



**Comhairle Cathrach
& Contae Phort Láirge
Waterford
City & County Council**

PART 8 Report

Housing Department

**In accordance with Section 17A of the Planning & Development &
Foreshore (amendment) Act 2022 Planning and Development
(Section 179a) Regulations 2023**

**For Consideration by the Chief Executive of Waterford City and
County Council**

**Proposed Development: 1no. Retail/commercial Unit & 5 no. Residential units,
consisting of 3 no. studio apartments and 2 no. 2- bed apartments. Including supporting
development works (i) Bicycle Parking and amenity areas (ii) temporary construction
signage, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all
associated site works at O' Connell Street, Waterford.**

Structure of the report

1. Introduction
2. Description of the proposed Development
3. Application of S179A
4. Councils' intention regarding proposed development

Appendix A

- Newspaper notice
- Site Notice

Appendix B

- AA Screening
- EIA Screening

Appendix C

- Drawings

Introduction

This report has been prepared for consideration by the Chief Executive of Waterford City and County Council and contains information regarding the proposed development, as required in accordance with Section 17A of the Planning and Development Act.

Description of the proposed Development

Proposed Development: 1no. Retail/commercial Unit & 5 no. Residential units, consisting of 3 no. studio apartments and 2 no. 2- bed apartments. Including supporting development works (i) Bicycle Parking and amenity areas (ii) temporary construction signage, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all associated site works at O' Connell Street, Waterford.

Application of S179A

		Yes / No	Comment
A	The Land is owned by the local Authority or another specified State Body:	Yes	
B	The land is Zoned for residential development:	Yes	
C	The proposed development does not materially contravene the development plan or local area plan for the area:	Yes	
D	The proposed development is in accordance with the relevant local authority's housing strategy:	Yes	
E	The land is serviced or will be serviced with the necessary supporting infrastructure or facilities within the timeframe of the development:	Yes	
F	The proposed development is not required to undergo environmental impact assessment (EIA) under the EIA Directive or appropriate assessment (AA) under the Habitats Directive:	Yes	
G	the development works in question are commenced by no later than 31 December 2024.	Yes	

All conditions / comment will be taken into account when preparing the detail tender drawings.

Report prepared by:



Grace Denieffe

Clerk of Works

Waterford City and County Council's intention
Regarding Proposed Development

Proposed Development: S179A proposed

70 & 71 O' Connell Street, Waterford.

I recommend that Waterford City and County Council proceed with the proposed development in accordance with the report and recommendation from the Housing Capital Section dated 5th December 2023.

SIGNED:



Ivan Grimes

Director of Services

I approve that Waterford City and County Council proceed with the proposed development in accordance with the report and recommendation from the Housing Capital Section dated 5th December 2023.

SIGNED:



Michael Walsh

Chief Executive

Appendix A

- Newspaper notice
- Site Notice

JOBS & NOTICES



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

PLANNING & DEVELOPMENT & FORESHORE (AMENDMENT) ACT 2022

PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023

Notice is hereby given, pursuant to the provisions of the Planning and Development and Foreshore (Amendment) Act 2022 and in accordance with the requirements of the Planning and Development (Section 179A) Regulations 2023 that Waterford City & County Council propose to undertake the following development:

The construction of a new residential development consisting of:

1no. Retail/commercial Unit & 5 no. Residential units, consisting of 3 no. studio apartments and 2 no. 2- bed apartments. Including supporting development works (i) Bicycle Parking and amenity areas (ii) temporary construction signage, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all associated site works at O'Connell Street, Waterford.

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, for a period of 8 weeks from the date of this notice **5th December 2023**, during office hours (excluding weekends and Bank Holidays) at Customer Care Offices, Waterford City & County Council, Baileys New Street, Waterford. A copy of the plans and particulars of the proposed development may also be viewed online at www.waterfordcouncil.ie

As per Article 81A of the Planning and Development (Section 179A) Regulations 2023 an Environmental Impact Assessment (EIA) screening determination has been made and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development once standard industry environmental management systems are in place. A determination has been made that an **EIA is not required**. A determination has been made that the proposed development is **not required to undergo an appropriate assessment (AA)** under the Habitats Directive.

As per Article 81A a person may question the validity of any decision of the planning authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Act.

Within a period of 8 weeks from the date of this notice any person may question the validity of any decision of the Planning Authority by way of an application for judicial review. The development will not commence until this period of 8 weeks has expired.

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

Ivan Grimes, Director of Services,
Housing Department, Waterford City & County Council, City Hall, The Mall, Waterford.
Dated this day, 05/12/2023.



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

PLANNING & DEVELOPMENT & FORESHORE (AMENDMENT) ACT 2022

PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023

Notice is hereby given, pursuant to the provisions of the Planning and Development and Foreshore (Amendment) Act 2022 and in accordance with the requirements of the Planning and Development (Section 179A) Regulations 2023 that Waterford City & County Council propose to undertake the following development:

The construction of a new residential development consisting of:

9 no. Residential units, consisting of 3 no. 1- Bed units and 6 no. 2- bed units. Including supporting development works (i) demolition of existing buildings on site (ii) Bicycle Parking and amenity areas (iii) temporary construction signage, (iv) boundary treatments, (v) landscaping, (vi) ancillary accommodation and (vii) all associated site works at No. 9 & 10 The Old Coal Yard, St. Patrick's Terrace, Waterford.

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, for a period of 8 weeks from the date of this notice **5th December 2023**, during office hours (excluding weekends and Bank Holidays) at Customer Care Offices, Waterford City & County Council, Baileys New Street, Waterford. A copy of the plans and particulars of the proposed development may also be viewed online at www.waterfordcouncil.ie

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Ivan Grimes, Director of Services,
Housing Department, Waterford City & County Council, City Hall, The Mall, Waterford.
Dated this day, 05/12/2023.

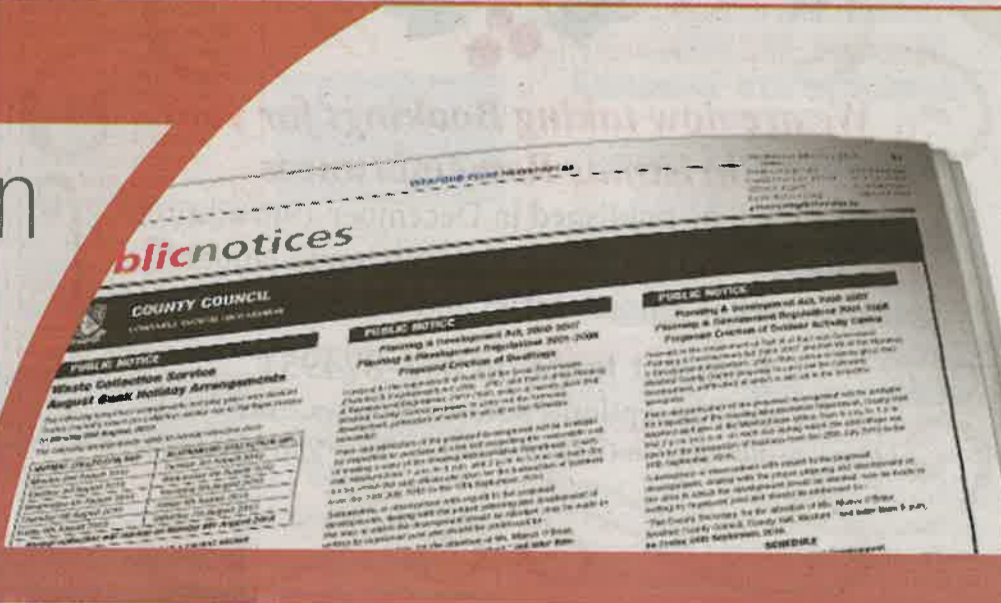
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Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

SITE NOTICE

WATERFORD CITY & COUNTY COUNCIL

PLANNING & DEVELOPMENT & FORESHORE (AMENDMENT) ACT 2022 PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023

Notice is hereby given, pursuant to the provisions of the Planning and Development and Foreshore (Amendment) Act 2022 and in accordance with the requirements of the Planning and Development (Section 179A) Regulations 2023 that Waterford City & County Council propose to undertake the following development:

The construction of a new residential development consisting of:

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Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, for a period of 8 weeks from the date of this notice **5th December 2023**, during office hours (excluding weekends and Bank Holidays) at Customer Care Offices, Waterford City & County Council, Baileys New Street, Waterford. A copy of the plans and particulars of the proposed development may also be viewed online at www.waterfordcouncil.ie

As per Article 81A of the Planning and Development (Section 179A) Regulations 2023 an Environmental Impact Assessment (EIA) screening determination has been made and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development once standard industry environmental management systems are in place. A determination has been made that an **EIA is not required**. A determination has been made that the proposed development **is not required to undergo an appropriate assessment (AA)** under the Habitats Directive.

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Signed: Ivan Grimes,
Director of Services,
Housing Department, Waterford City & County Council, City Hall, The Mall, Waterford.

