



Waterford County Council,
Planning Department,
Menapia Building,
The Mall,
Waterford.

27-07-2026

RE: Permission for a change of use from residential care home facility (community infrastructure) to residential use for all buildings on site. Proposed development to provide a Total of 29 No. new units; 25 No apartments and 4 No. houses (19 No. 1-Bed, 5 No. 2-Bed and 1 No. 3-Bed apartments and 3 No. 2-Bed two-storey & 1 No. 3-Bed two-storey houses). Proposed demolition of modern two-storey extensions to the front & side of the Main Building. Proposed works to include a new two-storey extension to the front & rear of the existing north-western corner of the building, proposed single storey extension to 2 No. existing out-buildings, new floor extensions to 2 No. existing out-buildings and proposed new flat roofs to existing structures. Alterations to elevations, provision of new balconies, repairs to the external envelope of all buildings where necessary, provision of car parking, bicycle parking, bin storage, and new internal one-way driveway. Connections to existing foul drainage on site, and provision of new soakaways on site, together with all associated site development works on site at Maypark House, Maypark Lane, Waterford X91 WV18 for Maypark Lane Ltd.

P.D. Ref. 25-60606
Our Job Ref: 24-11

Dear Sir, Madam,

In response to your letter of 23-10-2025 requesting Further Information, and subsequent letter with 3-month extension for submission for same, with the deadline extended to 31-07-26, with regard to the above planning application, please find attached our response, in the same numerical order as your request.

1.

- (a) (i) Please see attached response as prepared by Robin Stubbs, Conservation Consultant – in pdf format, File called **Maypark House-Existing Features 1a_i.pdf** which is a photographic record of the existing features that still remain. Please note that all existing windows & doors remain intact. For the red brick building on the northern side of the site, the existing windows are timber look p.v.c. double glazed units and all are still in place, also all timber doors are intact within this building. In the Main Building all existing timber windows and doors are intact. In the Courtyard, the condition of the existing features is of variable standard. The proposed Apartments 10, 11 & 15 and Houses 1, 2 & 3 have most of their windows & doors intact, but these will be subject to a further inspection at a later stage to establish if they need repair or need to be replaced with similar style timber windows. The proposed apartments 12, 13 & 14 are in a very bad state of repair & most window here have collapsed or are in very bad state of repair. The windows and doors to these units will need to be Replaced with new timber windows & doors in a similar style to the original windows.
- (a) (ii) Details of how these historic features will be protected during works, proposed works for retention and repair is outlined in the attached **Maypark House-Method Statement for protection of works 1a_ii.pdf** as prepared by Robin Stubbs, Conservation Consultant



- (b) We propose to retain all existing windows & doors that are in satisfactory condition, and to restore any windows that require repair. Some existing internal doors will be required to be replaced with new Fire Rated door sets, to achieve full compliance with a Fire Certificate. The Main Building has a mixture of timber sliding sash windows and timber top/side hung opening sash windows. The windows & doors in the Outbuildings / Courtyard are timber & are generally in a very bad state of repair. Where necessary we propose to repair & upgrade any windows / doors which require restoration. In the event of new windows being required, we propose to use timber windows to replace & replicate the existing style of the original windows. Similarly, we propose to use timber doors in place of any existing timber doors which will need replacing.

(c)

In relation to the Courtyard Area:-

- (i) To clarify the extent of works, Please note, the units in the courtyard include; Apt's 10, 11, 12, 13, 14 and 15 and Houses 1, 2, 3 & 4. These units are clearly marked on the Revised Site Layout Plan (FI 01 & FI-02). With regard to the extent of demolition of any original outbuildings and roof removal / retention / repair of same, where repair or replacement is required, we propose to use a natural slate roof finish to match the original slate roof finish. Please note the Outbuildings are in a very bad state of repair, and works to same will be subject to a structural survey being carried out by an Engineer, before any works can commence on site. Our proposal within the Courtyard area is as follows;

