



**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 consisting of the refurbishment of 22 & 23
Thomas Hill, Waterford city;**

- (a) Demolition of existing accommodation to the rear of 23
Thomas Hill, and internal reconfiguration of both 22 and 23
Thomas Hill to provide 3x 2-bed Social Housing apartments.**
- (b) Supporting development works include; (i) temporary
construction signage; (ii) drainage and (iii) all associated site works.**

No. 22 Thomas Hill is a Protected Structure; WA730963.

No. 23 Thomas Hill is a Protected Structure; WA730967.

Description of Proposed Works – Consultation:

The proposed development consists of the refurbishment of No. 22 Thomas Hill, a protected structure, WA730963, and No. 23 Thomas Hill, a protected structure, WA730967. The works involve demolition of the existing accommodation to the rear of 23 Thomas Hill, and internal reconfiguration of both 22 and 23 Thomas Hill to provide three number two bed apartments and supporting development which works include; (i) temporary construction signage; (ii) drainage and (iii) all associated site works.

Summary of the Proposed Works

The development site consists of two number adjoining end-terrace properties on Thomas Hill, (L15021) in Waterford city. No.23 Thomas Hill is the end terrace property which adjoins the Queens Terrace footpath, and which in turn connects Thomas Hill to Barker Street. Both buildings have been vacant and unoccupied for a number of years. The proposed refurbishment works will provide three number two bed apartments with the two structures divided horizontally.

Consultation

Details of the proposed development at Nos. 22 & 23 Thomas Hill, 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 19th October 2020 up to and including 20th November 2020, with written submissions and observations with respect to the proposed development invited up until 4th December 2020.

Third Party Submissions Received

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

Assessment & Evaluation

The site is zoned residential in the Waterford City Development Plan, 2013-2019, as amended and extended, wherein it is an objective;

“To protect, provide and improve residential areas and their amenities”.

No. 22 Thomas Hill, is a protected structure, WA730963, and No. 23 Thomas Hill, is also a protected structure, WA730967. No. 22 and No. 23 Thomas Hill were built as a pair, consisting of terraced two-bay three-storey dwellings dating to c.1840.

The dwellings are situated within a general conservation area and a zone of archaeological potential.

The proposed works are considered in keeping with the scale and character of these historical buildings. The regeneration and re-use of the buildings is a positive step towards the re-activation of Thomas Hill, and is considered acceptable and compatible with the general pattern of development in the area and as such there is no objection to same.

The proposed development has been designed to take account and comply with the development management standards of the Waterford City Development Plan, 2013-2019, as amended and extended and National Guidance.

The proposed development is in accordance with the zoning objectives for the site.

Recommendation

The purpose of the proposed development is to deliver three number two bed apartments. The proposed development will support the policies and objectives of the current City Development Plan 2013-2019, as amended and extended, and 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.

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.

Michael Quinn,
Director of Economic Development & Planning

05/02/2020