

**COMHAIRLE CATHRACH AGUS CONTAE PHORT LÁIRGE
WATERFORD CITY AND COUNTY COUNCIL**

**COUNCIL MEETING HELD ON 7th JUNE 2022 IN COUNCIL CHAMBERS, CIVIC OFFICES,
DUNGARVAN
SPECIAL MEETING – CITY & COUNTY DEVELOPMENT PLAN 2022 - 2028**

Present

Cllr. Joe Kelly (Mayor)	Cllr. Jason Murphy
Cllr. Liam Brazil	Cllr. Pat Nugent
Cllr. Joanne Bailey	Cllr. John O'Leary
Cllr. Declan Clune	Cllr. Lola O'Sullivan
Cllr. James Tobin	Cllr. Thomas Phelan
Cllr. Tom Cronin	Cllr. Jody Power
Cllr. Conor D. McGuinness	Cllr. Seanie Power
Cllr. David Daniels	Cllr. John Pratt
Cllr. Pat Fitzgerald	Cllr. Eamon Quinlan
Cllr. Damien Geoghegan	Cllr. Frank Quinlan
Cllr. Jim Griffin	Cllr. Mary Roche
Cllr. John Hearne	Cllr. Ger Barron
Cllr. Adam Wyse	Cllr. Donal Barry
Cllr. Cristiona Kiely	Cllr. Eddie Mulligan
Cllr. Seamus O'Donnell	

Apologies: Cllr. Seamus Ryan, Cllr. Declan Doocey, Cllr. Joe Conway

Officials in Attendance

Mr. Michael Walsh, Chief Executive
 Mr. Kieran Kehoe, Director of Services, Planning, Corporate, HR& IS
 Mr. Michael Quinn, Director of Services, Economic Development
 Mr. Liam McGree, Senior Planner
 Mr. Hugh O'Brien, Senior Executive Planner
 Mr. David Quinn, Executive Planner
 Mr. Marcus Linehan, Executive Planner
 Ms. Aisling O'Sullivan, Senior Executive Planner
 Ms. Bernadette Guest, Heritage Officer
 Mr. Conor Grant, Technician, Planning
 Ms. Honor Dunphy, Meetings Administrator

Roll call carried out by Meetings Administrator

1. Waterford City and County Development Plan 2022-2028 - Chief Executive's Report

K. Kehoe, DoS, welcomed members to the meeting dealing with the conclusion of the two-year process in relation to the making of a new Development Plan for Waterford City and County Council. The CE issued his report in relation to the material alterations, considered all submissions received and made available to the public, today resolution to be brought forward to the members for consideration that will make the new plan for the next 6 years. All resolutions as presented to be considered by the members and outlined that a

proposer and seconder is needed for each resolution. It was agreed to take Resolution REF/01 at the end of the resolutions.

Cllr. Fitzgerald excused himself from the meeting due to a conflict of interest in relation to a number of the draft resolutions.

H. O'Brien, SEP, outlined the details of all each of the resolutions as outlined.

WATERFORD CITY AND COUNTY COUNCIL

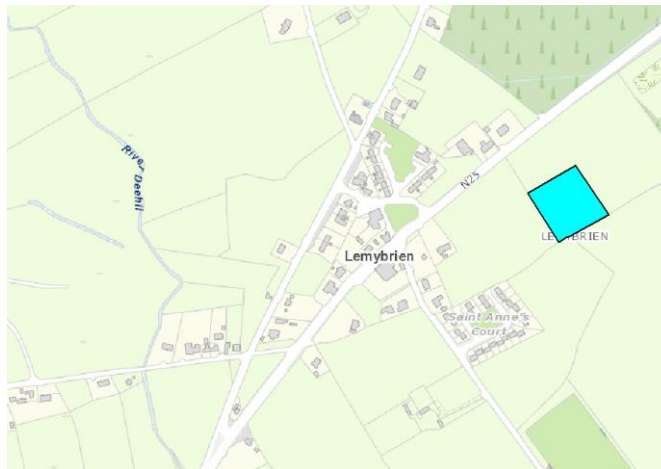
Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/02 (MA 251/UID3675)

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028.
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended).
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The Members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 with the inclusion of Material Alteration (MA) ref 251 and to zone the lands highlighted on the map below for **Rural Village (RV)** use for the reasons as set out hereunder.



Location	Lemybrien
Detail of Proposed Resolution	<ul style="list-style-type: none">● Current Development Plan: No Zoning/ Outside Settlement Boundary.● Draft Development Plan: No Zoning/ Outside Settlement Boundary.● CE Zoning Recommendation: No zoning and land will fall outside the settlement boundary.● Elected Members Resolution: Extend the Settlement Boundary land use zoning 'Rural Village' (RV) by 0.7HA and to include lands identified in the above map.