Dated this day, 05/12/2023

Appendix B

- AA Screening
- EIA Screening

Preliminary Planning Report

Proposed Development:

Refurbished of a pair of terraced two-bay 3 and 4 story properties at No.70 O’Connell Street and No.71 O’Connell Street, Waterford to provide (a) 3 No. studio apartments at First, Second and Third Floors which includes an extension over three floors to the rear of No. 70 O’Connell Street and 2 No. 2 Bedroom 3 person apartments to First & Second Floor at No. 71 O’Connell Street. (b) Commercial/retail unit to the ground floor area of No. 71 O’Connell Street with associated back of house/ancillary accommodation and enclosed courtyard seating area to the rear of No.70 O’Connell Street to serve commercial area (c) Alterations to the front facades of No.70 and No.71 including alterations to existing windows and doors and additional windows.

The subject site is zoned Town Core as designated in the Waterford City & County Development Plan 2022-2028 with the objective to “ Provide for the development and enhancement of town core uses including retail, residential, commercial, civic and other uses”. The site is situated within a zone of archaeological potential, a designated ‘Architectural Conservation Area’ and ‘General Conservation Area’. No.69 O’Connell street is included in the Record of Protected Structures and No. 72-73 O’Connell are included in the National Inventory of Architectural Heritage (NIAH) but are not included in the Record of Protected Structures.

Flood - Site situated within Flood Zone: 0.1% AEP (1 in 1000 year) Flood Extent - High-End Future Scenario (Source: OPW National Coastal Flood Hazard Mapping 2021). The introduction of a ground floor residential use to No.70 O’Connell Street should be reviewed against ‘The Planning System and Flood Risk Management, Guidelines for Planning Authorities November 2009’ (flood risk assessment however regard shall be had to Section 28 of the guidelines in relation to a commensurate assessment of the risks of flooding).



Special attention/consideration should be given to the potential impact, if any, of the proposed extension to the rear of No. 70 and the relationship with No.69 O'Connell Street.

The hours of operation of the outdoor dining/hospitality area should have regard to the sites location and existing land uses adjoining the site.

Environmental Impact Assessment

The proposed development is for not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. Waterford City and County Council has considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the 2001 Regulations and is satisfied that EIA is not required.

Habitats Directive

A Habitats Directive Screening Assessment Report is attached. The following are the nearest instances of an SAC, SPA, Wetland, Fresh Water Pearl Mussel Catchment Area, and River:

- The site is 0.08km South of the Lower River Suir SAC Special Area of Conservation (Site Code: 002137 Version: 1.08000004292)
- The site is 167.42m South West of the Suir river, which is a tributary of Sea
- The site is 9.96km North of the Tramore Back Strand SPA Special Protection Area (Site Code: 004027 Version: 1.02)
- The site is 11.79km East of the Clodiagh (Portlaw) Fresh Water Pearl Mussel Catchment Area

Water Framework Directive

Water Framework Directive Assessment Report. The following are High Status Objective Water Bodies that fall within 1km buffer of the application site boundary. The layers checked against are HSO Rivers, HSO River Subbasins, HSO Transitional, HSO Lakes, and HSO Coastal:

- No High Status Objective Water Bodies were found within 1km of the site.

Having regard to the location of the subject site and to the nature of the development, it is considered the proposed development will not give rise to significant effects for objectives under Water Framework Directive.

Conclusion

The principle of the 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



B Cullinan
Executive Planner
13th October 2023

Table 1: Project Details

Application	Details
Development Consent Type	Part 8
Development Location	70 & 71 O'Connell Street, Waterford,
File Ref	Part 8
Description of the project	Refurbished of a pair of terraced two-bay 3 and 4 story house at No.70 O'Connell Street and No.71 O'Connell Street, Waterford to provide (a) 3 No. studio apartments at First, Second and Third Floors and includes an extension over three floors to the rear of No. 70 O'Connell Street and 2 No. 2 Bedroom 3 person apartments to First & Second Floor at No. 71 O'Connell Street. (b) Commercial/retail unit to the ground floor area of No. 71 O'Connell Street with associated back of house/ancillary accommodation and enclosed courtyard seating area to the rear of No.70 O'Connell Street to serve commercial area (c) Alterations to the front facades of No.70 and No.71 including alterations to existing windows and doors and additional windows.

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Number	Question	Response
1	Impacts On Freshwater Habitats: Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same? Sites to consider: Blackwater River, Lower River Suir. Habitats to consider: Rivers, Lakes and Lagoons.	
2	Impacts On Wetland Habitats; Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or within 1 km of same? Sites to consider: Comeragh Mountains. Habitats to consider: Bogs, Fens, Marshes and Wet Heaths.	
3	Impacts on Intertidal and Marine Habitats; Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and/or marine habitats and species, or within the catchment of same? Sites to consider: Tramore Dunes and Backstrand, River Suir (Tidal Section as far as Carrick on Suir), River Blackwater (Tidal Section as far as Cappoquin), Waterford Estuary. Habitats to consider: Mudflats, Sandflats, Saltmarsh, Estuary; Shingle, Reefs, Sea Cliffs.	
4	Impacts On Woodlands, Grasslands and Dry Heaths; Is the development within a Special Area of Conservation whose qualifying habitats include woodlands or grasslands habitats, or within 200m of same? Sites to consider: Glendine Wood Nire Valley Woods, Ardmore Head, Helvick Head. Habitats to consider: Woodlands, Grasslands or Dunes.	
5	Impacts On Birds; Is the development within a Special Protection Area, or within 1 km of same? Sites to consider: Tramore Backstrand,	

Conclusion Table 2:

If the answer to all of these questions is No, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required, proceed to the Habitats Directive Conclusion Statement. If the answer to any of these questions is Yes, please refer to tables 3 and 4 below.

Table 3: Determination of Possible Impacts On Natura 2000 Sites.

Where it has been identified that there is a Natura 2000 site within the potential impact zone of the proposed development, it is necessary to try to determine the nature of the possible impacts. Please answer the following questions as appropriate.

Number	Question	Response
1	Impacts on designated freshwater habitats (rivers, lakes streams and lagoons). Sites to consider: Blackwater River, Lower River Suir. Please answer the following if the answer to question 1 in table 2 was yes. Does the development involve any of the following:	N/A
	Works inside the boundary of designated site	
1.1	All works within the boundary of any SAC whose qualifying features include freshwater habitats/species, excluding small extensions/alterations to existing buildings.	N/A
	Works outside the boundary of designated site	N/A
1.2	Discharge to surfacewater or groundwater within the boundary of an SAC whose qualifying features include freshwater habitats/species.	N/A
1.3	Abstraction from surfacewater or groundwater within 1km of the boundary of an SAC whose qualifying features include freshwater habitats or species.	N/A
1.4	Removal of topsoil within 100m of the boundary of an SAC, whose qualifying features include freshwater habitats/species.	N/A
1.5	Infilling or raising of ground levels within 100m of the boundary of any SAC whose qualifying features include freshwater habitats/species.	N/A
1.6	Construction of drainage ditches within 1km of the boundary of an SAC whose qualifying features include freshwater habitats/species.	N/A
1.7	Installation of waste water treatment systems; percolation areas; septic tanks within 100 m of the boundary of an SAC site whose qualifying features include freshwater habitats/species.	N/A
1.8	Construction within a floodplain of EU designated watercourse whose qualifying features include freshwater habitats/species.	N/A
1.9	Crossing or culverting of rivers or streams within 1km of the boundary of any SAC whose qualifying features include freshwater habitats.	N/A
1.10	Storage of chemicals, hydrocarbons or organic wastes within 100 m of the boundary of an SAC whose qualifying features include freshwater habitats/species.	N/A
1.11	Development of a large scale, within catchment of an EU designated watercourse or waterbody, which involves the production of an EIS.	N/A
1.12	Development or expansion of quarries within catchment of an EU designated watercourse or waterbody.	N/A
1.13	Development or expansion of windfarms within catchment of an EU designated watercourse or waterbody.	N/A
1.14	Development of pumped hydro electric stations within catchment of an EU designated watercourse or waterbody.	
3	Impacts on Intertidal and Marine Habitats -Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and/or marine habitats and species, or within the	

	catchment of same? Sites to consider: Tramore Dunes and Backstrand, River Suir (Tidal Section), River Blackwater (Tidal Section), Waterford Estuary.	
	Please answer the following if the answer to question 1 in table 3 was yes.	N/A
	Works inside the boundary of designated site	
3.1	All works within the boundary of any SAC whose qualifying features include intertidal or marine habitats, excluding small extensions/alterations to existing buildings.	N/A
	Works outside the boundary of designated site	
3.2	Coastal protection works within 5km of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.3	Development of piers, slipways, marinas, pontoons or any other infrastructure within 5km of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.4	Dredging within 5km of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.5	Works within 1km of any SAC whose qualifying features include intertidal or marine habitats, which will result in discharges to rivers or streams directly connected to the designated site.	N/A
3.6	Infilling of coastal habitats within 500m of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.7	Removal of topsoil or infilling of terrestrial habitats within 100m of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.8	Development of a large scale within 1km of any SAC whose qualifying features include intertidal or marine habitats, which involves the production of an EIS.	N/A

Conclusion

Table

3:

If the answer to all of the above is no or n/a, significant impacts on Natura 2000 sites can be ruled out. No further assessment is required, proceed to the Screening Conclusion Statement.

