



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 Fennell's Pub & Uniacke's Shop, Main Street, Cappoquin, Co. Waterford, protected structures, RPS no.s 494 and 497 respectively.**

At the premises formerly known as Fennell's Pub, the development will consist of:

- Use of the ground floor front unit as a shop.
- Use of the ground floor rear unit & first & second floors as a separate 3 bed dwelling unit.
- Provision of external stairs and external covered bin & bike area to the rear at ground floor.
- Provision of a courtyard at first floor as private open space.
- Extension to the rear & side at first floor.
- External modifications to the existing structure including the alteration & formation of opes/doors to the side and rear on all levels.
- Internal modifications including; removal of staircase at ground floor, alteration of internal walls at ground, first & second floor. modifications to internal layout, replacing existing bathroom fittings, and the provision of kitchen.
- General refurbishment of the existing structure including repair of facades, replacement of the windows and roof, associated conservation works, site works and ancillary works.

At the premises formerly known as Uniacke's Shop, the development will consist of:

- Use of the ground floor as café restaurant/delicatessen.
- Use of the first & second floors as a separate 3 bed dwelling unit.
- Extension to the rear of the ground floor to include wc's, store and kitchen.
- Provision of external covered bin & bike area at ground floor.
- Extension to the rear of the first floor to include bedroom & bathroom.
- Provision of a courtyard at first floor as private open space.
- External modifications to the existing structure including widened opes/doors & new opes/doors to the rear at ground and first floor.
- Internal modifications to the existing structure including; removal of the non-original concrete floor slab & structure to ground level, removal of staircase at ground level, removal of internal walls at first floor, replacement of partitions, modifications to internal layout, replacing existing bathroom fittings, and relocation of kitchen.
- General refurbishment of the existing structure including repair of facades, replacement of the windows and roof, associated conservation works, site works and ancillary works.

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 cappoquinfennellsuniack@waterfordcouncil.ie.

to arrive no later than **4.00pm 27th August 2021**. Submissions should be clearly marked: **'Development at the premises formerly known as Fennell's Pub & Uniacke's Shop, 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.