Reasons for Proposed Resolution:

Reasons for deciding not to comply with the recommendation of the Chief Executive and the Office of the Planning Regulator:

- To provide for the possible expansion of the village at this location.
- Having regard to the availability of existing services and extension of same.
- Lands can be readily accessed through lands already identified for development purpose without the need for an additional vehicle entrance from the N25.
- To provide for residential/ serviced sites at this location as an alternative to one-off housing in the open countryside.

Proposed Cllr. Brazil

Seconded Cllr. Clune

Date 7th June 2022

WATERFORD CITY AND COUNTY COUNCIL

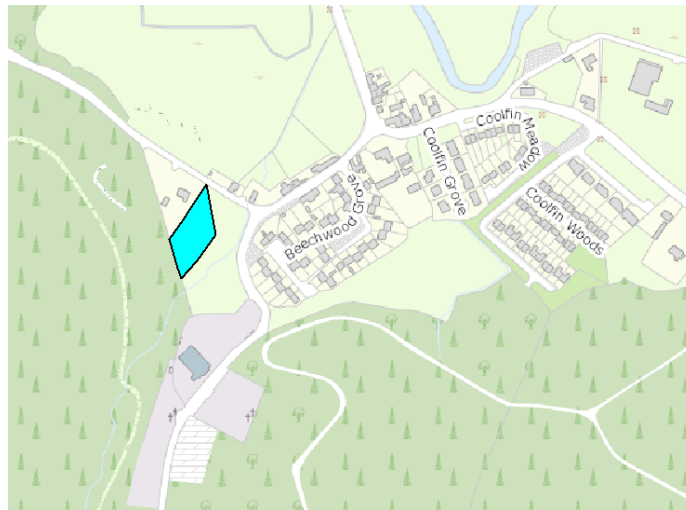
Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/03 (MA 268/ 3685)

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028.
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The Members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 with the inclusion of Material Alteration (MA) ref 268, to zone the lands highlighted on the map below for **New Residential (R1)** while ensuring the land zoned R1 falls outside flood zones A & B for the reasons as set out on the following page.



Location	Portlaw – Spring Hill
Detail of Proposed Resolution	<ul style="list-style-type: none">● Current Development Plan: G3 – Green Belt.● Draft Development Plan: G3 Green Belt.● CE Zoning Recommendation: HA – High Amenity/ Green Belt.● Elected Members Resolution: Zone 0.27HA for New Residential (R1) while ensuring the land zoned R1 falls outside flood zones A & B.

Reasons for Proposed Resolution:

Reasons for deciding not to comply with the recommendation of the Chief Executive and the Office of the Planning Regulator:

- Having regard to the existing pattern of development in the area and planning history on the lands.
- To provide for the extension of the built-up area.
- Having regard to the close proximity to utility services and community/ village facilities.

Proposed Cllr. Clune

Seconded Cllr. O’Leary

Date 7th June 2022

It was agreed to adjourn the meeting for a period of 15 minutes, proposed by Cllr. O’Sullivan, seconded by Cllr. Tobin and agreed by all.

WATERFORD CITY AND COUNTY COUNCIL

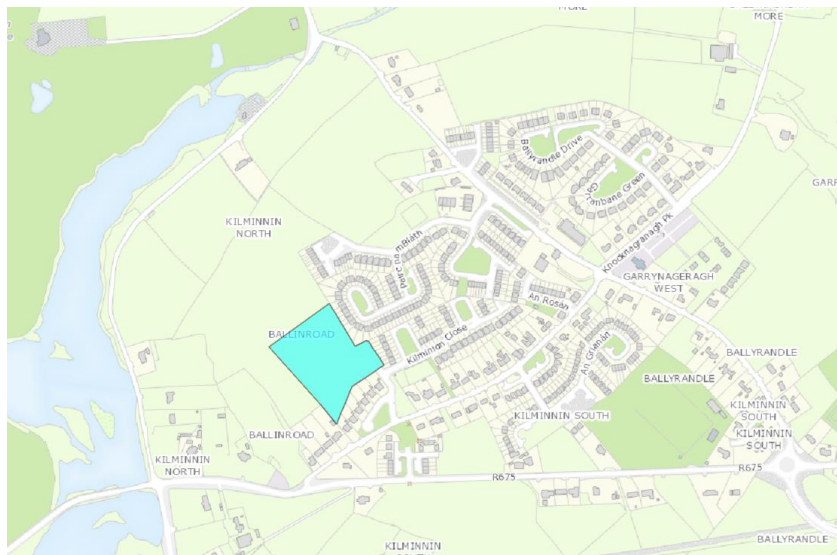
Special Meeting 7th June 2022
 Waterford City and County Development Plan 2022-2028

RESOLUTION REF/04 (MA 225 UID 3666)

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028.
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The Members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 with the inclusion of Material Alteration (MA) ref 225 and to zone the lands highlighted on the map below for **New Residential (R1)** use, for the reasons as set out on the following page.



