

**Comhairle Cathrach
& Contae Phort Láirge**
Waterford
City & County Council

PART 8 Report

Housing Department

Planning & Development Act, 2000 (as amended)

Planning & Development Regulations 2001

(as amended), Part VIII

Presented to: Comeragh District Meeting

Date of Meeting: 15th February 2023

Proposed Development: Construction of lift and stair core to the external elevation to the rear of the Old Convent, Rossmore, Kimacthomas. 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.

SITE CONTEXT:

The site is in the Kilmacthomas local area within the Waterford City and County Development Plan extents. 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. A further six individual units are planned for the site to the rear of the existing building, this does not form part of this Part 8 submission, see relevant Planning Application Ref 19/748 below.

RELEVANT PLANNING HISTORY:

19/748 (October 2019)

For the construction of 7 no. single storey, two bedroom sheltered housing units adjoining the existing convent, pumping station and all associated site development works.

05/708 (June 2005)

For the conversion of existing three storey convent building to six residential units at ground floor (2 No. one bed, 1 No. two bed), and three maisonettes on first and second floor (2 No. two bed, 1 No. three bed) plus staircase extensions to sides of existing buildings, new sewage connections to existing public sewers & all associated site works including the provision of on-site car parking.

THE PART 8 PROCESS

The Part 8 process started on 16th November 2022, with Notification of commencement at the Comeragh District Meeting.

1 No. site notice was erected along the existing site boundary to the public road.



Adverts were placed in the Munster Express and Dungarvan Leader newspaper informing the general public of the commencement of the process.

Plans and particulars of the proposed development were available for inspection, at the Customer Care Offices, Waterford City & County Council, Baileys New Street, Waterford and the Civic Offices, Dungarvan, Co. Waterford, between the hours of 9.30 am - 4:00 pm Monday to Friday, for the period of 29th November 2022 up to and including 30th December, (4 calendar weeks - including Bank and Public Holidays).

A copy of the plans and particulars of the proposed development were also available for viewing/downloading from the Waterford City & County Council's website at www.waterfordcouncil.ie.

All submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the proposed development would be situated, were invited to be made in writing to the Director of Services, Housing Department, WC&CC, City Hall, The Mall or by emailing part8housingsubs@waterfordcouncil.ie either during the initial 4 week public display period outlined above, or alternatively during an additional 2 week period thereafter provided for such submissions, but in either case not later than 4.00 pm. on 13th January 2023.

PUBLIC SUBMISSIONS:

Prior to the 13th January 2023 deadline 0 public submissions were received and no submissions have been received after the deadline

SUMMARY AND MAIN EXTRACTS FROM SUBMISSIONS:

None received

REFERRALS:

Referrals received include the following;

- Conservation - This proposal has been reviewed and discussed with the Waterford City & County Council Executive Conservation Officer, Ms. Rose Ryall. No concerns were raised with regards to this project.

PLANNING DEPARTMENT'S CONSIDERATIONS:

The purpose of the proposed development is for the construction of a stair/lift core to accommodate access requirements to house elderly people. The Part 8 proposal will facilitate an age-friendly/elderly development within the existing building in accordance with the proper planning and sustainable development of the area. The proposed development will support the policies and objectives of the current Waterford City & County Development Plan 2022-2028 and complies with ministerial guidelines, government policies and with the Regional Planning Guidelines.

HOUSING DEPARTMENT RECOMMENDATION:

The objective of the proposed development is for the construction of a stair/lift core to accommodate access requirements to house elderly people. The Part 8 proposal facilitates an age-friendly/elderly development within the existing building in accordance with the proper planning and sustainable

development of the area. The proposed scheme meets the objectives of Waterford City & County Council and DHLGH.

The proposed scheme has been approved in principle and funding approved by DHLGH.

The proposal provides for the objectives and aims of Housing for All by delivering social housing, supporting social inclusion, improving options and supports for people with a disability and the elderly, tackling vacancy and enabling a sustainable housing development in a central location.

The statutory requirements of the Part 8 planning process have been completed and complied with.

0 Public Observations were received within the deadline date and 0 after the deadline date.

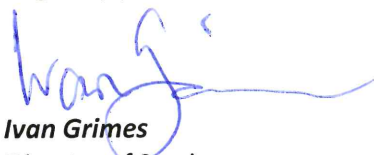
Public Observations

None received

The proposed development complies with and meets all of the relevant national and local standards, requirements and guidelines.

The Planning Authority supports the proposed development and concludes 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.

It is therefore recommended that the Council adopt and approve the proposed development as originally presented.



Ivan Grimes

Director of Services,

Housing Community & Emergency Services