

Site Notice

WATERFORD CITY & COUNTY COUNCIL
PLANNING & DEVELOPMENT ACT 2000 (as amended)
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended) - Part VIII

Notice is hereby given, pursuant to the provisions of Part XI of the Planning & Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 81 and Article 83 of the Planning & Development Regulations, 2001 (as amended) that Waterford City and County Council proposes to undertake the following development at No.18 Lady Lane, Waterford City, which is included in the Record of Protected Structures; (R.P.S. WA730248), and also on the National Inventory of Architectural Heritage; (Ref no. 22504344, 'Ozanam House').

Development will consist of the change-of-use of the former Men's Hostel at No.18 Lady Lane, Waterford, to use as cultural, civic, educational and ancillary uses. The proposed development will comprise the conservation, repair and adaptation of No. 18 Lady Lane, consisting of the following development works:

1. Construction of a part one-storey, part four-storey return building to the rear of No.18 to accommodate universal access lift and an exhibition / orientation space and a ground-floor roof-terrace. The part one-storey element will be set back from the City Wall – a National Monument, (I.D. WA00681).
2. Alterations to rear facade window openings at basement, ground, first and second floors to facilitate access from the existing building to the new lift, and to the part one-storey element and roof terrace. Non-original rear facade windows to be replaced with new double-glazed windows sympathetic in style to the original windows. Existing non-breathable cementitious render on rear facade to be removed and replaced with breathable insulating lime render. Roof gutter to be replaced and downpipe to be relocated.
3. Alterations to front facade include: reinstatement of original low level air vents, removal redundant services (alarms, wires etc.), reinstatement of one missing window on second floor and secondary internal glazing to be provided to all windows to improve thermal performance.
4. Replacement of non-original concrete basement stair with new internal platform lift and associated concrete stair to facilitate universal access.
5. Replacement of non-original basement stair (underneath grand stair) with new wooden stair to facilitate installation of new insulated basement floor slab.
6. Provision for a public cafe, associated reheat kitchen and gift shop at ground-floor level.
7. A new one storey steel stair from first to second floor to comply with fire safety regulations.
8. Infill of (2x) original and (4x) non-original internal openings and creation of (1x) new internal opening to facilitate circulation in accordance with fire safety.
9. Replacement of non-original concrete floor at basement with new insulated and radon-proof concrete floor to improve thermal performance.
10. Installation of building services required to service the proposed new uses.
11. Structural repair and upgrading of floors to accommodate new uses.
12. Upgrading of building fabric for fire safety.
13. Conservation and repair work to the historic fabric and finishes.
14. Partial renewal of roof finishes (where asbestos roof slates are present).
15. Relocation of access roof-light located in valley of existing roof and installation of gantry and condenser unit.

Plans and Particulars of the proposed development may be inspected or purchased at a fee, not exceeding the reasonable cost of making a copy, for a period of (not less than) **4 weeks from 2nd June 2026** during public opening hours at Customer Care Desk, Baileys New Street, Waterford City, Monday - Friday 9.30am to 4.00pm.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made:

By using the online submission form on <https://consult.waterfordcouncil.ie/> or in writing, to:

Mr. Ned Brennan, Director of Economic Development, no.35 The Mall, Waterford City, before 15th July 2026.

As per Article 81 of the Planning and Development Regulations 2001 (as amended), an Environmental Impact Assessment (EIA) screening determination has been made that an EIA is not required. In accordance with Article 120 (3), as amended by S.I. No. 296 of 2018, a person may, within 4 weeks from the date of this notice 2nd June 2026 apply to An Coimisiún Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Such a submission should be addressed to The Secretary, An Coimisiún Pleanála, 64, Marlborough Street, Dublin, 1.

Date of publication: 2nd June 2026