Habitats Directive Screening Conclusion Statement

Question	Answer
Development Type	Part 8
Development Location	70 & 71 O'Connell Street, Waterford,
Natura 2000 sites within impact zone	<ul style="list-style-type: none"> • The site is 0.08km South of the Lower River Suir SAC Special Area of Conservation (Site Code: 002137 Version: 1.08000004292) • The site is 167.42m South West of the Suir river, which is a tributary of Sea • The site is 9.96km North of the Tramore Back Strand SPA Special Protection Area (Site Code: 004027 Version: 1.02) • The site is 11.79km East of the Clodiagh (Portlaw) Fresh Water Pearl Mussel Catchment Area
Planning File Ref	Part 8
Description of the project	<p>Refurbished of a pair of terraced two-bay 3 and 4 story house at No.70 O'Connell Street and No.71 O'Connell Street, Waterford to provide (a) 3 No. studio apartments at First, Second and Third Floors and includes an extension over three floors to the rear of No. 70 O'Connell Street and 2 No. 2 Bedroom 3 person apartments to First & Second Floor at No. 71 O'Connell Street. (b) Commercial/retail unit to the ground floor area of No. 71 O'Connell Street with associated back of house/ancillary accommodation and enclosed courtyard seating area to the rear of No.70 O'Connell Street to serve commercial area (c) Alterations to the front facades of No.70 and No.71 including alterations to existing windows and doors and additional windows.</p>
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s).	N/A
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not.	N/A
Conclusion of assessment	<p>Having regard to the location of the subject site and to the nature of the proposed development, and the intervening distance with the identified Natura 2000 Sites, I consider that no appropriate assessment issues arise in this case. In my opinion the proposed development either individually or in combination with other plans or projects, would not be likely to have a significant effect on a Natura 2000 Site.</p>
Completed By	Brendan Cullinan, Executive Planner
Date	

Appendix C

- Drawings

na Tríonóide (Lasmuigh)
Trinity Without

Bus Depot

NOTES

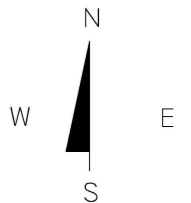
This drawing has been prepared for planning purposes only. All drawings to be read in conjunction with all other consultant drawings, Architect to be informed immediately of any discrepancies. Figured dimensions only to be taken from this drawing. All dimensions and levels to be checked on site, Architect to be informed immediately of any discrepancies.

General Notes:

OS Map Reference: 5632-21

— Indicates Site Boundary
Area- 0.0325 Hectares

* Location of Site Notice



Planning

REVISION	DATE	INTLS	No.



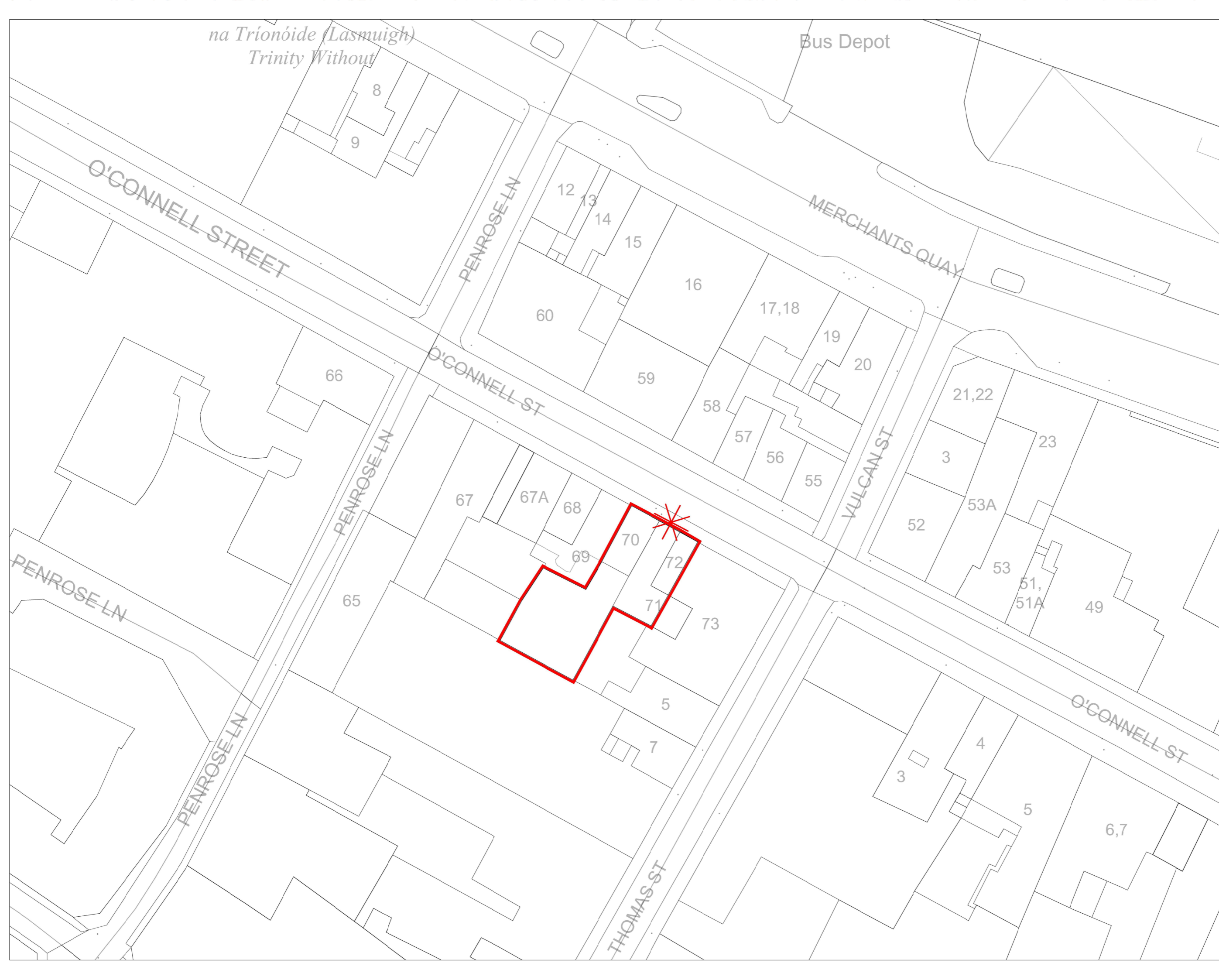
IVAN GRIMES
DIRECTOR OF SERVICES - HOUSING,
COMMUNITY & EMERGENCY SERVICES

HOUSING
ADDRESS : Civic Offices, Balleys New Street, Waterford X91 XH42
TELEPHONE : 0761 - 103020
FAX NO : 051 - 844708

PROJECT
**Proposed Redevelopment Works
70 & 71 O'CONNELL STREET
WATERFORD**

TITLE
Existing Site Location Map

SCALE 1:500	JOB No. N31-24-2-93	DRAWING No. 001
	DATE 29/1/2023	DRAWN BY GD



MAS ST

7

5

65

PENROSE LN

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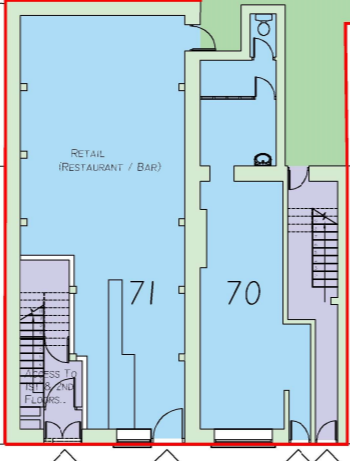
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O'CONNELL STREET

EXISTING

VU

65

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65


NOTES

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Planning

REVISION	DATE	INTLS	NO.

