



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Camping Site Policy

Proposed Variation No.4

To Waterford City Development Plan 2013-2019

To Waterford County Development Plan 2011-2017

To Dungarvan Town Development Plan 2012-2018

June 2018

Proposed Variation No.4 of Waterford City Development Plan 2013-2019, Waterford County Development Plan 2011-2017 and Dungarvan Town Development Plan 2012-2018 pursuant to Section 13 of the Planning and Development Act 2000 (as amended).

Please note that all three Development Plans are to have their lifetime extended pursuant to Section 11A of the Planning & Development Act 2000 (as amended), and will remain in effect until the new Regional Spatial & Economic Strategy is made by the Southern Regional Assembly, and thereafter new Development Plan(s) are made.

1.0 Introduction

In addition to Fáilte Ireland's investment in the rollout of tourism initiatives such as *Ireland's Ancient East*, the on-going significant investment in tourism related infrastructure by Waterford City & County Council, including the Waterford Greenway, Waterford City Centre public realm works, The Viking Triangle, Dungarvan Town public realm and associated Smarter Travel works, Tramore Town public realm works, has created a vibrancy and buoyancy in the tourism product for the city and county along with increased demand for tourism accommodation, long and short stays, of all facilities, ranging from hotels, guesthouses & B&Bs, camping/caravanning/glamping. It should be noted that this proposed variation relates solely to development of tourism accommodation. The proposed variation No.4 therefore, proposes amendments to policies in Volume One of the Waterford County Development Plan 2011-2017, together with the Development Management Standards (Variation No.1) of the Waterford City Development Plan 2013-2019, the Waterford County Development Plan 2011-2017 and the Dungarvan Town Development Plan 2012-2018.

Section 7.4 of the Waterford City Development Plan 2013-2019 allows for the provision of tourism accommodation (outdoor sport and recreation) on lands zoned for agricultural use. Furthermore policy section 3.7.1 of the development plan promotes and facilitates the development of tourism infrastructure. As such it is considered that the policies of the development plan are consistent with proposed Policy ECD 29 and therefore no variation of the Waterford City Development Plan 2013-2019 is required. However, the proposed variation of the development management standards shall apply.

With regard to the provisions of the Dungarvan Town Development Plan 2012-2018, Table 10.11 identifies that tourism accommodation of the nature referred to in this proposed variation is open for consideration on land zoned for tourism development. It is noted however that the proposed variation will be applicable to lands lying within the broader Dungarvan Environs as defined in the Waterford County Development Plan 2011-2017. In addition policies ECD 16 and ECD 18 are consistent with proposed policy ECD 29 and therefore no variation of the Dungarvan Town Development Plan 2012-2018 is required. However, the proposed variation of the development management standards shall apply.

2.0 Purpose of the Variation

Further to the significant investment in tourism related infrastructure, the resultant vibrancy of the tourism product and associated increase in demand for tourism accommodation, Waterford City & County Council is proposing to make a variation to the Waterford City Development Plan 2013-2019, the Waterford County Development Plan 2011-2017 and the Dungarvan Town Development Plan 2012-2018 to ensure policies and standards are supportive and up-to-date for a significantly more developed tourism offer in Waterford City and County, whilst also reflecting the requirement to protect and enhance existing towns and villages and safeguard the natural, built and cultural landscape of Waterford and its environment.

2.1 Structure of Variation

The proposed variation will provide an update to each of the development plans. The proposed variation should be read in conjunction with the existing development plans.

Note: No changes are proposed to any land use zones identified in the Waterford City Development Plan, Waterford County Development Plan or Dungarvan Town Development Plan under this variation process.

3.0 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the decision

is made to adopt the plan or programme. The purpose is to “provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development.”(European Directive 2001/42/EC).

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning & Development Regulations 2001 – 2013, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for the proposed Draft Variation No. 4 to the Waterford City Development Plan 2013-2019, Waterford County Development Plan 2011-2017 and Dungarvan Town Development Plan 2012-2018.

4.0 Appropriate Assessment Screening

Article 6(3) of European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) requires competent authorities, in this case Waterford City & County Council, to undertake an Appropriate Assessment (AA) of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects. The assessment examines the implications of proceeding with the plan or project in view of the site's conservation objectives.