Apt's 10 & 11	The existing timber roof structure is to be retained, external roof finish is to be inspected & felt & slates are only to be replaced where necessary. No demolition works are proposed to these buildings
Houses 1, 2 & 3	The existing timber roof structure is to be retained, external roof finish is to be inspected & felt & slates to be replaced where necessary. Existing internal floors to be removed & replaced with new timber floor to accommodate adequate head height at 1 st floor. No other demolition works are proposed to these buildings.
Apt's 12, 13 & 14	The existing substandard mono-pitched roofs are to be fully removed and replaced with a new insulated flat timber roof, with a new raised external parapet. New external raised wall to be finished in select burnt timber cladding. Only Existing mono pitched roof to be removed.
House 4	The existing sub-standard flat timber roof is to be removed entirely, and a new first Floor is to be provided to House 4. A new insulated flat roof is required with a new raised external parapet, finished in select burnt timber. Only Existing roof is to be removed.
Apt 15	The existing timber roof is to be retained but amended on one end of the roof. A new gable finish is to be built on one side of the roof to accommodate adequate internal headroom. The entire roof to be inspected & felt & slates to be repaired or replaced where necessary. A new timber floor is proposed to provide adequate head height at 1 st floor. One roof hip to be removed & replaced with new gable.

- (ii) Details of the historic features which will remain in situ are shown on the attached file prepared by Robin Stubbs, Conservation Consultant, which includes a recent photographic record indicated in accompanying plans- File called **Maypark House-Existing Features 1c_ii.pdf**.
In the Courtyard, the condition of the existing features is of variable standard.



The proposed Apartments 10, 11 & 15 and Houses 1, 2 & 3 have most of their windows & doors intact, but these will be subject to a further inspection at a later stage to establish if they need repair or need to be replaced with similar style timber windows.

The proposed apartments 12, 13 & 14 are in a very and state of repair & most window here have collapsed or are in very bad state of repair. The windows and doors to these units will need to be Replaced with new timber windows & doors in a similar style to the original windows.

- (iii) Details of protection to historic windows & doors for retention & repair are outlined in the attached Method Statement Report as prepared by Dr. Robin Stubbs, Conservation Consultant. File called **Maypark House-Method statement for protection of works 1_ciii.pdf**

(d)

With regard to the setting of the building please see responses below-

- (i) Please find attached an amended Site Layout Plan, on two separate pages - **FI-01 & FI-02** showing The total extent of new footpaths, new roads & hard surfaces, including a revision to the car parking, to soften the impact of this area at the front of the building. Please see the Landscaping drawing **-01 Landscape Plan.pdf** as prepared by Landscape Design & Consultancy which shows proposed landscaping interspersed throughout, to soften the visual impact to the front of the building.

Surface finishes are to be as follows:

- Concrete footpaths- to surround most of the perimeter of the Main building and new path from the main entrance extending up to the Main building.
 - Tarmac drive, to all new driveways- as per engineer's design & detail.
 - Select permeable paving material to all car parking areas and the outside bin storage areas – Tobermore Tegula Hydropave or similar, in a bracken or heather colour- **see attached brochure.**
 - Resin bound stone carpet finish- to internal pathways, at rear of Main Building, and within the courtyard areas – Natural Stone Carpets- Resin Bound Aggregates Ireland- exterior collection, or similar, in selected colour- **see attached extract from their brochure.**
- (ii) Attached is a lighting proposal as prepared by Disano Illuminazione – **xma193 lighting layout.pdf** which includes for lighting surrounding all areas to the proposed development, including areas in the car park areas, Main building and lighting the new footpath from the Main Site Entrance beside the driveway, up to the main building. The types of lights to be used are specified & illustrated in the attached Lighting report- **xma193_Maypark House-Lighting Report.pdf**
- (iii) Please see the Landscaping plan prepared by Landscape Design & Consultancy which addresses the enhanced planting to the front elevation and the approach to the Main Building, see attached drawing **01-Landscape Plan.pdf**
2. (a) Please see attached the revised site layout plan, (**dwgs F.I. 01 & F.I. 02**)- with the basement floor plan Shown on dwg no. **F.I.-02** The northern section of the site has a communal bin storage area located within the basement floor.



