

**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, 17th February, 2020

Proposed Development: Construction of 49 no. residential units comprising; (i) 6 no. 1-bed apartment, (ii) 6 no. 3-bed duplex units, (iii) 4 no. 3-bed 2-storey houses, (iv) 28 no. 2-bed 2-storey houses, and (v) 5 no. 2-bed single-storey houses., along with all necessary ancillary site development works, at Ballygunner Castle Road / St. Mary's Place, Ballygunner,, Waterford City.

SITE CONTEXT:

The site is located at the junction of Ballygunner Castle Road (L4067) and St. Marys Place (L5529), in the townland of Ballygunner. It is a Residential zoned site owned by Waterford City & County Council and is serviced by public roads, footpaths, cycle lanes and public lighting. A cemetery bounds along the north and north-east edge of the site and the site topography is steep in nature. Access to the proposed development will be via the public road L4067. The site is currently covered with scrub grassland, and is 1.6274 hectares / 4.02 acres in size.

RELEVANT PLANNING HISTORY:

The site has no history of Planning Applications associated with it.

THE PART 8 PROCESS

The Part 8 process started on Monday 21st October 2019, with Notification of commencement at the Waterford Metropolitan District Meeting.

2.x site notices were erected on the existing site boundary – one on the gate into the site from Ballygunner Castle Road, and the other on the fence adjacent to the traffic lights on St. Marys Place. 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 29th October 2019 up to and including 27th November 2019, (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 12th December 2019.

OBJECTIONS / SUBMISSIONS:

Prior to the 12th December deadline, 9 submissions were received;

1. Sinead Hartley, Ballygunnermore, Waterford, dated 10th December, 2019.
2. Maria Sheehan, Bishops court, Waterford, dated 3rd. December, 2019.
3. Emer Aspel, Williamstown Road, Waterford, dated 10th. December, 2019.
4. Maurice & Betty Phelan, Ballygunnercastle, dated 11th. December, 2019.
5. Edmond Phelan, Ballygunner Cross, dated 11th. December, 2019.
6. Shane Phelan, Ballygunner Cross, dated 11th. December, 2019.
7. Emmet Phelan, Ballygunner Cross, dated 11th. December, 2019.
8. Sarah Phelan, Ballygunner Cross, dated 11th. December, 2019.
9. Breedda Phelan, Ballygunner Cross, dated 11th. December, 2019.

GDPR regulations restrict Waterford City & County Council from issuing copies of the original submissions within this report, however the spreadsheet at the back of this report itemizes all the topics raised in the submissions received by Waterford City & County Council during the Part 8 public consultation period.

SUMMARY AND EXTRACTS FROM SUBMISSIONS:

1. Concern regarding traffic levels and congestion particularly at peak school drop-off times.
2. Existing bus connectivity between the site and the city centre, and Cork Road / WIT.
3. Over-development of housing in the area.
4. Lack of existing community facilities and amenities.
5. Potential re-use of existing empty housing stock in lieu of this development.
6. Potential of affordable housing scheme instead of social housing.
7. Proposed car park provision.
8. Existing accommodation in local nearby schools.
9. Over-looking / over-shadowing of existing dwellings.
10. Query regarding the density of the proposed development.
11. Potential ecology and environmental impacts.
12. Proximity of Ballygunner Castle and attendant grounds, to site.
13. Request for Design & Development Impact Assessment.
14. Request for additional Visual Impact views.
15. Consideration regarding street lamp standards, and obtrusive light spill.
16. Boundary treatments.

REFERRALS:

Referrals received include the following;

- Irish Water – Received following pre-connection enquiry; Part 8 proposal can be facilitated.

COUNCILLORS WORKSHOP:

Members of the WC&CC Housing Department met with Waterford councillors for a Workshop review on Wednesday 12th. February 2019, in the Council Chamber, City Hall, Waterford city.

PLANNING DEPARTMENT'S CONSIDERATIONS:

The purpose of the proposed development is to deliver 49 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 49 residential units in Waterford city. The proposed scheme meets the objectives of Waterford City & County Council and DHPLG.

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

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

9 Public Observations were received within the deadline date.

Full consideration to these submissions has been given and no amendments are proposed.

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

Observation - Summary Spreadsheet

	Person/Group	Observations	Consideration by Housing Department	Chief Executive Response
1	<p>Maria Sheehan <i>Grantstown, Waterford (dated 3rd. Dec, 2019)</i></p>	<p>1. <u>The impact of this development, plus others recently approved by WC&CC and ABP, will be devastating for all those who already live in Ballygunner / Bishops court areas;</u> queries facilities, community hall, or areas for games for children, teenagers or adults. Not everyone likes hurling.</p> <p>2. <u>Red Star FC recently celebrated their 50th year, and are still looking for their forever home;</u> suggests locating them here would be an asset to the area and give boys / girls a chance to get involved in the community in a positive way.</p> <p>3. <u>Current bus service doesn't work efficiently and is unreliable;</u> there is no bus service from Ballygunner - WIT.</p>	<p>The design for this proposed development meets the development Standard of the Waterford City Development Plan 2013-2019, and the Quality Housing for Sustainable Communities document, issued by the Department of the Environment, Heritage and Local Government.</p> <p>There is a significant fall in levels across the site which makes the site completely non-suited for a level-surfaced playing pitch. There is shallow rock which would make excavation and levelling of the site un-economic for use as a football pitch.</p> <p>Public bus route numbers 608 and 611 serve the Dunmore Road. Public transport services are under the remit of the National Transport Authority, and not WC&CC. There are six city bus services, connecting at the Clock Tower, and providing a service to the WIT on three of the routes.</p>	<p>No change to Part 8 drawings.</p> <p>No change to Part 8 drawings.</p> <p>No change to Part 8 drawings.</p>

