



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

**Chief Executive Report
Planning & Development Act, 2000 (as amended), Part XI
Planning & Development Regulations 2001 (as amended),
Part VIII**

Proposed Development of consisting of :

**The Construction of lift and stair core to the external elevation to the rear of the
Old Convent, Rossmore, Kimacthomas.**

Description of the Proposed Works

The existing building is a former convent that currently contains six apartments and is vacant. It is intended that the six apartments will be refurbished and upgraded to accommodate the elderly.

The footprint of the proposed core structure is generally on the footprint of an existing extension to the convent that will be demolished to facilitate the construction of the proposed core. This stair/lift core is required to accommodate access requirements to house elderly people as described in the public notices.

Consultation

Details of the proposed development at the old Convent Rossmore were posted on site, advertised in the local press and placed on public display, in accordance with Part 8 of the Planning and Development Regulations 2001(as amended), and the Planning and Development Act, 2000 (as amended). The public consultation process ran from the 29th November 2022 to the 30th December 2022, with written submissions and observations with respect to the proposed development invited up until 13th of January 2023.

Third Party Submissions Received

No submissions or objections were received in relation to the proposed development.

Assessment & Evaluation

The subject site is within the settlement boundary of Kilmacthomas village in the Waterford City & County Council Development Plan 2022 – 2028, where it is an objective *to protect and promote the character of the Rural Village and promote a vibrant community appropriate to available physical and community infrastructure.*

Development such as that currently proposed would therefore be in accordance with the zoning objectives for the site as set out in the Waterford City & County Development Plan 2022 - 2028.

Recommendation

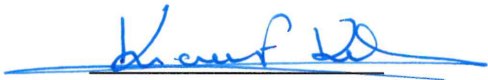
The purpose of the proposed development is to construct a lift and stair core to the external elevation to the rear of the Old Convent, Rossmore, Kimacthomas.

Development such as that currently proposed would be in accordance with the broad policy objectives of the Waterford City & County Development Plan 2022-2028 subject to compliance with the objectives and standards as set out in:

- Volume 1 of the Waterford City & County Development Plan 2022-2028 – Written Statement.
- Volume 2 of the Waterford City & County Development Plan 2022-2028 - Development Management Standards

The proposed development will support the policies and objectives of the current City & County Development Plan 2022 - 2028 and complies with Ministerial Guidelines, Government policies and with the Regional Spatial & Economic Strategy. It is considered therefore that the development is in accordance with the proper planning and sustainable development of the area.

Thus having regard to the report and details submitted, I would have no objection to the proposal and would recommend that it proceed as outlined.



Kieran Kehoe,
Director of Services
Corporate Services, Culture & Planning

08/02/2023

Habitats Directive Project Screening Assessment

Table 1: Project Details

Application	Details
Development Consent Type	Part 8 Development
Development Location	Old Convent , Rossmore, Kilmacthomas
File Ref	Part 8 09/22
Description of the project	The Construction of lift and stair core to the external elevation to the rear of the Old Convent, Rossmore, Kimacthomas.

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Number	Question	Response
1	Impacts On Freshwater Habitats: Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same? Sites to consider: Blackwater River, Lower River Suir. Habitats to consider: Rivers, Lakes and Lagoons.	No
2	Impacts On Wetland Habitats; Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or within 1 km of same? Sites to consider: Comeragh Mountains. Habitats to consider: Bogs, Fens, Marshes and Wet Heaths.	No
3	Impacts on Intertidal and Marine Habitats; Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and/or marine habitats and species, or within the catchment of same? Sites to consider: Tramore Dunes and Backstrand, River Suir (Tidal Section as far as Carrick on Suir), River Blackwater (Tidal Section as far as Cappelquin), Waterford Estuary. Habitats to consider: Mudflats, Sandflats, Saltmarsh, Estuary; Shingle, Reefs, Sea Cliffs.	No
4	Impacts On Woodlands, Grasslands and Dry Heaths; Is the development within a Special Area of Conservation whose qualifying habitats include woodlands or grasslands habitats, or within 200m of same? Sites to consider: Glendine Wood Nire Valley Woods, Ardmore Head, Helvick Head. Habitats to consider: Woodlands, Grasslands or Dunes.	No
5	Impacts On Birds; Is the development within a Special Protection Area, or within 1 km of same? Sites to consider: Tramore Backstrand, Dungarvan Bay, Blackwater Callows, Blackwater Estuary, Helvick Head –Ballyquin Coast, Mid Waterford Coast	No

Conclusion Table 2:

If the answer to all of these questions is No, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required, proceed to the Habitats Directive Conclusion Statement. If the answer to any of these questions is Yes, please refer to tables 3 and 4 below.

Habitats Directive Screening Conclusion Statement

Question	Answer
Development Type	Part 8
Natura 2000 sites within impact zone	<ul style="list-style-type: none"> • The site is 329.93m East of the River Mahon river, which is a tributary of Sea • The site is 6.27km East of the Comeragh Mountains SAC Special Area of Conservation (Site Code: 001952 Version: 1.01) • The site is 5.98km South West of the Broadleaved Woodland - WD1 Wetlands Area • The site is 7.65km North of the Mid-Waterford Coast SPA Special Protection Area (Site Code: 004193 Version: 2.01) • The site is 4.73km South of the Clodiagh (Portlaw) Fresh Water Peal Mussel Catchment Area
Planning File Ref	Part 8 09/22
Description of the project	The Construction of lift and stair core to the external elevation to the rear of the Old Convent, Rossmore, Kimacthomas.
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s).	No impact anticipated
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not.	N/A
Conclusion of assessment	Having regard to the location of the subject site and to the nature of the proposed development, and the intervening distance with the identified Natura 2000 Sites, I consider that no appropriate assessment issues arise in this case. In my opinion the proposed development either individually or in combination with other plans or projects, would not be likely to have a significant effect on a Natura 2000 Site.
Documentation reviewed for making of this statement.	Development Plan, watmaps
Completed By	Aisling O'Sullivan, Senior Executive Planner
Date	8 th of February 2023

Environmental Impact Assessment

The proposed development is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. Based on the information submitted with the application, Waterford City and County Council has considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the 2001 Regulations and is satisfied that EIA is not required.