Location	Dungarvan – Ballinroad
Detail of Proposed Resolution	<ul style="list-style-type: none"> ● Current Development Plan: R4.6 – Strategic Residential Reserve. ● Draft Development Plan: R4.6 – Strategic Residential Reserve. ● CE Zoning Recommendation: SSR – Strategic Residential Reserve. ● Elected Members Resolution: Zone 1.9HA from Strategic Residential Reserve (SRR) to New Residential (R1).

Reasons for Proposed Resolution:

Reasons for deciding not to comply with the recommendation of the Chief Executive and the Office of the Planning Regulator:

- Having regard to the existing pattern of development in the area.
- To provide for the extension of the built-up area.
- Having regard to the close proximity to utility services and community/ village facilities.
- To facilitate the natural expansion of Ballinroad.

Proposed Cllr. Phelan

Seconded Cllr. Cronin

Date 7th June 2022

WATERFORD CITY AND COUNTY COUNCIL

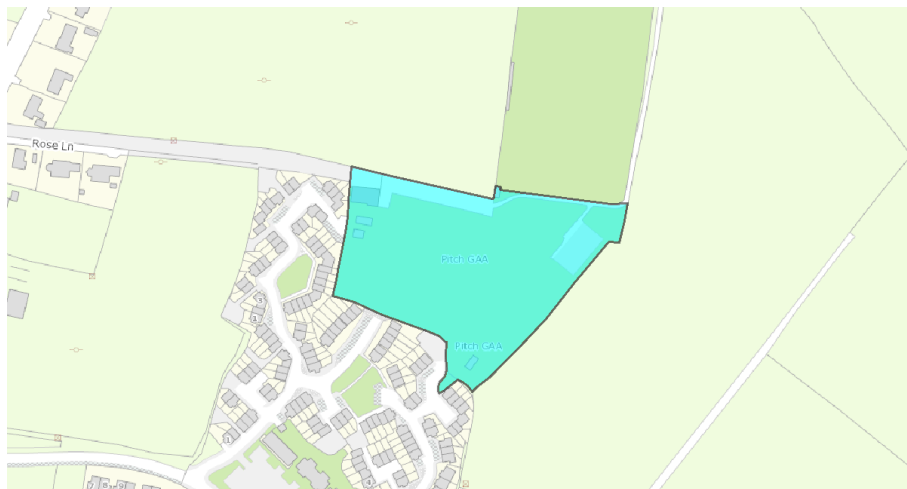
Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/05 (MA 211 UID 3669)

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028.
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The Members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 with the inclusion of Material Alteration (MA) ref 211 and to zone the lands highlighted on the map below for **New Residential (R1)** use, for the reasons as set out on the following page.



Location	Dungarvan – Abbeyside GAA
Detail of Proposed Resolution	<ul style="list-style-type: none">● Current Development Plan: R3.4 – Residential – medium density.● Draft Development Plan: G5 – Mixed/general ‘green’/ recreation/conservation.● CE Zoning Recommendation: OS – Open Space.● Elected Members Resolution: Zone 2HA from Open Space (OS) to New Residential (R1) Phase 2 lands.

Reasons for Proposed Resolution:

Reasons for deciding not to comply with the recommendation of the Chief Executive and the Office of the Planning Regulator:

- Having regard to the existing pattern of development in the area.
- To provide for the extension of the built-up area.
- Having regard to the close proximity to utility services and community facilities.

Proposed Cllr. Geoghegan

Seconded Cllr. Cronin

Date 7th June 2022

WATERFORD CITY AND COUNTY COUNCIL

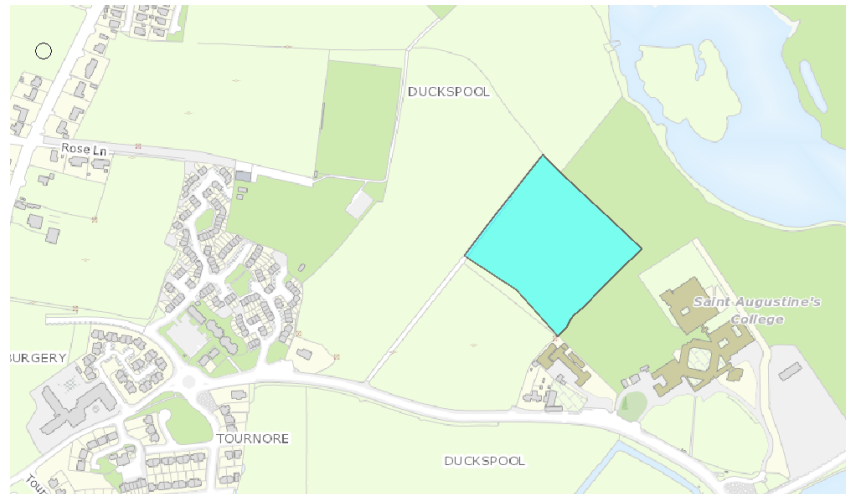
Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/06 (MA 222 UID 3653)