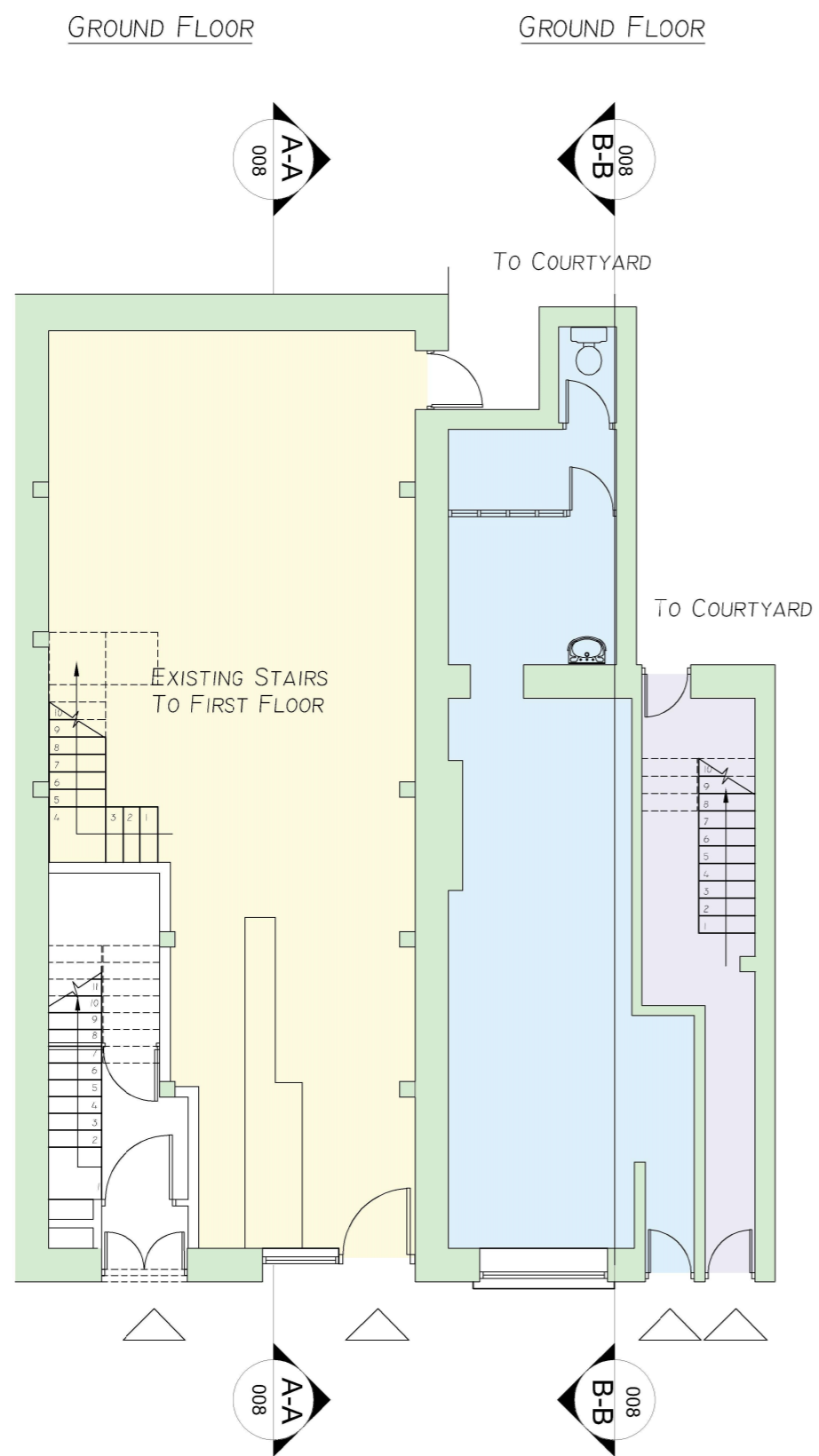


IVAN GRIMES
DIRECTOR OF SERVICES - HOUSING,
COMMUNITY & EMERGENCY SERVICES
HOUSING
ADDRESS : Civic Offices, Baileys New Street, Waterford X91 XH42
TELEPHONE : 0761 - 103020
FAX NO : 051 - 844708

PROJECT
**Proposed Redevelopment Works
70 & 71 O'CONNELL STREET
WATERFORD**

TITLE
Existing Site Location Map

SCALE 1:250	JOB No. N31-24-2-93	DRAWING No. 002
DATE 29/1/2023	DRAWN BY GD	CHECKED BY



70 O'CONNELL ST

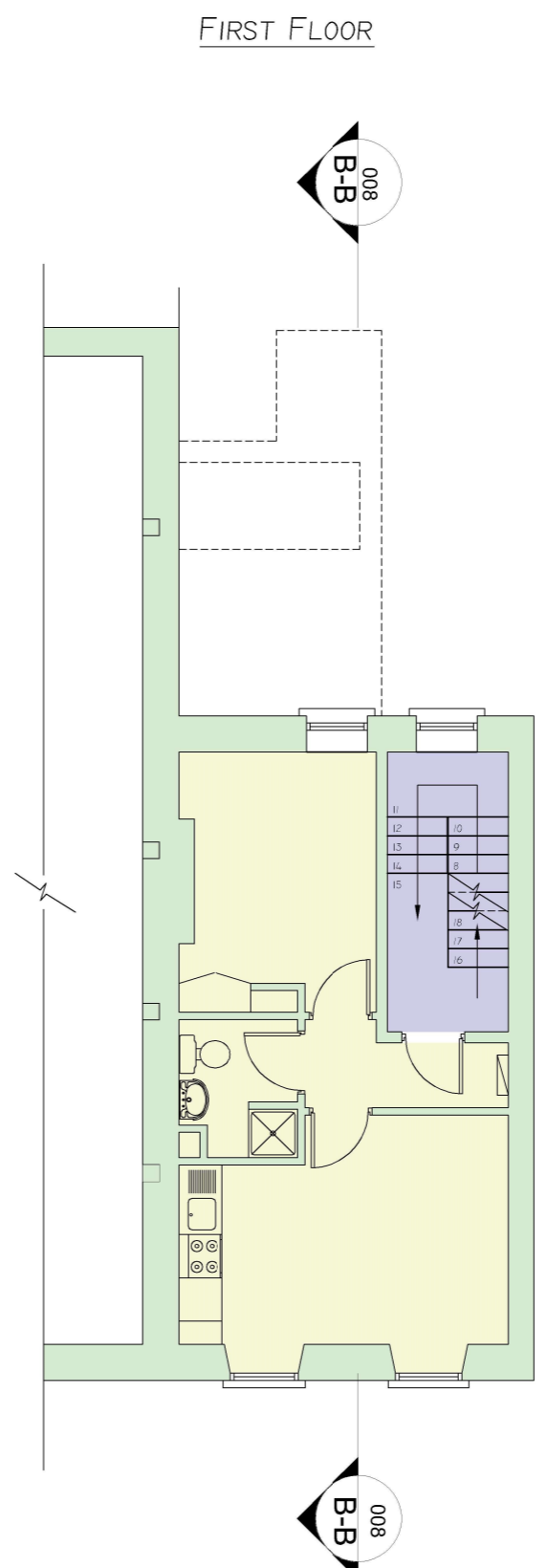
SHOP AND REAR

STAIRS TO 1ST & 2ND

71 O'CONNELL ST

STAIRS TO 2ND FLOOR ONLY

RETAIL; 64.50 M2



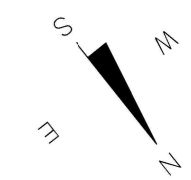
70 O'CONNELL ST

1-BED APT; 30.59 M2

STAIRS TO 1ST & 2ND

NOTES

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Planning

REVISION	DATE	INTLS	No.



IVAN GRIMES
 DIRECTOR OF SERVICES - HOUSING,
 COMMUNITY & EMERGENCY SERVICES

HOUSING

ADDRESS : Civic Offices, Baileys New Street, Waterford X91 XH42
 TELEPHONE : 0761 - 103020
 FAX NO. : 051 - 844708