		<p>4. <u>Current road structure is the same size as 100 years ago</u>; the Bishopscourt Road (along from St. Marys Ballygunner, to Kilcarragh Cross) is a small rural road with the traffic and speed of a motorway. It is the victim of many serious accidents every winter. Existing local roads cannot sustain this traffic.</p>	<p>WC&CC Roads Dept currently undertaking a review of the area, for proposed road re-alignment works to help alleviate these issues. This will be a separate process outside this particular Part 8 application, however there have been substantial realignments of roads in the area generally over the last 10 years.</p>	<p>No change to Part 8 drawings.</p>
		<p>5. <u>Re-use existing empty housing stock in the city.</u></p>	<p>WC&CC are actively pursuing the process of existing empty housing stock in the city and county, with over 50 empty properties currently being refurbished and put back into use, through the Repair and Lease Scheme, and other funding streams. New housing supply is being provided in tandem with re-use.</p>	<p>No change to Part 8 drawings.</p>
		<p>6. <u>Why is WC&CC spending money it hasn't got on new houses, when we had to wait weeks for a massive pot-hole to be filled at Kilcarragh Cross, as we were told the 'budget would not allow for it to be filled any sooner'.</u></p>	<p>The scheme has funding approval from the Department of Housing, Planning & Local Government. Funding for roads and road improvements comes from other funding streams.</p>	<p>No change to Part 8 drawings.</p>
2	<p>Emer Aspel Ballygunnercastle (dated 10th. Dec, 2019)</p>	<p>1. <u>Has WC&CC considered building something else besides housing in this site?</u></p> <p>2. <u>Existing congestion and delay during peak traffic hours due to excessive traffic all travelling in the same directions, with no future-proofing considered.</u></p>	<p>Provision of housing is consistent with the zoning of the site, and WC&CC must offer priority to the social housing requirement at this time.</p> <p>Existing traffic issues, i.e.; congestion and delay, are associated with local school drop off and collection times. As such, the level of disruption can be linked to school times. Introduction of a Mobility Management Plan by schools in the area would help heighten awareness of alternative modes of transport serving the area, and possibly investigate other innovative ideas to help lessen the impact of this issue.</p>	<p>No change to Part 8 drawings.</p>

	<p>3. Has WC&CC considered using the site as an <u>educational amenity</u>, eg: a <u>community centre</u>, to <u>promote the use of Irish and culture to the wider public</u>; for example, <u>conduct workshops / adult courses through Irish to reflect the location of local Gaelscoils</u>, and effectively have our own Gaeltacht area with a modern slant and create employment in the area at the same time).</p>	<p><i>There is the potential that a significant facility can be built here as part of future development on the middle portion of the site, pending re-zoning of same in the next Development Plan. The use of same is then open for multi-purpose activity by all residents and pupils in the Ballygunner area.</i></p>	<p>No change to Part 8 drawings.</p>
	<p>4. <u>Relocate the existing Gaelcholaiste Secondary school from its temporary setting to a new location on this site</u>; it could be expanded to be a feeder school from local primary schools, and thereby take pressure off traffic having to travel to work and to other schools in the area.</p>	<p><i>The provision of housing is consistent with the zoning of the site, and WC&CC must offer priority to the social housing requirement at this time.</i></p>	<p>No change to Part 8 drawings.</p>
	<p>5. <u>Proposes affordable housing instead of social housing, to attract new people to move here and help it grow and prosper</u>; Ballygunner already has a large social housing development which is very close proximity to this proposed development.</p>	<p><i>The proposed development site at Ballygunner has been appraised as being suitable for social housing by WC&CC and the Department of Housing, Planning and Local Government.</i></p>	<p>No change to Part 8 drawings.</p>
	<p>6. <u>WC&CC needs to take an overall view of traffic congestion on this side of the city and its impact on safety, and consider all potential housing developments in one single report</u>;</p>	<p><i>WC&CC Roads Dept currently undertaking a review of the area, for proposed road re-alignment works to help alleviate these issues. This would be a separate process outside this particular Part 8 application.</i></p>	<p>No change to Part 8 drawings.</p>