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028.
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The Members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 with the inclusion of Material Alteration (MA) ref 222 and to zone the lands highlighted on the map below for **Strategic Residential Reserve (SRR)** use, for the reasons as set out on the following page.



Location	Dungarvan – Duckspool
Detail of Proposed Resolution	<ul style="list-style-type: none"> ● Current Development Plan: G1 – Open Space. ● Draft Development Plan: G5 - Mixed/general ‘green’/ recreation/ conservation. ● CE Zoning Recommendation: OS – Open Space. ● Elected Members Resolution: Zone 2.8HA from Open Space (OS) to Strategic Residential Reserve (SRR).

Reasons for Proposed Resolution:

Reasons for not deciding not to comply with the recommendation of the Chief Executive and the Office of the Planning Regulator:

- Provide for future housing needs of the population.
- Provide for potential expansion of the built-up area of Dungarvan.

Proposed Cllr. Nugent

Seconded Cllr. Geoghegan

Date 7th June 2022

WATERFORD CITY AND COUNTY COUNCIL

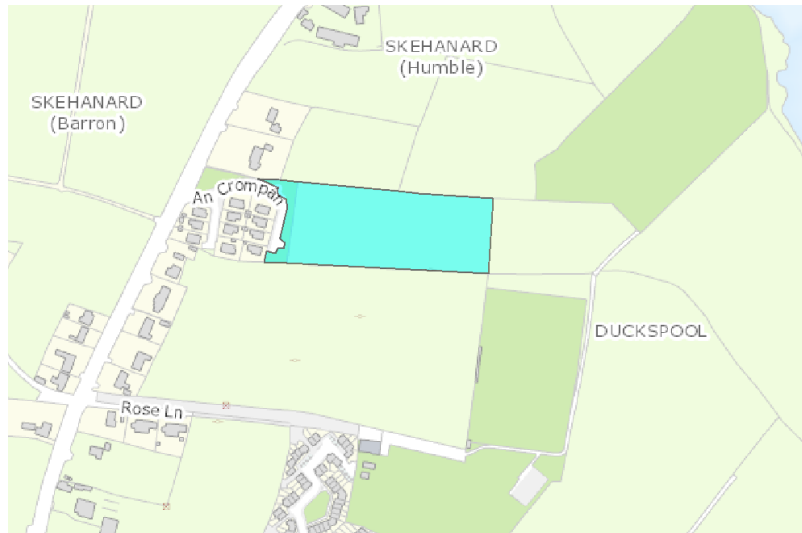
Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/07 (MA 223 UID 3664)

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028.
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The Members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 with the exclusion of Material Alteration (MA) ref 223 and to zone the lands highlighted on the map below for **Strategic Residential Reserve (SRR)** use, for the reasons as set out on the following page.



Location	Dungarvan – An Crompán
Detail of Proposed Resolution	<ul style="list-style-type: none">● Current Development Plan: R3.4 – Residential - medium density.● Draft Development Plan: R4.6 – Strategic Residential Reserve.● CE Zoning Recommendation: HA – High Amenity.● Elected Members Resolution: Zone 1.6HA from High Amenity (HA) to Strategic Residential Reserve (SRR).

Reasons for Proposed Resolution:

Reasons for not deciding not to comply with the recommendation of the Chief Executive and the Office of the Planning Regulator:

- Provide for future housing needs of the population.
- Provide for potential expansion of the built-up area of Dungarvan.

