



NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

Planning & Development Act 2000 (as amended)

Planning & Development Regulations, 2001 (as amended)

Article 81 Of Part 8 Of The Planning & Development Regulations 2001 (as amended)

In accordance with Article 81 of Part 8 of the Planning and Development Regulations 2001 (as amended), notice is hereby given that Waterford City and County Council proposes to carry out the following development: **Development at the premises formerly known as Moore's Hotel, Main Street, Cappoquin, Co Waterford, a protected structure, RPS no. 506.**

The proposed development will consist of the following:

- Use of the ground floor & basement level as office/professional services.
- Use of the ground floor entrance & first & second floors as a separate 3 bed dwelling unit.
- Provision of external stairs to the side at ground floor & basement level.
- Provision of external bin area to the side at ground floor.
- External modifications to the existing structure including the alteration & formation of opes / doors to the side and rear on all levels.
- Internal modifications on all levels including; provision of staircase at ground floor & basement level, alteration of internal walls at basement, ground & first floor, minor modifications to internal layout, provision of wc & shower room at basement level, provision of a bathroom & kitchen at first floor.
- Provision of a roof terrace to the rear at first floor as private open space.
- General refurbishment of the existing structure including repair of facades, replacement of windows and the roof.
- Associated conservation works, site works and ancillary works.

This application also includes an Appropriate Assessment screening report and an Environmental Impact Assessment screening report.

The proposed development has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC), the Planning and Development Act 2000, as amended, and the European Communities (Bird and Natural Habitats) Regulations 2011-2015. Waterford City & County Council has determined that an Appropriate Assessment is not required. The proposed development, individually or in combination with other plans or projects, will not have a significant effect on a European Site.

In addition, the proposal has also undergone screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU, (and the relevant provisions of the Planning and Development Act 2000, as amended and the Planning and Development Regulations 2001, as amended) and Waterford City & County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

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 the following locations during public opening hours Monday to Friday for the period **16th July 2021 to 13th August 2021** inclusive (excluding bank and public holidays):

- Waterford City & County Council, Civic Offices, Davitts Quay, Dungarvan, Co. Waterford X35 Y326.

Please note due to current Covid 19 related restrictions our public offices are open **by appointment only** to members of the public who wish to inspect a current planning application but who cannot examine it on our website due to lack of internet access. If you wish to request an appointment to inspect this application please telephone the Customer Service Desk, Waterford City and County Council 0761-102020 from 9:30am – 1:00pm or 2:30pm – 4:00pm.

A copy of the plans and particulars of the proposed development may also be viewed on the Waterford City & County Council's website at the following link: <http://waterfordcouncil.ie/projects/public-consultations/index.htm>.

Submissions or observations with respect to the proposed development may be addressed to the Director of Services, Economic Development & Planning Dept. Waterford City & County Council, 35 The Mall, Waterford,

Or
by emailing cappoquinmoreshotel@waterfordcouncil.ie.

to arrive no later than **4.00pm 27th August 2021**. Submissions should be clearly marked: **'Proposed Development at the premises formerly known as Moore's Hotel, Main Street, Cappoquin Co Waterford.'**

It should be noted that the Freedom of Information Act applies to all records held by Waterford City and County Council.

**Mr. Michael Quinn, Director of Services,
Economic Development & Planning,
Waterford City & County Council, Waterford.**

16th July, 2021.