



DEVELOPMENT UNDER SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT, 2000 AND NOTICE PURSUANT TO THE REQUIREMENTS OF PART 8, ARTICLE 81 & ARTICLE 120(3) OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 AS AMENDED.

Notice is hereby given that Waterford City and County Council propose to carry out the following development work at No's 3 and 4 Great George's Street, Waterford City.

In accordance with Part 8, Article 81 of the above Regulations, Waterford City & County Council hereby gives notice of proposals to carry out development and refurbishment works at No's 3 and 4 Great George's Street, Waterford, plus access improvements to car parking at the rear of No's 3 and 4 Great George's Street, Waterford.

The following buildings are within the development boundary and are included in the Record of Protected Structures (RPS);

No.3 Great George's Street; Ref. WA730130

No.4 Great George's Street; Ref. WA730131

Development will consist of two primary work packages:

1. Refurbishment and Change-of-Use, of No's 3 and 4 Great George's Street
2. Access improvements to car parking at the rear of No's 3 and 4 Great George's Street

1. Refurbishment and Change-of-Use, of No's 3 and 4 Great George's Street

Proposed development of the former Presbytery buildings, No's 3 and 4 Great George's Street, will consist of the proposed Change-of-Use from residential to office-use, with a new additional roof-level extension to include a glazed-facade above parapet level overlooking Great George's Street, changes to internal layouts, demolition of 2x structures to rear courtyards, and associated site works and works to the adjoining public realm on Great Georges' Street and to Jenkins Lane car park, to the rear of No's 3 and 4 Great George's Street.

Works proposal will include Conservation remedial works to the fabric, as per best Conservation practice, to retain architectural features of the buildings and conservatory to the rear.

The existing five-storey buildings will be converted from residential to office use - the lower ground-floor will accommodate building services and ancillary facilities. Changes to the internal layouts will be undertaken to re-instate original room proportions and to improve accessibility. A new roof-level extension is proposed (380m²), incorporating meeting rooms, an outdoor viewing space and ancillary plant facilities. A new Part M compliant staircase and lift will service all floor-levels. The western stair core will be extended to provide a secondary means of access and escape to and from, the roof-level extension.

A new accessible street level entrance from Great George's Street is proposed for building users, via No.4.

Existing rear courtyards will be retained and changes to the layout will include demolition of existing ancillary external structures to provide external services and utility spaces.

The upper-garden level will retain its use as a private landscaped space for the building users, with new hard and soft landscaping, seating and planting beds to enhance biodiversity. A new external ramped fire escape deck, linking No.4 to the upper garden-level, is proposed which involves realignment of the boundary wall to the rear.

2. Access improvements to car parking at the rear of No's 3 and 4 Great George's Street

Works to the public realm will include removal of the retaining wall and associated steps to the north of the existing car park along Jenkins Lane and the Medieval wall, and their reinstatement with Part M compliant accessible external steps and ramp.

Works will include the removal of 5no. parking bays to provide an accessible ramp and new stepped access adjacent to the realigned section of boundary wall to the rear of No.4. Pedestrian routes will be improved by re-alignment and new hard paved areas. Development will provide 11no. standard parking bays and 1no. accessible parking bay within the development proposals. External works will include relocation of utilities, provision of new public lighting, drainage works and associated site works.

Plans and particulars of the proposed development will be available for inspection or purchase, at a reasonable fee not exceeding the reasonable cost of making a copy, at Waterford City & County Council, Customer Care Desk, Baileys New Street, Waterford between the hours of 9:30am to 4:00pm, Monday to Friday for the period 17th June 2025 – 15th July 2025 inclusive (including Bank and Public Holidays).

Particulars of the proposed scheme will be available to view on Waterford City & County Council's website at <http://waterfordcouncil.ie/projects/public-consultations/index.htm>

The application site is within an Architectural Conservation Area: 'Waterford City', a General Conservation Area: 'Waterford City', and a Zone of Notification: R134132 (Sites and Monuments Record, and Record of Monuments and Places) and an appropriate Architectural Heritage Impact Assessment has been prepared.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area may be made in writing to the Director of Economic Development, Waterford City & County Council, 35 The Mall, Waterford to be received before **4pm on 30th July 2025** and should be clearly marked Development at Great George's Street, Waterford or by email to projectsteam@waterfordcouncil.ie

All comments, including names of those making comments, submitted to the Council in regard of this scheme will form part of the statutorily required report to be presented at a meeting of the elected members. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

**Mr. Michael Quinn,
Director of Economic Development,
Waterford City & County Council,
35 The Mall, Waterford.**

Dated: 17th June 2025.