Proposed Cllr. Tobin

Seconded Cllr. Cronin

Date 7th June 2022

WATERFORD CITY AND COUNTY COUNCIL

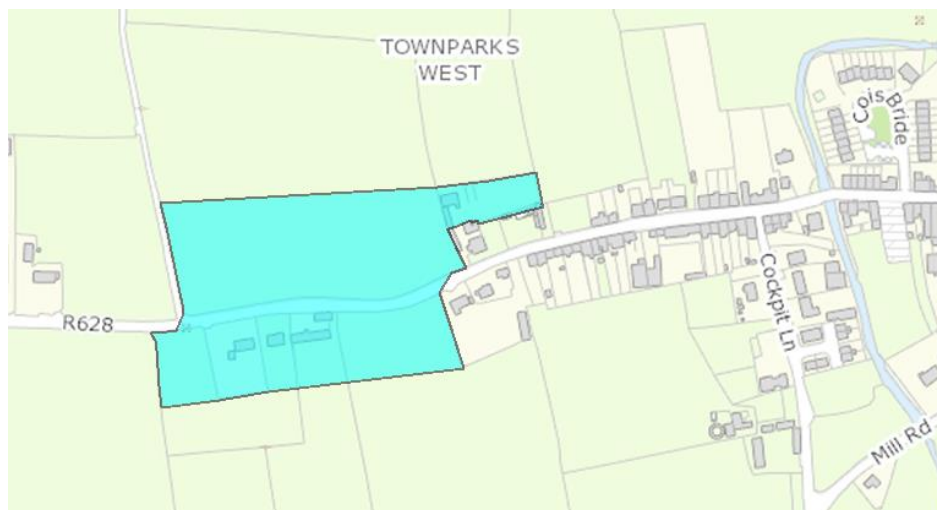
Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/08 (MA 281 UID 3688)

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028.
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The Members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 with the inclusion of Material Alteration (MA) ref 281 and to zone the lands highlighted on the map below for **Rural Village (RV)** use, for the reasons as set out on the following page.



Location	Tallow
Detail of Proposed Resolution	<ul style="list-style-type: none">● Current Development Plan: R4.6 – Strategic Residential Reserve.● Draft Development Plan: No Zoning/ Outside Settlement Boundary.● CE Zoning Recommendation: No Zoning/ Outside Settlement Boundary.● Elected Members Resolution: Extend the Settlement Boundary and land use zoning ‘Rural Village’ (RV) by 3.75HA to include lands identified in the above map.

Reasons for Proposed Resolution:

Reasons for deciding not to comply with the recommendation of the Chief Executive and the Office of the Planning Regulator:

- Having regard to the existing pattern of development in the area.
- To provide for the extension of the built-up area.
- Having regard to the close proximity to utility services and community/ village facilities.
- To provide for low density residential/ serviced sites at this location as an alternative to one off housing in the open countryside.

Proposed Cllr. Pratt

Seconded Cllr. Tobin

Date 7th June 2022

WATERFORD CITY AND COUNTY COUNCIL

Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/09 (MA 284 UID 3659)

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028.
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The Members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 with the inclusion of Material Alteration (MA) ref 284 and to zone the lands highlighted on the map below for **Existing Residential (RS)** use, for the reasons as set out on the following page.



Location	Tramore –Newtown
Detail of Proposed Resolution	<ul style="list-style-type: none">● Current Development Plan: G1 – Open Space.● Draft Development Plan: G5 – Mixed/general ‘green’/ recreation/ conservation.● CE Zoning Recommendation: OS – Open Space.● Elected Members Resolution: Zone 0.47HA from Open Space (OS) to Existing Residential (RS).

Reasons for Proposed Resolution:

Reasons for deciding not to comply with the recommendation of the Chief Executive and the Office of the Planning Regulator:

- To promote harmonious and visually responsible planning and to eliminate scope for anti-social intrusion in an in-estate unused ground area adjacent to the built environment.

Proposed Cllr. O’Sullivan

Seconded Cllr. Kiely

Date 7th June 2022

WATERFORD CITY AND COUNTY COUNCIL

Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/10 (MA 283/282 UID 3542/3541)

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028.
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The Members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 with the exclusion of Material Alteration (MA) ref 283 & 282 and to zone the lands highlighted on the map below for **Existing Residential (RS)** use, for the reasons as set out on the following page.



Location	Tramore –Newtown
Detail of Proposed Resolution	<ul style="list-style-type: none"> ● Current Development Plan: S5 – Community Services. ● Draft Development Plan: R1.3 New/ Proposed Residential – Medium density. ● Proposed Material Alteration: CI - Community Infrastructure. ● Elected Members Resolution: Zone 0.64 HA from Community Infrastructure (CI) to New Residential (R1).

Reasons for Proposed Resolution:

Reasons for deciding not to comply with the recommendation of the Chief Executive and the Office of the Planning Regulator:

- Having regard to the existing pattern of development in the area.
 - To provide for the extension of the built-up area.
 - Having regard to the close proximity to utility services and community/ town facilities.
 - To facilitate the natural infill development of Tramore.
-

Resolution Withdrawn, agreed by all.

WATERFORD CITY AND COUNTY COUNCIL

Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/11 (MA 205/UID3700)

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028.
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The Members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 with the inclusion of part of Material Alteration (MA) ref 251 and to zone the lands highlighted on the map below for **Rural Village (RV)** use for the reasons as set out hereunder.



