



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

Housing Department - Report

Planning & Development Act, 2000 (as amended)

Planning & Development Regulations 2001

(as amended), Part VIII

Presented to: Waterford Metropolitan Meeting

Date of Meeting: Monday, 15th March, 2021

Proposed Development: Refurbishment of no.22 and no.23 Thomas Hill, Waterford

(a) Demolition of existing accommodation to the rear of no.23 Thomas Hill, and internal re-configuration of both no.22 and no.23 Thomas Hill to provide 3x 2-bed Social Housing apartments.

(b) Supporting development works include; (i) temporary construction signage; (ii) drainage and (iii) all associated site works.

No.22 Thomas Hill is a Protected Structure; WA730963.

No.23 Thomas Hill is a Protected Structure; WA730967.

SITE CONTEXT:

The development site consists of 2x adjoining end-terrace properties on Thomas Hill, (L15021) in Waterford city. No.23 Thomas Hill is the end terrace property which adjoins the Queens Terrace footpath, and which in turn connects Thomas Hill to Barker Street.

Both buildings have been vacant and unoccupied for a number of years – in the case of no.22 for a significant period of time. In accordance with Waterford City & County Council's Vacant Homes Action Plan, both buildings were identified as vacant and attempts commenced to return the dwellings to productive use.

No.22 Thomas Hill was acquired through Compulsory Purchase Order, and no.23 Thomas Hill was acquired by agreement. Given the housing need and demand in Waterford city, it was considered that a better use of the buildings would be to provide apartments divided horizontally that would suit the housing need, rather than larger single-dwellings divided vertically.

RELEVANT PLANNING HISTORY:

There is no planning history on either building, although extension works have been carried out to the rear of no.23 at some point.

THE PART 8 PROCESS

The Part 8 process for these properties started on Monday 15th September 2020, with Notification of Commencement at the Waterford Metropolitan District Meeting. 2x site notices were erected – one on the front door of no.22 Thomas Hill, and one on the end-gable of no.23, facing Queens Terrace, (see below). An advert was placed in the Munster Express 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, between the hours of 9.30 am - 4:00 pm Monday to Friday, for the period of 19th October 2020 up to and including 20th November 2020, (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 Dept, Waterford City & County Council, 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 p.m. on 4th December 2020.

OBJECTIONS / SUBMISSIONS:

No objections or submissions were received by Waterford City & County Council.

REFERRALS:

Referrals were received from relevant Waterford City & County Council departments;

- Conservation - This proposal has been reviewed and discussed with the Waterford City & County Council Executive Conservation Officer who agreed with the proposals and had no objection to same. Ms Ryall welcomed the re-use of a currently vacant structures and agreed the proposal was considered, and in keeping with the scale and character of the historical buildings. There is no issue as regards intensification as a result of the proposed new units, and the buildings regeneration would be a positive step towards the re-activation of Thomas Hill, and the town as a whole.
- Roads – No comment.
- Building Control – No comment.
- Water Services – Raised no issues regarding service to this site as there are existing supplies already on Thomas Hill. Consequently care and consideration is to be taken due to existing services abounding the development site, during works.
- Irish Water – Following pre-connection enquiry; Part 8 proposal can be facilitated

A copy of the Part 8 proposal was sent to the Development Applications Unit in the Department of Housing, Local Government and Heritage, but no response or comments were received in return.

PLANNING DEPARTMENT'S CONSIDERATIONS:

The purpose of the proposed development is to deliver 3x residential units. The proposed development will support the policies and objectives of the current City Development Plan 2013-2019 and complies with ministerial guidelines, government policies and with the Regional Planning Guidelines. It is considered therefore that the development is in accordance with the proper planning and sustainable development of the area.

Refer to separate CE Report

HOUSING DEPARTMENT RECOMMENDATION:

The objective of the proposal is to provide social housing to those having been assessed as having a social housing need, in this case through the provision of 3x apartment units in Waterford city centre. The proposed scheme meets the objectives of Waterford City & County Council and DHLG&H.

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

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

The Planning Authority supports the proposed housing development and concludes 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 and with modification as outlined above.

Ivan Grimes

Director of Services

Housing Community & Emergency Services