

**Proposed Waterford City & County Council Development
at The Lower Promenade, Tramore, Co. Waterford.**

**To add Water Activity Centre facilities
at the Promenade Public Toilets**

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

Recommendation to Commence Part VIII Process

Objective

- Waterford City & County Council in collaboration with Fáilte Ireland wish to develop and deliver, a Water Activity Centre at the Lower Promenade, Tramore, Co. Waterford.
- Fáilte Ireland has identified the need for water-based activities to be developed throughout the country. These centers are being developed under Fáilte Ireland's 'Platforms for Growth' investment scheme.
- The Water Activity Centre will service a basic need primarily for users of on-the-water activities, including surfing, sea kayaking, canoeing, coastering, wind surfing, stand-up paddle boarding, snorkeling, and diving.
- In order to be recognised internationally as a best-in-class activity destination, it is crucial that Ireland invests in compelling activity infrastructure, the visitor experience and building the capacity of the activity providers to ensure the Irish experience meets and exceeds visitor expectations.
- The building will accommodate.
 - sustainable and accessible design
 - shower provision
 - changing provision
 - adult changing facility
 - secure storage
 - induction space
 - equipment washdown facilities
 - orientation points and security



Fig.1: OSI Map of Site Location and Red Line Boundary.

Site Appraisal

- Seafront location on the Lower Promenade Tramore.
- Proposed single storey addition to the existing Public Toilets.
- Related Planning Applications; there is no recorded planning history.
- The site is fully served by utilities.
- Building/Site lies within the following areas;
 - Tramore Settlement Boundary, WCCC Development Plan 2022 - 2028
 - Tourism Zone, WCCC Development Plan 2022 - 2028

Building Brief/Accommodation

Single storey addition to the south façade of the existing public toilets on the Lower Promenade Tramore, Co. Waterford.

Accommodation;

- Public access changing facilities
- Five individual shower cubicles
- Accessible changing places, shower, and toilet facility
- Beech wheelchair storage
- Plant room utilising sustainable technologies
- Rainwater harvesting system

Building History

- The current building was constructed circa 2002/3 on the site of an earlier Public Toilets.
- The building forms part of the Tramore Wastewater Treatment Scheme.
- The new building has been designed by dhb Architects, Catherine Street, Waterford.
- The new building features a distinctive floating roof structure, reflecting the seafront location.
- The new distinctive design seeks to complement the existing seafront pavilion buildings along the Lower Promenade, and acts as a bookend terminating the block.
- The new construction of natural stone, concrete, steel and glass will complement the existing limestone facades.

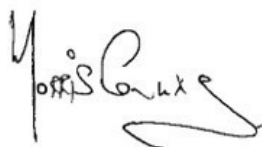
Scheme Delivery

Project delivery will be managed in-house by WC&CC staff (Contracting Authority) in accordance with the Public Spending Code and Capital Works Management Framework pillars:

- Part 8 Complete: Q3 2023
- Detail Design / Tender: Q3 2023
- Procure Scheme: Q3 2023
- Construction Start: Q3 2023
- Commence Operations: Q2 2024

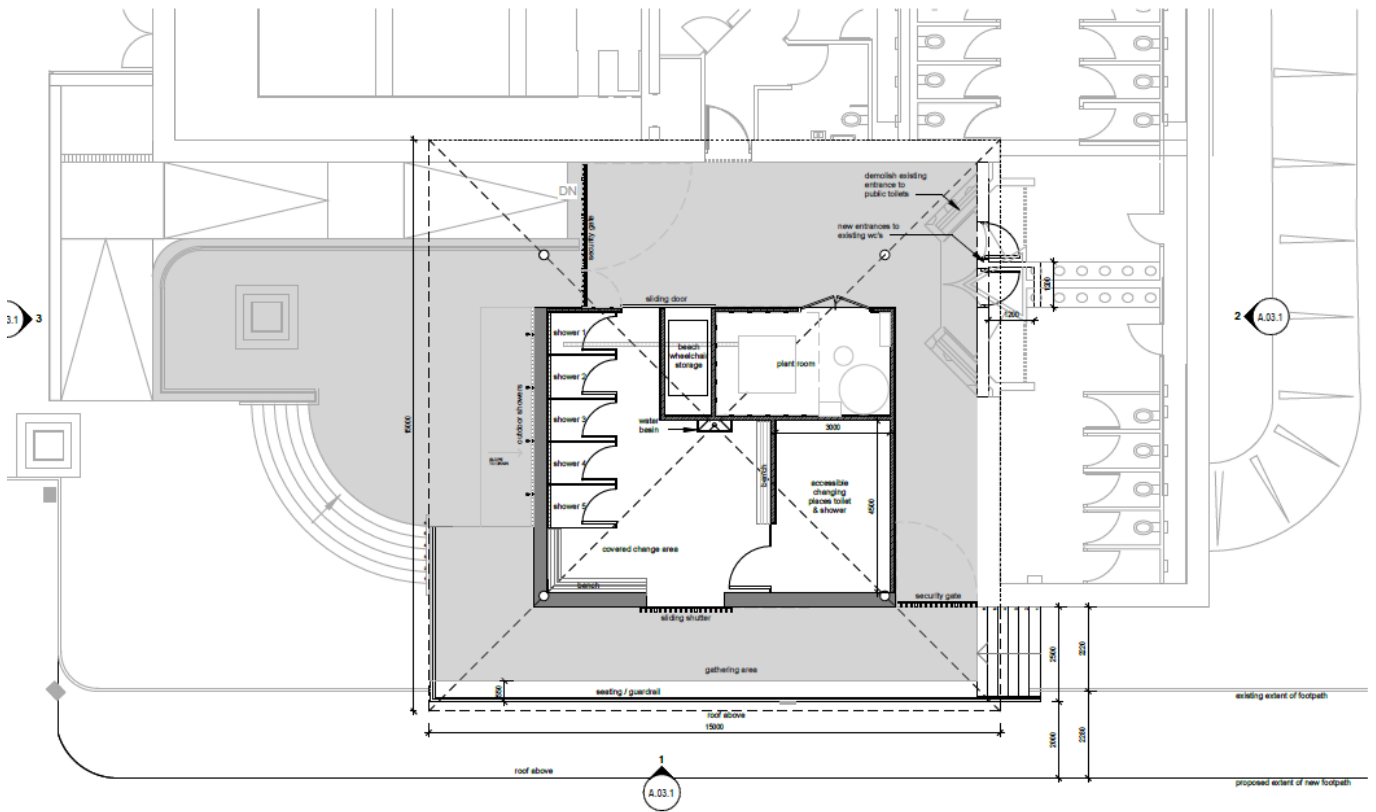
Project construction is anticipated to last approximately 9mths (October 2023 to June 2024) and will be procured in accordance with National Procurement Guidelines for the most economically advantageous tender return. External consultant appointments have been similarly adhere to OGP guidance. This is an ambitious construction programme, given the exposed location, completing works over the off season through Winter and Spring. The proposal is to have the building operational for the 2024 Summer Season. Waterford City & Council staff will oversee and manage the facility.

The project is an exceptional opportunity sponsored by Fáilte Ireland to extend the range of public facilities provided in Tramore. Fáilte Ireland envisage these facilities at all major water activity destinations.



Morris Conway
Economic Development
Waterford City & County Council

12th June 2023



Proposed Floor Plan



Artist's impression of the proposed Water Activity Centre

dhbarchitects