- (b) On the attached drawing **F.I. 02 - Site layout Plan** we are proposing 2 no road-side bin collections points within the site, for collection on bin collection day.
There will be two main areas for communal bin storage during the week, one in the basement of the building on the northern side of the site & a second within a new walled enclosure in the courtyard area. Refuse bins will be brought from these two communal areas, on the bin collection day, to the 2 no. road-side collections areas- shown on the site layout plan. The internal road network has been laid out to enable the bin collection lorry to drive into the site & stop at the two designated bin collection areas and make its way back out onto the laneway entrance / exit.
- (c) A swept path analysis for waste collection vehicles has been prepared by Michael Moran, Road Engineer, and a copy of same is attached to support this application, see - **Swept Path Analysis Maypark.pdf**
- (d) Our revised Site Layout Plans (**F.I. 01 and F.I. 02 pdf's**) now indicate 49m sightlines at the entrance to the site, as required by DMURS, see attached **Maypark Traffic Report.pdf** as prepared by Michael Moran, Roads Engineer. Please note the existing stone pier on the right side of the entrance will need to be moved, to allow for two-way traffic at the entrance. See attached **Site Layout Plan F.I.-01**
- (e) Our revised Site Layout Plans (**F.I. 01 and F.I. 02 pdf's**) now indicates a 1.8m wide continuous footpath connecting to the footpath on Maypark Lane extending up the drive to the on-site car parking area. Please note, the revised Site Layout Plans (**F.I.-01 & F.I. 02 pdf's**) shows the footpath connectivity between the pedestrian gate to the front of Apartment No.1 (now numbered apartment 13 on the site plan) and Maypark Lane.
Consent from the adjoining landowner is not required for this proposed footpath as the area it sits on is within the ownership of the applicant- see area outlined in blue on the attached Site Plan. The proposed footpath will exit at the gate and travel in an eastern direction hugging the boundary wall, until it joins with the existing footpath on Maypark Lane.
3. Please find attached the application for a Certificate of Exemption under Section 97 of the Planning & Development Act 2000, as requested – **Cert of Exemption application.**
4. We have attached drawings & a Tree Schedule Report as prepared by Charles McCorkell- Arboriculture Consultant. The **Tree Schedule Report** has outlined a detailed description of the condition of all trees / shrubs etc on site and a Management plan for all trees & shrubs on site. The report references a set of two drawings that are prepared in conjunction with same, see-**Tree Survey Plan 01 & 02**
5. (a) The proposed soakaway details are contained within the Engineers drawings and demonstrate compliance with BRE Digest 365 based on ground conditions on site, all following site investigations. Attached is – **Maypark Lane Site Investigations Report** prepared by Site Investigations Ltd- Consultancy, which includes Ground conditions & Soakaway test results. Please find attached the Engineer's response to point 5 (a) contained within his response doc, **FI responses GGCE.pdf**
Also attached are the Engineers drawings, **Drainage Sheet 1 of 2, Drainage sheet 2 of 2** and **Site Section & Details**