An Appropriate Assessment Screening was undertaken of the proposed Draft Variation No.4 to the Waterford City Development Plan 2013-2019, Waterford County Development Plan 2011-2017, and Dungarvan Town Development Plan 2012-2018 in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). It was determined that a Stage II Appropriate Assessment was not required.

5.0 Making a Submission/Observation

A copy of the proposed variation is available for inspection at the following locations from **Wednesday 13th June 2018 to Wednesday 11th July 2018:**

- Waterford City & County Council Planning Department, Menapia Building, The Mall, Waterford City

- Waterford City & County Council, Planning Department, Civic Offices, Davitts Quay, Dungarvan, Co. Waterford.
- <http://www.waterfordcouncil.ie/projects/public-consultations/index.htm>

The accompanying SEA Screening and AA Screening documents will also be available.

Any interested parties are invited to make written submissions in respect of the proposed variation before **5.00pm on Wednesday 11th July 2018**. Any submissions or observations so made will be taken into consideration by the Council before the making of the variation. Submissions or observations in electronic format can be made via the link <http://www.waterfordcouncil.ie/projects/public-consultations/index.htm> as referred to above.

Please make your submission by one medium only i.e. in hard copy or electronic. This will avoid the duplication of submission reference numbers and will streamline the process. Your assistance on this issue is appreciated. All submissions must be clearly marked ***'Variation No.4 Camping Site Policy'***

The proposed variation to the Waterford County Development Plan 2011-2017 is set out in section 6.0 below while section 6.1 identifies proposed variation to the development management standards of the Waterford City Development Plan 2013-2019, the Waterford County Development Plan 2011-2017 and the Dungarvan Town Development Plan 2012-2018. Table 1 provides clarity on how to read and understand the textual changes to the current development plan(s).

Table 1. Changes to Text.	
Existing development plan text to be retained.	Normal text
Existing development plan text to be removed.	Strikethrough text
New text to be added by way of proposed variation.	<i>Red Italic text</i>

6.0 Text of Proposed Variation: Waterford County Development Plan 2011-2017

Chapter 6: Economic Development

6.14 Comeragh Mountains Area

The Comeragh Mountain area is a valuable asset in attracting visitors and walkers/hikers to County Waterford. ~~In 2011,~~ The Council will, in conjunction with the local community, work to develop a sustainable development strategy for the area that will assist in developing sustainable tourism products that use the amenities of the area without damaging them, e.g. walking, cycling, fishing, rock climbing. The Council recognises the attractiveness of this area and will aim to manage the appropriate development of the overall area through appropriate signage, way finding, mapping, promotion and the provision of services for activity holidays, while protecting the unique character of the area. Appropriate commercial /tourism developments in settlements in the Comeragh Mountain Area which will enhance the economic prospects of the area will be favourably considered, subject to development management standards.

Objective ECD 7

To support and facilitate, where possible, the appropriate development of the Comeragh Mountains Area as a National amenity. ~~with associated tourism related accommodation and activities that do not cause landscape or environmental degradation and avoid adverse effects on the designated sites in the area.~~ *All proposals for development of camping sites (i.e. static and touring caravans, campervan, glamping and tents) within the Comeragh Mountains Area shall comply with **Policy ECD 29** of this Development Plan.*

6.20 ~~Caravan and~~ Camping Sites

In addition to Fáilte Ireland's investment in tourism initiatives such as Ireland's Ancient East, the on-going significant investment in tourism related infrastructure by Waterford City & County Council, including the Waterford Greenway, Waterford City Centre public realm works, The Viking Triangle, Dungarvan Town public realm and associated Smarter Travel works, Tramore Town public realm works, have created a vibrancy and buoyancy in the tourism product for the city and county along with increased demand for tourism accommodation. The Council recognises that the provision of *camping sites are sites for*

caravans and camping is an important element in the accommodation of holiday makers and the Planning Authority is keen to see the provision of quality tourist and visitor accommodation for all price ranges and for a variety of lifestyles.

While the Council considers that camping sites should be located on appropriately zoned land within or adjacent to existing settlements, small scale camping sites may be appropriate in a rural location removed from any settlement where they support rural tourism initiatives developed upon rural enterprise, natural heritage assets and outdoor recreational activities.