Location	Crooke
Detail of Proposed Resolution	<ul style="list-style-type: none">● Current Development Plan: No Zoning/ Outside Settlement Boundary.● Draft Development Plan: No Zoning/ Outside Settlement Boundary.● CE Zoning Recommendation: No zoning and land will fall outside the settlement boundary.● Elected Members Resolution: Extend the Settlement Boundary land use zoning 'Rural Village' (RV) by 0.32HA and to include lands identified in the above map.

Reasons for Proposed Resolution:

Reasons for deciding not to comply with the recommendation of the Chief Executive and the Office of the Planning Regulator:

- To provide for the possible expansion of the village at this location.
- Having regard to the availability of existing services and extension of same.
- To provide for residential/ serviced sites at this location as an alternative to one-off housing in the open countryside.

Proposed Cllr. F. Quinlan

Seconded Cllr. J. Power

Date 7th June 2022

WATERFORD CITY AND COUNTY COUNCIL

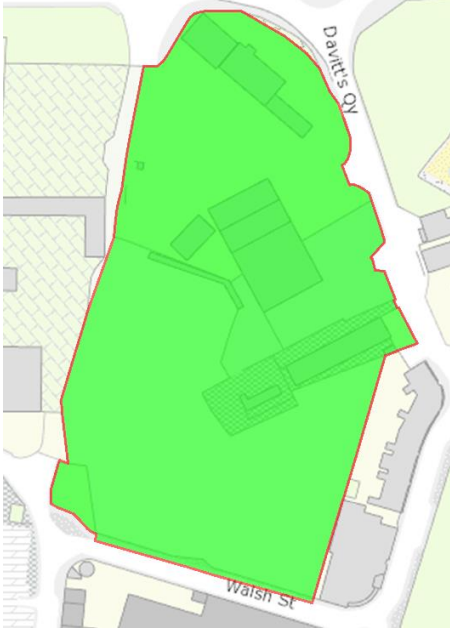
Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/12 (MA 186)

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028.
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The Members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 subject to the minor further modification set out hereunder and reasons, therefore.

Dungarvan Town		
DTO S01	Glanbia Site and adjacent lands, Davitt's Quay (3.23 HA) 	<p><i>Vision</i></p> <ul style="list-style-type: none"> • Development on this key strategic underutilised site should provide strong architectural design as a key landmark or gateway to Dungarvan Town. • Future developments shall comprise a high-quality design, fine grained active frontage blocks providing a strong built edge. • Any development should be mixed use high density with emphasis on employment, tourism, apartments, and town centre uses. • Any development should address the extensive street frontage along the Davitt's Quay and Walsh Street and be designed to an exceptional standard. • Any development proposal shall facilitate active linkages through the site from the Shandon Roundabout to Walsh Street (L2060). • Changes to car parking capacity on the site should be informed by the Local Transport Plan (LTP) for Dungarvan. • Potential for multi storey car parking. • <u>Retail development may be appropriate on the site where compliance with the retail strategy can be demonstrated.</u> • Potential Housing Yield.

To interpret the proposed resolution the following text typology applies.	
Black Text	Text from the Material Alterations Report (March 2022)
<u>Red Underlined Text</u>	Proposed minor further modification

Reasons for Proposed Resolution:

Reasons for deciding not to comply with the recommendation of the Chief Executive and the Office of the Planning Regulator:

- To allow for the logical expansion of the town centre.
- Taking into the consideration Dungarvan as a Key Town in the RSES and as a Gaeltacht Service Town.
- Given its central location in close proximity to the town centre.

Proposed Cllr. Geoghegan

Seconded Cllr. O'Donnell

Date 7th June 2022

WATERFORD CITY AND COUNTY COUNCIL

Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/13 (MA 22)

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028.
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The Members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 subject to the minor further modification set out hereunder and reasons, therefore.

Chapter 2

Proposal to insert amended narrative, table 2.3 and phasing maps within Section 2.14 Housing Land Requirements of the draft Plan so as to describe fully the phasing of land zoned for new residential development (R1) in the draft Plan (Page 33 of the draft Plan and pages 28 - 34 of the CE Report with associated table/maps) and in order to reflect fully the outcome of the special plenary meeting to consider the Draft Development Plan, Material Alterations and associated CE Reports held on the 7th June 2022.

Reasons for the minor further modifications:

- To reflect and support the comments of the Elected Members throughout the plan preparation period to date.
- To support the policy objectives and provisions of the Draft Development Plan.

Proposed Cllr. Pratt

Seconded Cllr. J. Power

Date 7th June 2022

WATERFORD CITY AND COUNTY COUNCIL

Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/14 (MA 158)

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028;
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended);

the members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 subject to the minor further modification set out hereunder and reasons therefore.

