



NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

DEVELOPMENT UNDER SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT, 2000 AND NOTICE PURSUANT TO THE REQUIREMENTS OF PART 8, ARTICLE 81 & ARTICLE 120(3) OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001, AS AMENDED

Notice is hereby given that Waterford City and County Council propose to develop a short stay tourist accommodation facility to the rear of the former Bank of Ireland in Lismore County Waterford, P51 KP38 (a protected structure, RPS number WA750793).

In accordance with Part 8, Article 81 of the above Regulations, Waterford City & County Council hereby gives notice of proposals to carry out development works at the site of the former Bank of Ireland, West Street, Lismore, Co. Waterford to provide short stay accommodation.

The development will consist of:

- Provision of 5 new accommodation glamping pods.
- Internal roads and footpaths to access each pod.
- Parking space provided for each individual pod.
- Connecting each pod to existing Services.
- Hard and soft landscaping to green areas.
- Provision of storage rooms in out buildings.
- Sustainable urban drainage and all ancillary site works.

The development will be part of a larger phased tourism/community development on the former bank site which will be developed and managed in collaboration with a community partner as a social enterprise.

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: Customer Care Offices, Civic Offices, Davitt's Quay, Dungarvan, Co. Waterford; and Customer Care Desk, Baileys New Street, Waterford between the hours of 9:30am to 4:00pm Monday to Friday for the period **4th March 2024 to 1st April 2024** inclusive (excluding Bank and Public Holidays).

Particulars of the proposed scheme will also be available to view on Waterford City & County Council's website at <http://waterfordcouncil.ie/projects/public-consultations/index.htm>

The proposed development has undergone **Appropriate Assessment Screening** under the Habitats Directive (92/43/EEC) and the Planning and Development Act 2000 as amended, and the Planning Authority has determined that a Stage 2 Appropriate Assessment is not required in this instance. In addition, the proposal has also undergone screening for **Environmental Impact Assessment** under the EIA Directive 2014/52/EU (and the relevant provisions of the Planning and Development Act, as amended), and the Planning Authority has determined that there will be no likelihood of significant effects on the environment arising from the proposed development and, therefore, an Environmental Impact Assessment is not required. In accordance with Article 120 (3) of the Planning & Development Regulations (as amended), any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment. An Architectural Heritage Impact Assessment has been prepared to accompany the proposal.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area shall be made in writing to the Director of Economic Development, Waterford City & County Council, No. 35 The Mall, Waterford, to be received on or before the **15th of April 2024** and should be clearly marked **Tourist Accommodation Facility** Lismore or by email to projectsteam@waterfordcouncil.ie

All comments, including names of those making comments, submitted to the Council in regard of this scheme will form part of the statutorily required report to be presented at a meeting of the elected members. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

Waterford City & County Council is subject to the provision of Freedom of Information (FOI Acts 1997 and 2014) and the Data Protection Acts 1988 and 2013.

**Mr. Richie Walsh,
A/Director of Economic Development,
Waterford City & County Council,
No. 35 The Mall,
Waterford.**

Dated: 28th February 2024