PROJECT
**Proposed Redevelopment Works
 70 & 71 O'CONNELL STREET
 WATERFORD**

TITLE
Existing Floor Plans

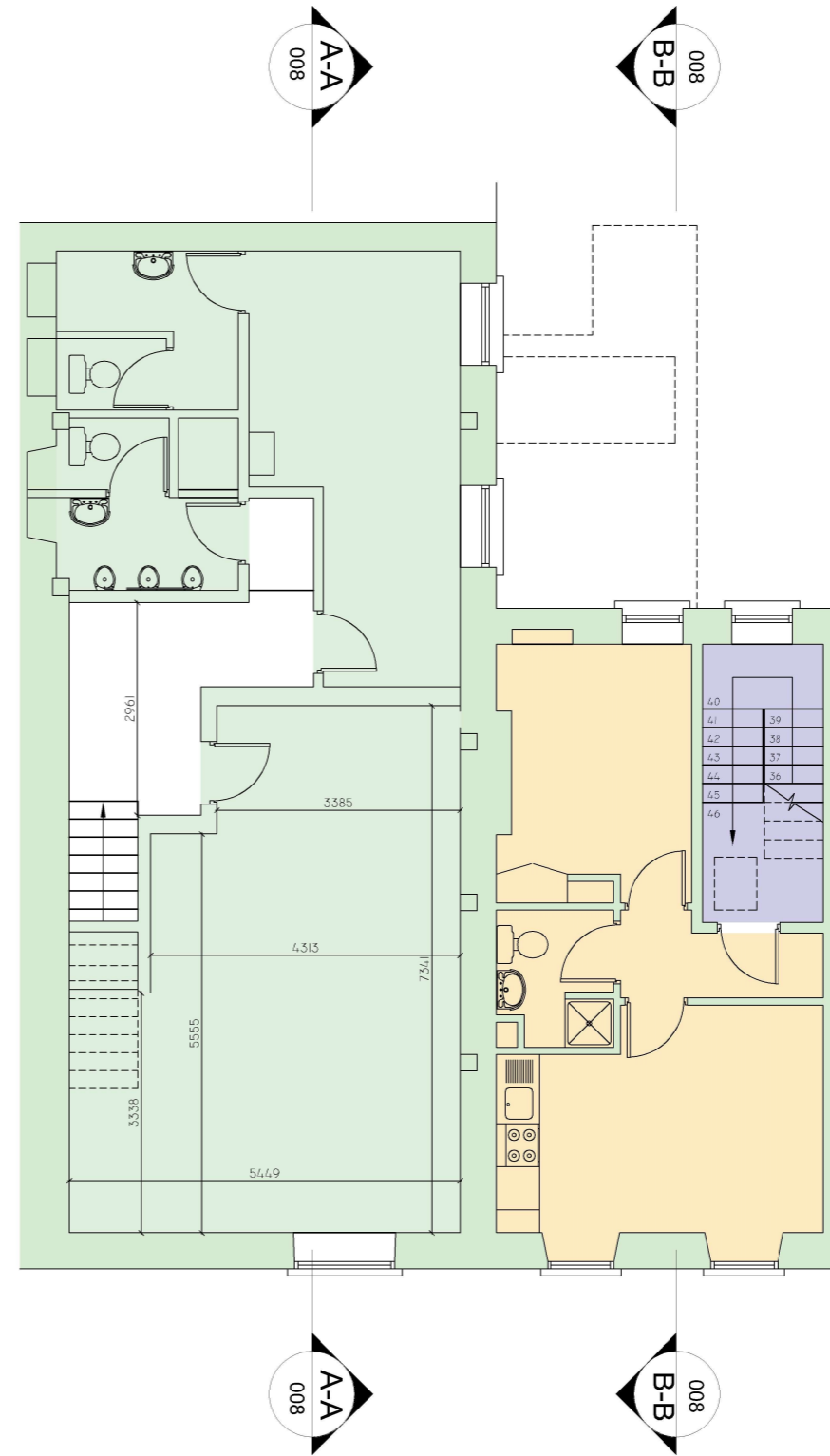
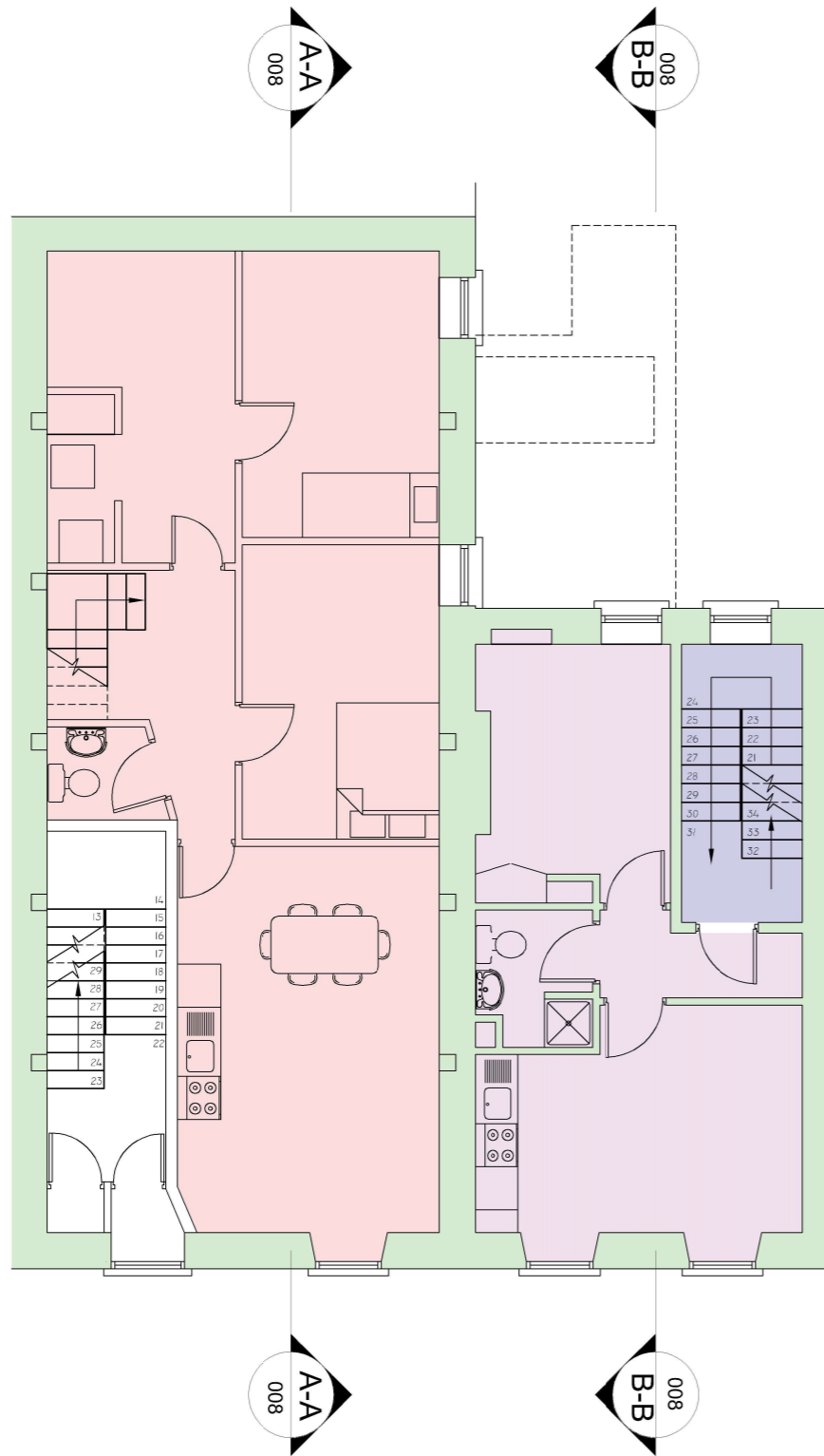
SCALE	JOB No.	DRAWING No.
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DATE	DRAWN BY	CHECKED BY
29/1/2023	GD	

FIRST FLOOR

SECOND FLOOR

SECOND FLOOR

THIRD FLOOR

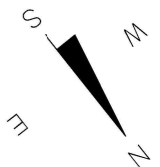


- 70 O'CONNELL ST
- 1-BED APT; 30.59 M²
- STAIRS TO 1ST & 2ND
- 71 O'CONNELL ST
- STAIRS FROM GFL
- RESIDENTIAL; 63.98 M²

- 70 O'CONNELL ST
- 1-BED APT; 30.59 M²
- STAIRS TO 1ST & 2ND
- 71 O'CONNELL ST
- STAIRS FROM GFL
- APPROX 66.6 M²

NOTES

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Planning

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 TELEPHONE : 0761 - 103020
 FAX NO. : 051 - 844708