Footnote to Table 11 Zoning Matrix (Volume 2)

Include reference to social housing and state agencies/bodies in the footnote as follows:

“In the interest of delivering Housing for All and other programs seeking to provide social and affordable housing, the development of social and affordable housing by an Approved Housing Body, State Agency/Body or the Housing Authority on lands zoned for Strategic Residential Reserve (SRR) may be considered acceptable subject to compliance with the policy objectives and development management standards of the Development Plan.” Similarly, social, and affordable housing schemes on land zoned Rural Village (RV) may also be facilitated in addition to the housing requirements of the respective settlement class as set out in the settlement hierarchy (Section 2.9) of the plan.

To interpret the proposed resolution the following text typology applies.	
Black Text	Text from the Material Alterations Report (March 2022)
<u>Red Underlined Text</u>	Proposed minor further modification

Reasons for the minor further modifications:

- To reflect and support the comments of the Elected Members throughout the plan preparation period with particular regard to housing provision to all communities.
- To support the policy objectives and provisions of the draft Development Plan.

Proposed Cllr. Geoghegan

Seconded Cllr. Cronin

Date 7th June 2022

WATERFORD CITY AND COUNTY COUNCIL

Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/15

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028;
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The members of Waterford City and County Council having considered the above and the:

- The Strategic Environmental Assessment (SEA) Environmental Report for the Draft Plan
- The Appropriate Assessment (AA) Natura Impact Report for the Draft Plan
- The Strategic Flood Risk Assessment (SFRA) for the Draft Plan
- The SEA Environmental Report for the Proposed Material Alterations
- The Natura Impact Report for the Proposed Material Alterations
- Written submissions relating to SEA, AA and SFRA made during the Plan preparation process
- Ongoing advice on SEA, AA and SFRA from the Council's agents
- The final, consolidated Natura Impact Report
- The final AA Determination

In accordance with the provisions of Section 12(10) of the Planning and Development Act 2000 (as amended), the members agree, by resolution, to make the Plan, as recommended by the Chief Executive and as further modified by way of motions and resolutions at the Special Council Meeting on June 7th 2022 and to proceed in accordance with Section 12(12) of the Planning and Development Act 2000 (as amended) to publish notice of the making of the Plan.

Proposed Cllr. Geoghegan

Seconded Cllr. Cronin

Date 7th June 2022

Cllr. Geoghegan proposed a new resolution from the floor in relation to a portion of lands at Monang, Dungarvan comprising an area of 1.5 acres proposing reversal of the material alteration and put back to residential usage. Seconded by Cllr. Cronin.

Cllr. McGuinness, Nugent, Tobin supported the resolution as proposed noting it must have been an oversight within the process.

Cllr. Brazil raised his concern about the late submission of the resolution and asked for clarification of the site. Supported by Cllr. Clune noting that the issue should have been raised at previous workshops.

Cllr. Daniels enquired about the ownership of the lands in question which was confirmed as Ruden Homes.

K. Kehoe, DoS, noted for the record that there was no oversight from the Executive, a submission was received in relation to the site, carefully considered and included in the Chief Executives report as issued to the members. At this stage of the plan and any other alterations that can be made, the Planning and Development Act 2000, as amended and under Section 12/10 and section c states that 'a further modification to the alteration shall not be made where it relates to an increase in the area of land zoned for any purpose.' The executive has at all times made members aware of this section of the Act and recommendation is that this alteration is not in accordance with this section of the act. Will note that based on representations made by the members that have already approved a resolution for increase in the lands zoned strategic residential reserve to incorporate social as well as affordable housing. Development can take place on these lands by an approved housing body.

Cllr. Phelan proposed a 15-minute adjournment to consider the recommendation of the executive, seconded by Cllr. Barron and agreed by all.

After the adjournment Cllr. Geoghegan confirmed his withdrawal of the motion. Members proceeded to approve the last resolution Ref/01.

WATERFORD CITY AND COUNTY COUNCIL
Special Meeting 7th June 2022
Waterford City and County Development Plan 2022-2028

RESOLUTION REF/01

Having considered:

- the Draft Waterford City and County Development Plan 2022-2028,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(4) of the Planning and Development Act 2000 (as amended);
- the Material Alterations Report, prepared and circulated in accordance with section 12(6) of the Planning and Development Act 2000 (as amended); and,
- the Report of the Chief Executive, prepared and circulated in accordance with section 12(8) of the Planning and Development Act 2000 (as amended).

The Members of Waterford City and County Council resolve, in accordance with the provisions of section 12(10) of the Act, to make the Waterford City and County Development Plan 2022-2028 subject to the resolutions and minor further modifications set out hereunder and for the respective reasons attached.

