

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 Boutique Hostel at the former Bank of Ireland Building, West Street, Lismore County Waterford, P51 KP38 (a protected structure, RPS WA750793).

This is an expansion to the preceding part 8 approved on the same site for Glamping Pods in the rear garden (P8 05/24).

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 former Bank of Ireland, West Street, Lismore, County Waterford P51 KP38. The **Lismore Boutique Hostel** shall include kitchen and dining area, storage and bedroom on the ground floor with bedroom accommodation on the first and second floors.

The development will consist of:

- Building conservation and refurbishment works as necessary to the roof, doors and windows of the former Bank of Ireland building, West Street, Lismore.
- Works to the side garden, side entrance and internal floor at side entrance to provide for a universal access to en-suite bedroom on the ground floor.
- Works to first and second floors to provide en-suite bedroom accommodation.
- Alterations to the rear vehicular entrance to allow for safe access and egress of vehicles onto New Street.
- Hard and soft landscaping to side garden.
- Provision of plant room spaces associated with mechanical & electrical installation.
- Photovoltaic panels to roofs facing the garden.
- Connection to existing site services.
- Sustainable urban drainage and all ancillary site works.

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 City between the hours of 9:30am to 4:00pm Monday to Friday for the period **4th October 2024 – 4th November 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.

The proposed development includes works to a protected structure which is located within the boundary of the Architectural Conservation Area in Lismore and an Architectural Heritage Impact Assessment has been prepared to accompany this 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, The Mall, Waterford to be received on or before **4pm on the 18th November 2024** and should be clearly marked ***Lismore Boutique Hostel*** 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. Michael Quinn,
Director of Economic Development,
Waterford City & County Council,
No. 35 The Mall,
Waterford.

Dated: 2nd October 2024