PROJECT
**Proposed Redevelopment Works
 70 & 71 O'CONNELL STREET
 WATERFORD**

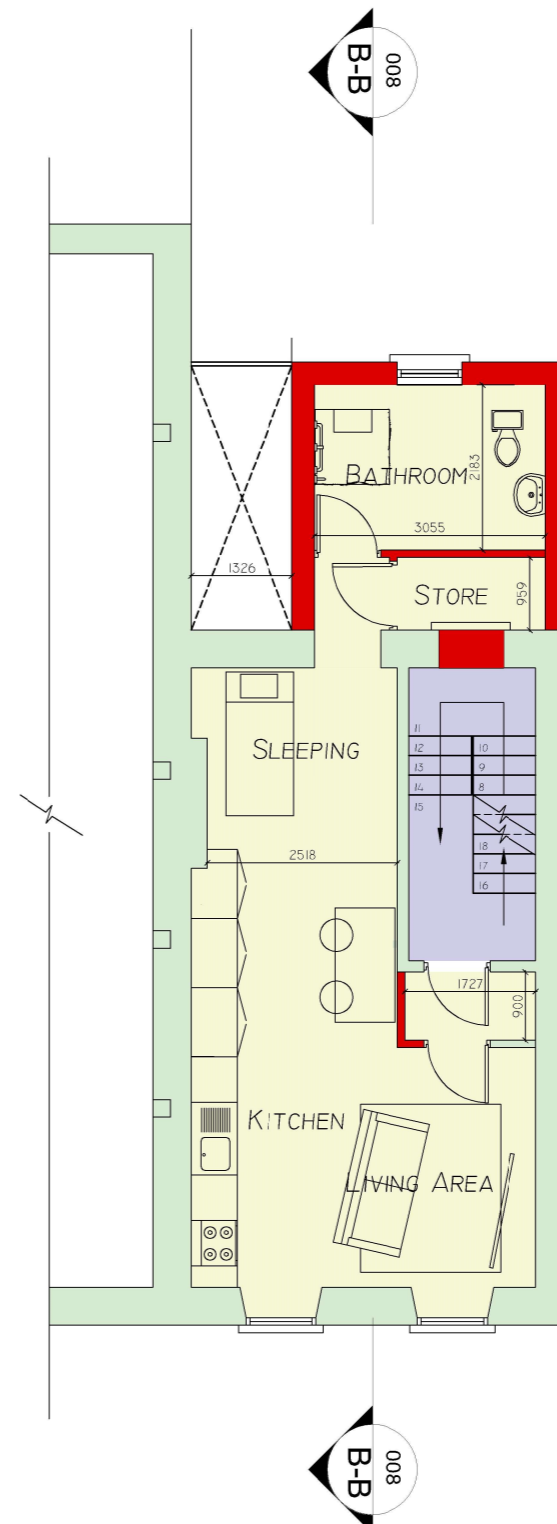
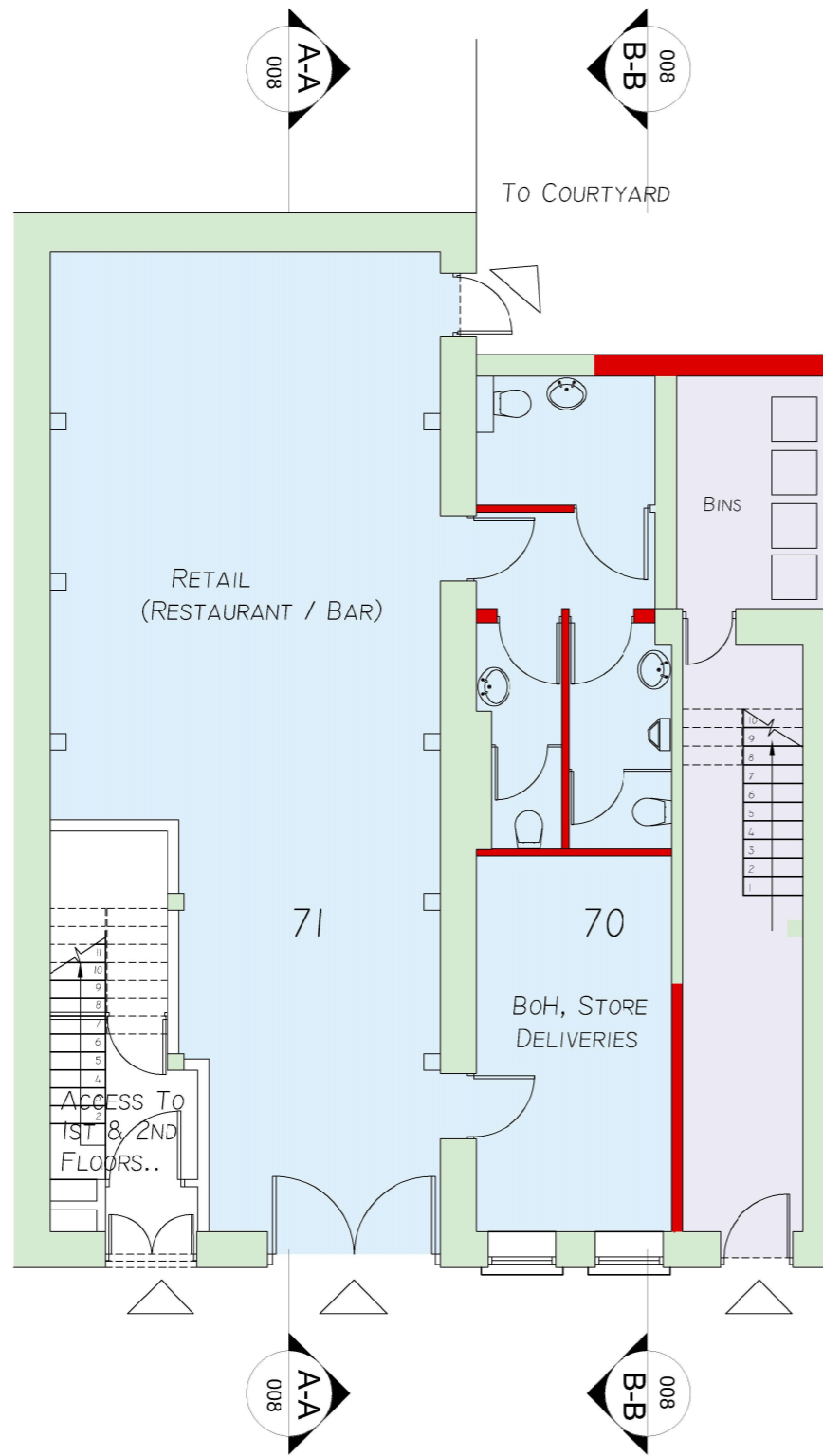
TITLE
Existing Floor Plans

SCALE 1:100	JOB No. N31-24-2-93	DRAWING No. 004
	DATE 29/1/2023	DRAWN BY GD

GROUND FLOOR

GROUND FLOOR

FIRST FLOOR



70 O'CONNELL ST

- COMMUNAL SPACE
- RETAIL

71 O'CONNELL ST

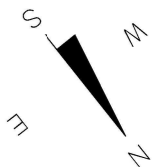
- STAIRS TO 1ST & 2ND FLOORS
- RETAIL

70 O'CONNELL ST

- COMMUNAL SPACE
- STUDIO APT; 40.60 M2

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Planning

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PROJECT
**Proposed Redevelopment Works
 70 & 71 O'CONNELL STREET
 WATERFORD**

TITLE
Proposed Floor Plans

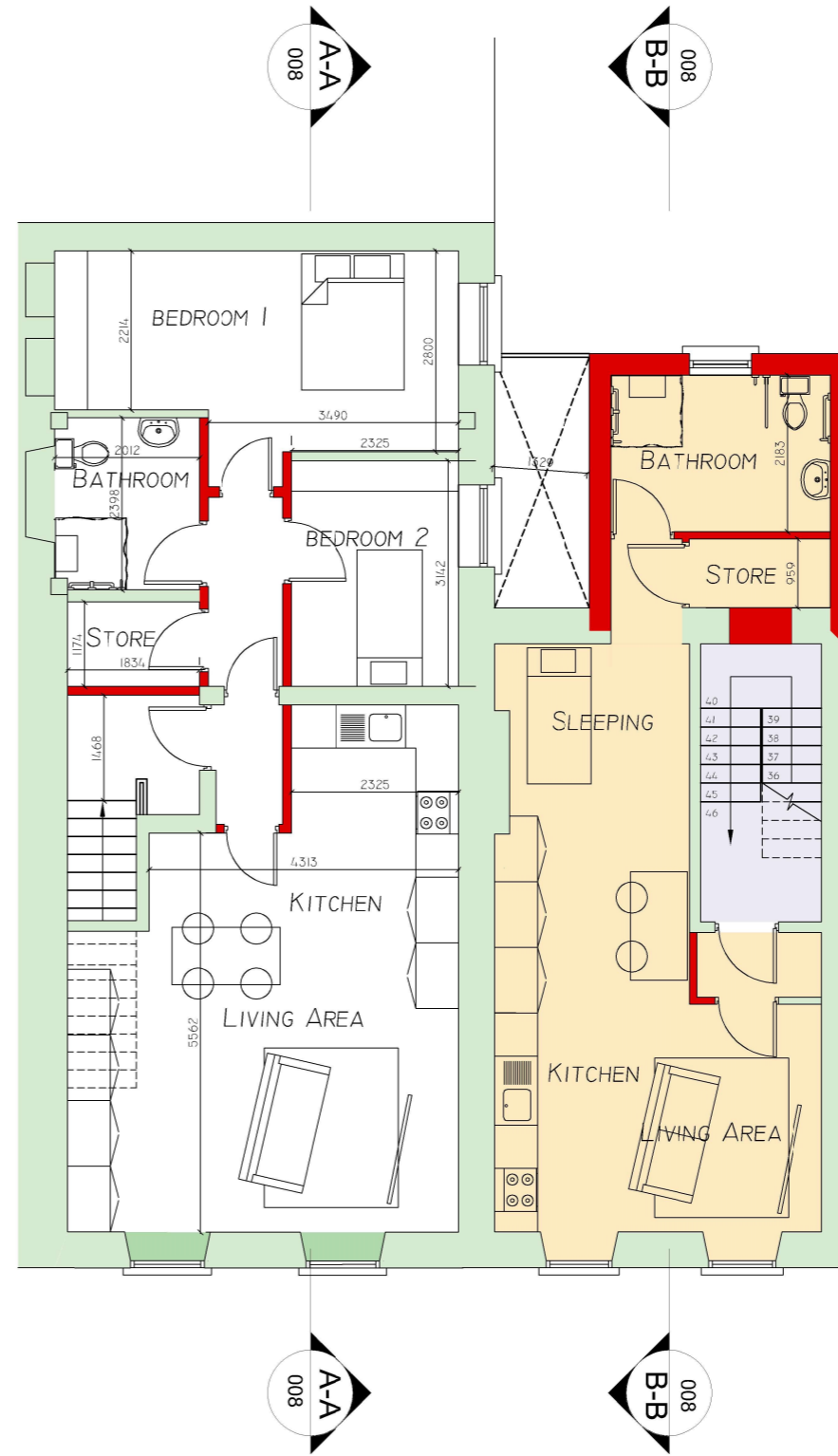
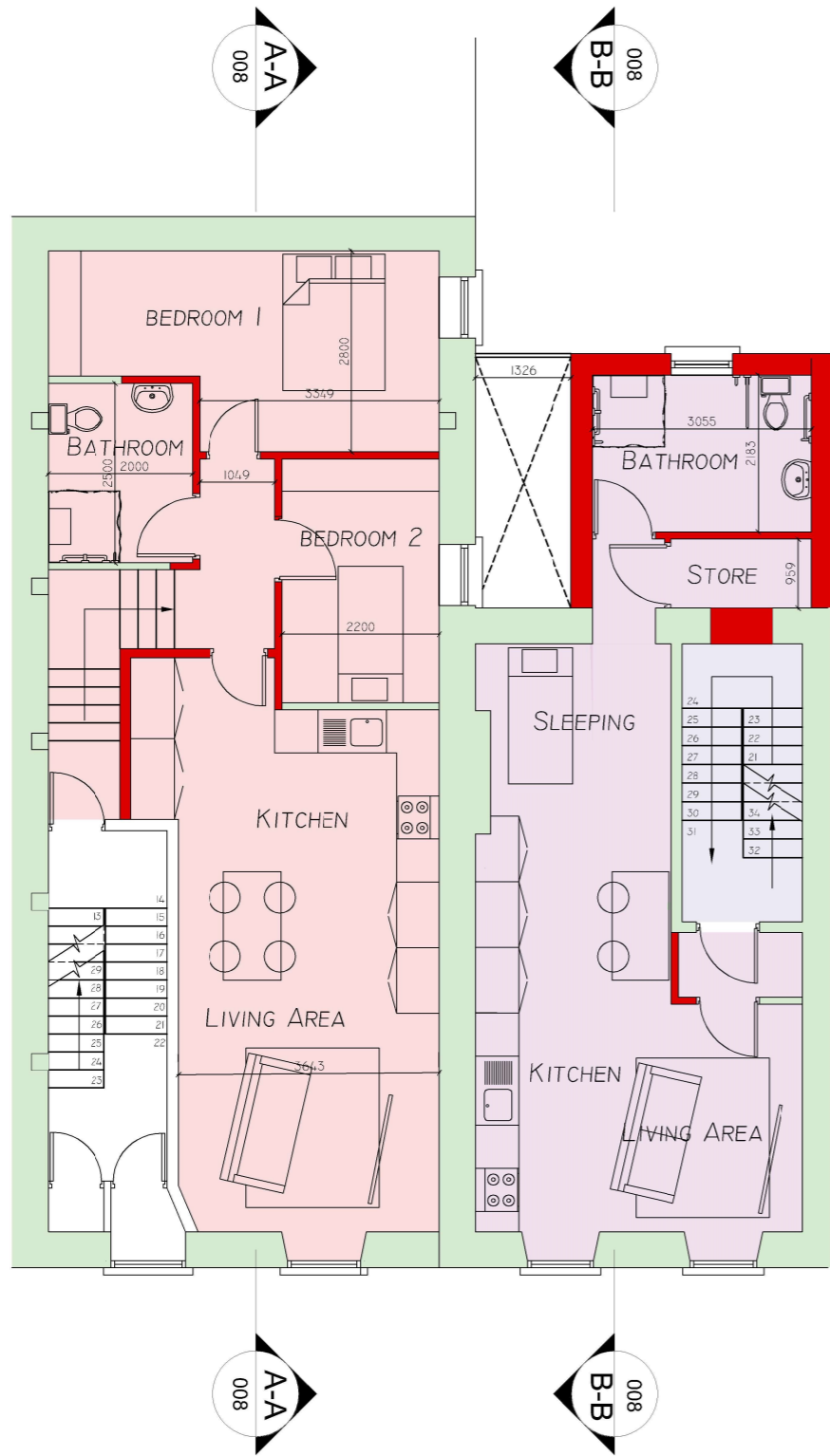
SCALE	JOB No.	DRAWING No.
1:100	N31-24-2-93	005
DATE	DRAWN BY	CHECKED BY
29/11/2023	GD	

