parade Quay	N/A	N/A

The red-line boundary abuts the following;

French Church	N/A	(National Monument)
Greyfriars Arts Centre (Museum of Time)	22504099	WA730182
4 Baileys New Street	22504118	WA730640
5 Baileys New Street	22504117	WA730641

The red-line boundary neighbours / is near-by the following;

Jordans Bar, 123 Parade Quay	22504114	WA730397
1 French Church Terrace, Greyfriars	22504101	WA730717
2 French Church Terrace, Greyfriars	22504102	WA730716
3 French Church Terrace, Greyfriars	22504103	WA730718
Reginalds Tower	N/A	(National Monument)



## 6. 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. The below timescale is based upon appropriate staged funding approval by the URDF;

- Part 8 planning – Q1 2023.
- Detail / Tender design – Q2 2023.
- Procure scheme – Q3 2023.
- Completion – Q2 2025.

## 7. Site Constraints and Abnormalities

As part of the development, it is proposed to demolish and clear the jumbled assembly of single-storey structures to the rear of 124-130 Parade Quay – subject to approval of this Part 8 Planning application. Following from 5.7 above, it is likely some degree of archaeological monitoring will be required during the works, especially when clearing the site. A desk-top study will be undertaken as part of the Part 8 process. An Architectural Heritage Impact Assessment report will also be required.

As the buildings are old, an asbestos inspection will be required. Suitable permanent boundary solutions would be required to be included in any proposals for the development of the site as some existing buildings form boundaries with other properties which are to remain.

A pre-connection enquiry has not yet been submitted to Irish Water to determine the feasibility of a proposed new development connecting to the existing watermain and foul water network. However, it is not envisaged to be an issue at present time.

Waterford City & County Council are working with existing stakeholders at present, who are all supportive of the proposal.

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Waterford City & County Council  
21<sup>st</sup> November 2022