Proposed	Cllr. Barron
Seconded	Cllr. Geoghegan
Date	7 th June 2022

Cllr. Tobin noted that have adopted Development Plan for next 6 years, 6 weeks from today plan comes into operation and enquired if the Office of the Planning Regulator (OPR) can made changes within 6 weeks. On behalf of the Fine Fáil group thanked Mayor, Executive, Planners, and councillors for co-operation, developed a plan for the betterment of Waterford and have one plan for one Waterford for first time.

Cllr. Roche noted on behalf of Independents and supported comments of Cllr. Tobin stating it was a lengthy process for the members and all staff involved in planning, complimented GIS element, online information and supporting information that was provided. Outlined that there are a number of strategic issues to monitor and especially population calculation of Waterford City – it is sold as smallest City with a population of 104k and if calculated properly would be the third largest city, need to make a case to have this changed and be consistent between the cities. Mayor echoed the views on the population determination that needs to be addressed.

Cllr. Phelan commended Mayor and predecessor for leading the process over the last 2 years and all involved in planning in the council, first time that have a combined plan for the whole County and hope it will be approved by the OPR. Brought a lot of consensus with the councillors, discharged the roll well and now need to see how it rolls out and is implemented.

Cllr. McGuinness commended all involved for work in making the plan, colleagues on the council and the public in their submissions outlining that it all happened at a challenging time with Covid. Proof of plan will be how it works for the people of Waterford, have increased lands available for housing and hopeful that developers and council will take opportunity to address the current housing crisis. Planning department under pressure and need to have additional resources for the section, still 6 weeks to see response of the planning regulator and will be a success if rural families can build in their communities.

Cllr. O’Leary noted that now have a blueprint for the county for the next year, the number of submissions received shows the interest the public have in their county.

Cllr. O’Sullivan on behalf of Fine Gael thanked all involved who worked so hard in getting plan to this stage, numerous meetings and have a plan to be proud of. Thanked all the planning department staff and Mayor for chairing the meetings, hope OPR realise the time and effort to get the plan to where it is.

Cllr. S. Power thanked all involved, delighted rural housing policy is strong and help to keep communities alive.

Cllr. J. Power thanked the executive noting the quality of information provided, strategy going forward for decarbonisation. Proud of all councillors who worked together and the input to the plan where Waterford was always to the fore.

Cllr. Nugent thanked all planning team noting that process ran very smoothly, workshop discussions excellent and great support from planning staff. Big win for one off rural housing and ribbon development.

Cllr. Geoghegan showed appreciation for work of the planning staff and the councillors. Concerned about the power of the planning regulator after the process the council has undertaken over last two years, need to wait to see outcome of the planning regulator report.

Cllr. Brazil thanked all officials for all workshops and meetings held to discuss the making of the plan, plan is intense and happy that rural housing is central in the plan, took a full team to get plan to a conclusion.

Cllr. Cronin as Cathaoirleach of Dungarvan Lismore district thanked all councillors for input to the plan over the preparation of the plan, the first one for the county since the amalgamation. Welcomes policy for one off rural housing and hope it will be easier for people to remain within their communities.

Cllr. Griffin concurred with all speakers, for rural and urban councillors has set the footprint for climate action and environment and needed to be kept to the forefront of all decisions.

Cllr. Barry noted that the Development plan is one of the most important documents to be produced for the county, sets out how the county will develop and blueprint for future rural and industrial development and also complimented the members of the public who participated.

Cllr. Kiely echoed all the sentiments of those before, came late to the process but give recognition to predecessor Susan Gallagher, work with all councillors and district team. Strong and robust Development Plan and good example of compromise and will lead to the regeneration of some of the rural town and villages across the county.

M. Walsh, CE noted now at the conclusion of the process, satisfied that have found the balance between national and global policies and local interpretation and adherence to policy. Thanked all councillors in relation to the volume of work involved as part of the process as a phenomenal body of work involved. It is exhaustive in terms of process and commended all in terms of the diligence applied throughout and the focus on looking at what was always best for Waterford. Commended the Mayor and Cllr. Geoghegan in his previous role as Mayor at the start of the process, the planning team in all their work who were innovative in terms of public submission and mapping as part of the process, at all times were robust in delivering professional expertise and open minded to listening to members and public points noting he is proud of the plan as presented.

Mayor noted it has been an interesting process and an exercise in democracy, recognised his predecessor Cllr. Geoghegan in his role as Mayor at the start of the process. Thanked all members for their engagement and debate as a group in the interest of the people of the City and County of Waterford. First plan to combine City and County and was an enormous task, all involved superbly professional in their approach and satisfied that it is a good plan going forward. Thanked the press for following and reporting on the process.

This concluded the business of the meeting.

Signed: _____
Mayor

Dated: _____