FIRST FLOOR

SECOND FLOOR

SECOND FLOOR

THIRD FLOOR



70 O'CONNELL ST

- STUDIO APT; 40.60 M2
- COMMUNAL SPACE

71 O'CONNELL ST

- STAIRS FROM GFL
- RESI; 64.42 M2 (2-BED)

70 O'CONNELL ST

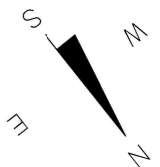
- STUDIO APT; 40.60 M2
- COMMUNAL SPACE

71 O'CONNELL ST

- STAIRS FROM GFL
- RESI; 69.5 M2 (2-BED)

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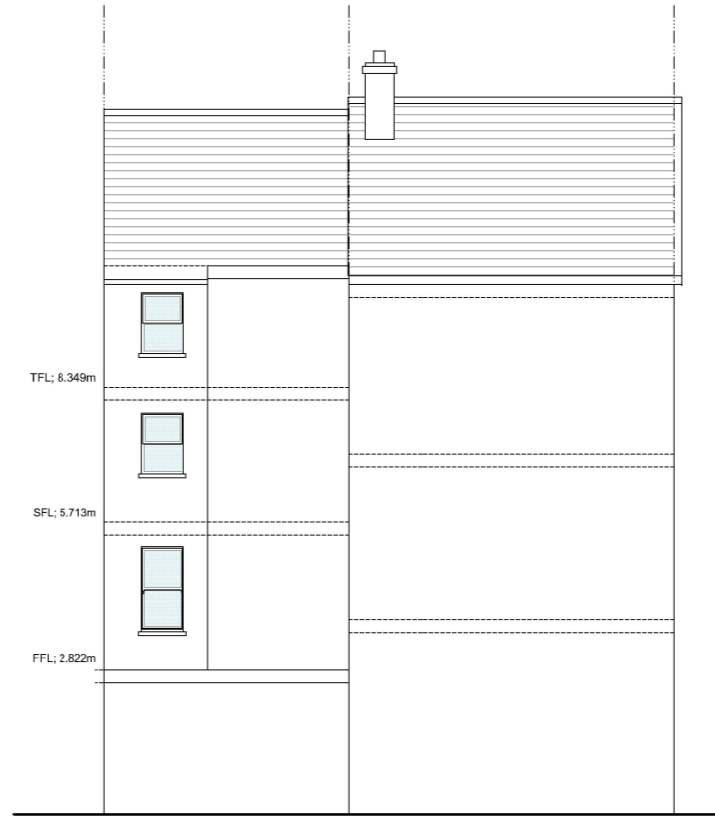
PROJECT
Proposed Redevelopment Works
70 & 71 O'CONNELL STREET
WATERFORD

TITLE
Proposed Floor Plans

SCALE	JOB No.	DRAWING No.
1:100	N31-24-2-93	006
DATE	DRAWN BY	CHECKED BY
29/1/2023	GD	



**70/71 O'CONNELL STREET FRONT ELEVATION
PROPOSED**



**70/71 O'CONNELL STREET REAR ELEVATION
PROPOSED**



**70/71 O'CONNELL STREET FRONT ELEVATION
EXISTING**



**70/71 O'CONNELL STREET REAR ELEVATION
EXISTING**

NOTES

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Planning

REVISION	DATE	INTLS	No.