- (b) See attached Gerry Gallagher, Engineer's response to this request in the doc, **FI responses GGCE.pdf**. Also attached are the Engineers drawings, **Drainage Sheet 1 of 2, Drainage sheet 2 of 2** and **Site Section & Details**.
6. (a) I have attached the response to 6 (a) as prepared by Gerry Gallagher- Engineer, where he deals with the foul drainage network and existing pump station and its capacity to deal with the proposed development. See attached **FI responses GGCE.pdf** and **Maypark Lane Site Investigations Report** prepared by Site Investigations Ltd- Consultancy.
- (b) The **Confirmation of Feasibility** from Uisce Eireann, in relation to water & waste-water connections, is attached to support this response.
7. (a) The Conservation Consultant, Dr Robin Stubbs, has prepared an updated **Architectural Heritage Impact Assessment RFI (AHIA)** which now addresses the observation on file regarding the former walled garden area of Maypark House and adjoining existing residential property (The Orchard, Maypark Lane) – see Point 6.11 of the attached AHIA.
- (b) The proposed works to Apartment 13, will adjoin the shared boundary wall. We propose to line this wall internally, on our side of the boundary wall with insulation. All other works to the apartment will not interfere in any way with the existing shared boundary wall.
As this is a shared boundary wall, we can confirm that all works will be carried out on side of the shared boundary wall.
Please find attached a response to this section as prepared by our Engineer, Gerry Gallagher, who carried out a structural survey of the wall, contained within **FI responses GGCE.pdf**
8. (a) A comprehensive Bat Survey, as requested, has been prepared by Ger Tobin, BSc MA, on behalf of Russell Environmental & Sustainability Services Limited, and is attached with this response, see – **Bat Survey Maypark House.pdf**
- (b) A comprehensive bird survey of the proposed development is attached & was prepared by Russell Environmental & Sustainability Services Limited, see – **Bird Survey Maypark House.pdf**
- (c) A detailed lighting plan as prepared by Disano Illuminazione – **xma193 lighting layout.pdf** which includes for lighting surrounding all areas to the proposed development. The types of lights to be used are specified & illustrated in the attached Lighting report- **xma193_Maypark House-Lighting Report.pdf**
- (d) A detailed tree survey of all trees on site has been carried out by Charles McCorkell- Arboriculture Consultant. The **Tree Schedule Report.pdf** includes a condition survey, outlining the remaining contributing years of each tree, a tree removals Plan based on the survey. Root & Tree Protection Areas to protect the trees during construction, are indicated clearly on the attached Tree Survey Constraints drawings – **Tree Survey Plan 01 & 02**



MDP + Partners

Please find enclosed the following drawings/ documentation in relation to this Further Information response;

Description	Reference	Copies	Format	Scale
Architects Drawings				
Site Layout Plan (1 of 2)	F.I.01	1	A1	1:500
Site Layout Plan (2 of 2)	F.I.02	1	A1	1:500
	n/a	1	A4	n/a
Architects Documents				
Application for Certificate of Exemption	n/a	1	A4	n/a
Certificate of Feasibility from Uisce Eireann	n/a	1	A4	n/a

Consultants Responses

Conservation: as prepared by Dr Robin Stubbs

Maypark House Existing Features 1a_i

Method Statement for protection of works 1a_ii

Maypark House Existing Features 1c_ii

Maypark House Method Statement 1c_iii

Architectural Heritage Impact Assessment (AHIA) _RFI

Landscaping & Surface Finishes:

Landscaping Plan- as prepared by Landscape Design & Consultancy

Tobermore Hydropave brochure

Natural Stone carpet Brochure

Lighting: as prepared by Disano Illuminazione

Xma193 Lighting layout

Xma193 Lighting Report

Roads: as prepared by Michael Moran, Roads Engineer

Swept Path Analysis

Traffic Report

Engineering : as prepared by Gerry Gallagher engineer

F.I. responses GGCE (response to 5a, 5b, 6a & 7b)

Maypark Site Investigation Report

Drawing Sheet 1 of 2

Drawing Sheet 2 of 2

Site Sections & Details

Ecology:

Bat survey – as prepared by Ger Tobin for Russell Environmental & Sustainability Services Limited

Bird Survey – as prepared by Russell Environmental & Sustainability Services Limited



MDP + Partners

Arborist: as prepared by Charles McCorkell
Tree Schedule Report
Tree Survey Plan 01
Tree Survey Plan 02

I trust this answers all Further Information queries, we look forward to a favourable decision in due course.

If you have any queries in relation to any of the above, do not hesitate to contact me.

Regards,

David Merrigan Director