



Planning Report

Proposed development of 120 Parade Quay (ground-floor unit, 113m.sq) 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 existing Parade Quay shop-front façade, plus supporting work to include;
i) temporary construction signage, ii) associated drainage connections, iii) and all associated site works.

The subject site is zoned Town Core with the objective to “Provide for the development and enhancement of town core uses including retail, residential, commercial, civic and other uses”, 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 change of use of the ground-floor of 120 Parade Quay, to restaurant is compatible with the zoning objectives for the site.

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

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