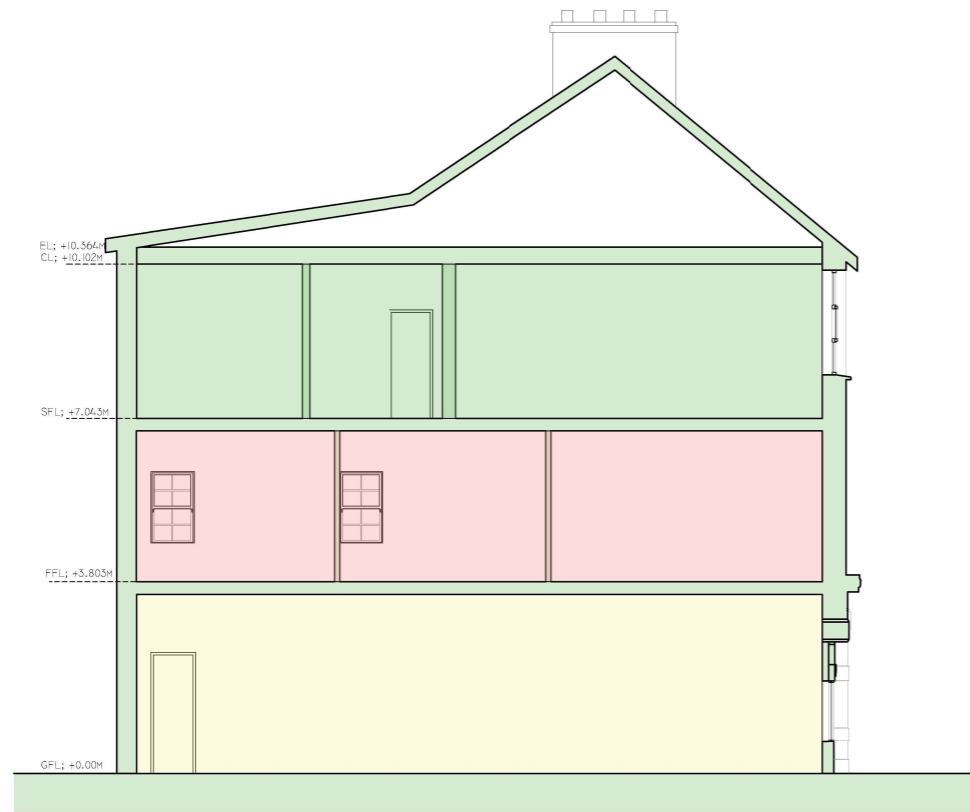


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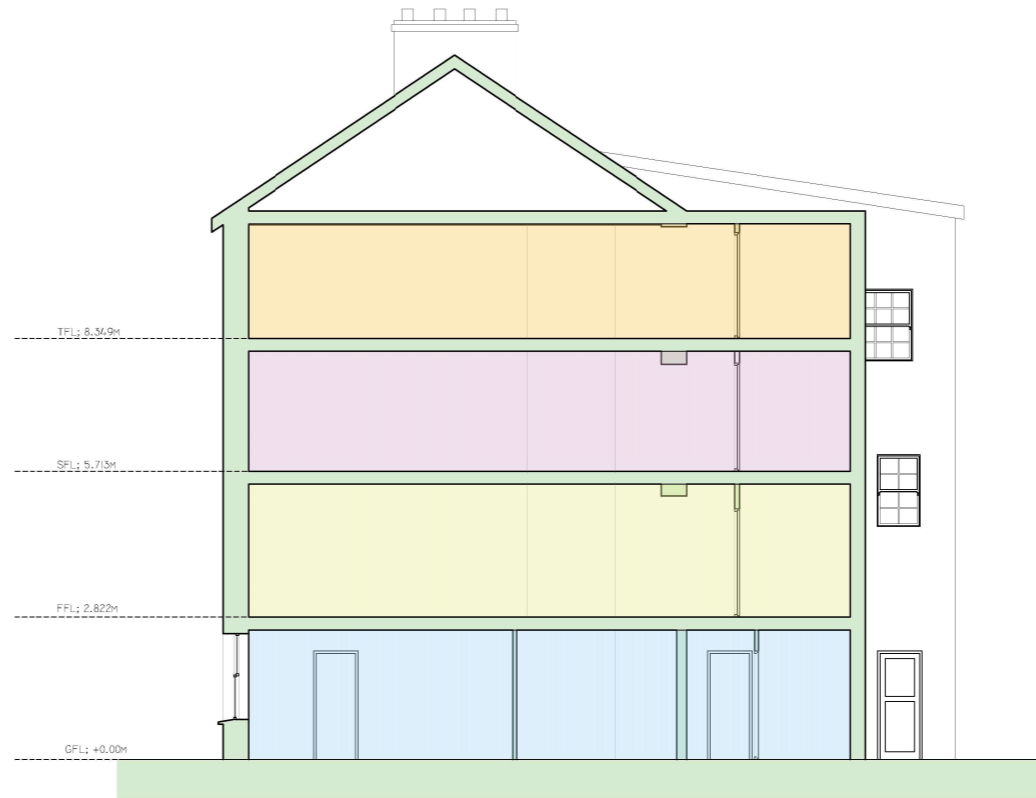
PROJECT
**Proposed Redevelopment Works
70 & 71 O'CONNELL STREET
WATERFORD**

TITLE
Proposed & Existing Front Elevations

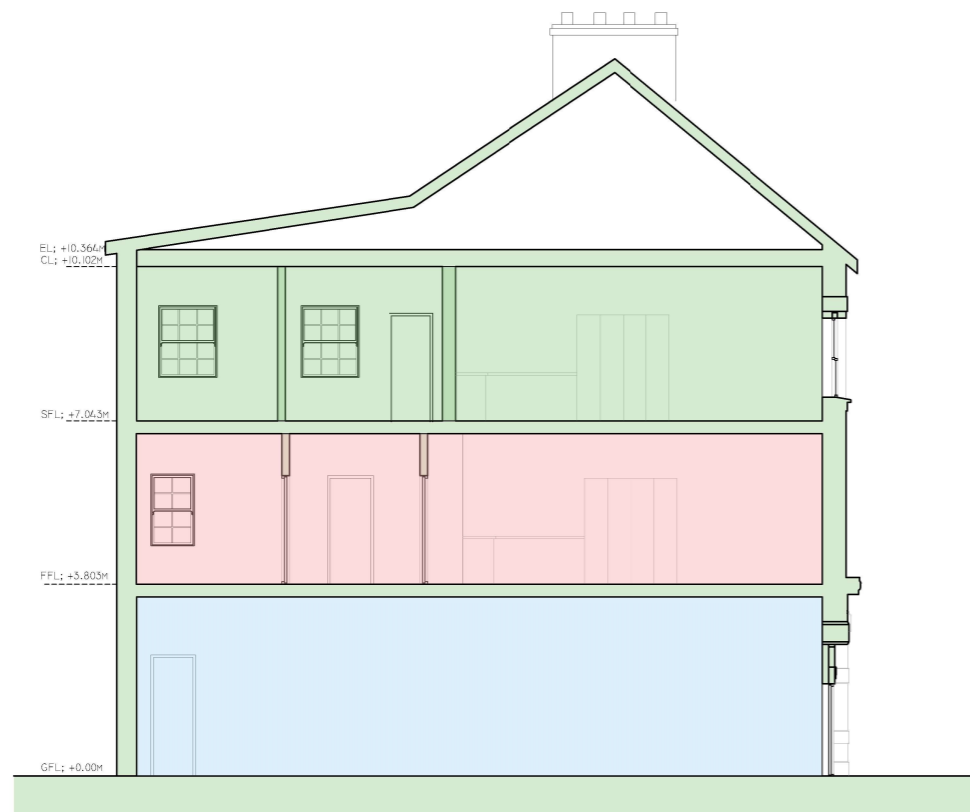
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DATE 29/1/2023	DRAWN BY GD	CHECKED BY



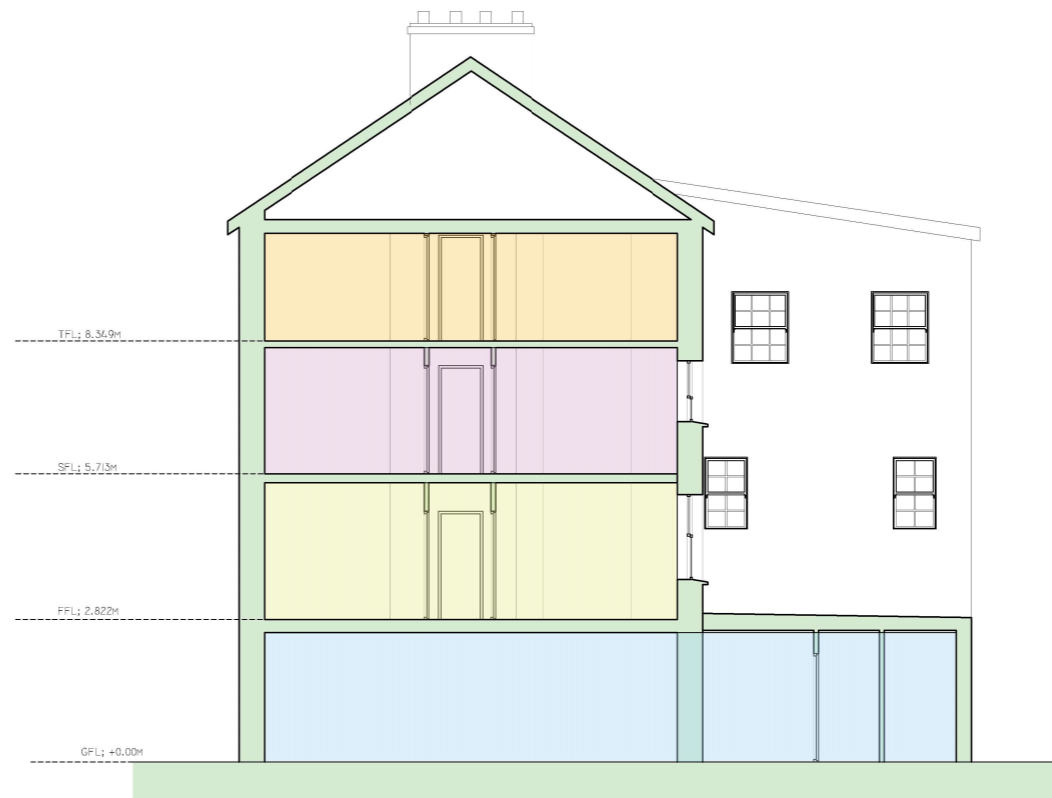
**SECTION A-A
PROPOSED**



**SECTION B-B
PROPOSED**



**SECTION A-A
EXISTING**



**SECTION B-B
EXISTING**

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Planning

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PROJECT
**Proposed Redevelopment Works
70 & 71 O'CONNELL STREET
WATERFORD**

TITLE
Proposed & Existing Front Elevations

SCALE 1:150	JOB No. N31-24-2-93	DRAWING No. 008
	DATE 29/1/2023	DRAWN BY GD