However ~~caravan~~ camping sites *which are located in the open countryside* can be visually obtrusive features in the landscape detracting from its scenic quality and amenity and for this reason the Planning Authority will ensure that the design, operation and impact of such tourist and visitor accommodation does not have a significant negative affect on the amenity of the surrounding landscape. *For this reason also the Planning Authority would encourage static caravan parks to be located within or adjacent to settlements.*

*It should be noted that in addition to **Policy ECD 29** set out below, there are exemptions available under Article 10.(4) of the Planning & Development Regulations 2001 (as amended) which facilitate the limited provision of tourist accommodation in private houses.*

Policy ECD 29

~~To consider the provision of caravan and camping sites at appropriate locations where they do not cause landscape or environmental degradation and are consistent with the Settlement Strategy for the County, and incorporate a high standard of layout, design, landscaping and amenity in such proposals.~~

It is the policy of Waterford City & County Council to ensure that all camping sites are of a standard which do not adversely impact on environmental and landscape quality and amenity, avoid adverse effects on Natura 2000 sites and build and uphold the reputation of Waterford as a high quality destination for guests from home and abroad. Proposals for camping sites shall be consistent with the development management standards and comply with one of the four sections listed below:

Settlements

Camping sites should be located at appropriate locations within or adjacent to existing settlements where such proposals demonstrate the provision of safe pedestrian links to the settlement.

High Potential Tourism Attractors

*Proposals for camping sites to service a high potential tourism attractor such as the Waterford Greenway, coastline, rivers, mountains, walking and tourism trails or Blueways, should be located at existing settlements consistent with **Policy ECD 29** Settlements, or at established centres which provide existing services to tourists, subject to the capacity of the site and the location to facilitate the proposal.*

All Other Locations

The planning authority may facilitate proposals for camping sites which support rural tourism initiatives developed upon rural enterprise, natural heritage assets and outdoor recreational activities and which are located at a rural location removed from any settlement or high potential tourism attractor, subject to the capacity of the site and the location to facilitate the proposal. The scale of any tourism accommodation will be determined by the nature and scale of the existing tourist attractions and/or the extent of existing underutilised agricultural/commercial/ancillary building stock available for reuse for the purposes of tourist accommodation and ancillary services.

Campervans

Proposals for the provision of standalone campervan facilities i.e. designated parking bays/electrical supply, within car parks will be considered in terms of the availability of surplus car parking and the capacity of the site and the location to facilitate the proposal.

6.1 Development Management Standards

7.11 Caravan Parks *Camping Sites*

Proposed developments shall demonstrate compliance ~~All planning applications for caravan parks will be assessed in accordance~~ with Fáilte Ireland's publication 'Caravan & Camping Parks Classification Matrix' or Fáilte Ireland's Welcome Standards or any amendments thereof, with particular reference to respecting the artistic, historic and cultural heritage of Waterford while integrating with and benefiting the local community. ~~Regard should also be~~

~~had to the 'Waterford County Council revised Schedule of Conditions to be attached to licences' issued under Section 34 of the Local Government (Sanitary Services) Act, 1978, for the use of land as a mobile home/caravan park or camping site.~~

All development proposals will be assessed in terms of the following standards:

- *Ensure innovation and integration/linkages throughout design and layout of the development;*
- *Provide safe and easy access to existing local services where existing infrastructure is inadequate. (Not strictly applicable to **Policy ECD 29 All Other Locations**);*
- *Demonstrate by way of a Traffic Impact Study that the existing road network in the area is capable of safely accommodating additional traffic generated. Vehicular and pedestrian access to the public road shall be consistent with development management standards of the Planning Authority;*
- *Utilise existing public sewers and public water supplies where feasible. In the absence of a public sewer the developer shall demonstrate full compliance with relevant guidance/standards and legislation for waste water treatment and discharge in place at the time;*
- *Provide full details of all visitor services i.e. toilets, cooking and cleaning facilities etc, and existing structures should be utilised to accommodate such facilities. The provision of convenience shops will be discouraged in the interest of supporting existing services;*
- *Cause no material adverse impact on the residential, rural and visual amenity of the area. All development proposals shall be supported by a comprehensive landscape plan;*
- *Demonstrate provision of minimum 1.5 car park spaces per pitch provided on site; and,*
- *With specific reference to **Policy ECD 29 Campervans**, standalone campervan facilities shall be clearly sign-posted indicating their use for maximum 24 hour stay for campervans only and the surface of the car park clearly marked for that purpose. No more than 3 spaces would be considered acceptable within any car park.*