		<p>7. <u>Proposed development has 57 car park spaces allocated for 49 units</u>; this appears insufficient as most households have more than one car, and then there are visitor spaces. Cars on curbs make it unsafe for children.</p> <p>8. <u>The green area is too small to be used to play ball, games, etc</u>; the green is located very near the traffic lights and the crossroads making it potentially unsafe for stray balls, running children, etc.</p>	<p>Car parking standards, as defined in the Waterford Development Plan, states '1 space per unit' for dwellings, apartments and flats, for both Zone 1 (city centre and within 250m of a public transport route), and Zone 2 (all other areas) developments. The number provided complies with that.</p> <p>There is a significant fall in levels across the site which makes the site non-suited for a level-surfaced playing pitch as such. There will be considered boundary treatment and safe separation between the green area and the road.</p>	<p>No change to Part 8 drawings.</p> <p>No change to Part 8 drawings.</p>
3	<p>Sinead Hartley <i>Ballygunnermore</i> <i>(dated 10th. Dec, 2019)</i></p>	<p>1. <u>Absence of amenities included in the plan</u>; building houses with no thought as to where children and teenagers are to hang out is leading to vandalism, graffiti and arson in the Ballygunner area. This is one of 4 or 5 new housing estates to go ahead in the area and none improve the infrastructure of Ballygunner, or provide any amenities - no playground, green areas suitable to play, no shop, no new school places, etc.</p> <p>2. <u>2x existing primary schools in the area do not have enough spaces to accommodate children already living in the area</u>; is there a proposal to deal with this problem?</p>	<p>Lands are already zoned Community Facilities in the centre of the site, and this development will provide infrastructure for future development of these lands, i.e.; roads and utilities. The design for this proposed development will meet the development standard of the Waterford City Development Plan 2013-2019, and the Quality Housing for Sustainable Communities document, issued by the Department of the Environment, Heritage and Local Government.</p> <p>The provision of housing on the site is in accordance with the Waterford City Development Plan zoning objectives, and identified housing need.</p>	<p>No change to Part 8 drawings.</p> <p>No change to Part 8 drawings.</p>

	<p>3. <u>Traffic lights in Ballygunner are extremely dangerous</u>; I have witnessed several accidents at the junction - drivers seem to lose confidence when they go through a green light, as if they wonder if they will make it to the other side. They stop at various stages in the middle of the junction or at the next red light which was not intended for them. I have gone through the lights on Green only to encounter small children crossing to school also with a green man. The problem here is that it takes so long to go through the junction that the lights are sometimes ahead. In the morning time the junction is usually blocked by cars travelling to Ballygunner primary school and An Gael Cholaiste secondary school by bumper to bumper traffic. Therefore the traffic travelling from the Dunmore East direction towards town cannot proceed.</p>	<p>WC&CC Roads Dept currently undertaking a review of the area. This would be a separate process outside this particular Part 8 application.</p>	<p>No change to Part 8 drawings.</p>
	<p>4. <u>Despite the reduced speed limit of 50kms per hour, very few drivers are keeping their speed under the limit and this goes unchecked</u>; the speed on the Ballygunnercastle road is not monitored.</p>	<p>Road use and speed enforcement is under the remit of An Garda Siochana, not WC&CC.</p>	<p>No change to Part 8 drawings.</p>
	<p>5. Ballygunner is sometimes referred to as 'The Village' although less now than a number of years ago; we are 3 miles from Waterford city</p>	<p>Lands are already zoned Community Facilities in the centre of the site, and this development will provide infrastructure for future development of these lands, i.e.; roads and utilities. The provision of</p>	<p>No change to Part 8 drawings.</p>

		<p>and originally would have been a village but now because of building houses with no facilities it has become a giant suburb of Waterford. I believe WC&CC has an opportunity to future proof the area by providing a village centre. A centre of the community. We need our community to work together to make our area a great place to live. We need the help of our council to make this happen.</p>	<p>housing on the site is in accordance with the Waterford City Development Plan zoning objectives, and identified housing need.</p>	
<p>4</p>	<p>Edmond Phelan <i>Ballygunner Cross</i> <i>(dated 11th. Dec, 2019)</i> <i>Copied & submitted by;</i> <i>Breeda Phelan</i> <i>Sarah Phelan</i> <i>Emmet Phelan</i> <i>Shane Phelan</i></p>	<p><u>1. Proposed development is not in keeping with the surrounding area and as it stands there is a lack of need for development in this area.</u></p> <p><u>2. The location of 2-storey houses is in direct proximity to a row of bungalows, which is a clear violation of privacy as the new buildings will overlook and overbear existing homes which ultimately affects the living standards of local residents.</u></p>	<p><i>The proposed development, while actually considered and positively responding to its surroundings, does not blatantly copy surrounding developments in form or detail, and will positively contribute to the identity and sense of place of the new development. The 2016 Housing Needs Assessment carried out in Waterford City and County identified a net housing need of 188 households seeking either 1, 2, 3, or 4-bed social housing accommodation. On that basis there is need for the development. Provision of housing on the site is in accordance with the Waterford City Development Plan zoning objectives, and identified housing need.</i></p>	<p>No change to Part 8 drawings.</p>
			<p><i>There are no windows on the end-gable to the proposed 2-storey houses referred to, so there will be no overlooking and no violation of privacy to the existing row of bungalows, as suggested.</i></p>	<p>No change to Part 8 drawings.</p>

	<p>3. <u>There is need to review amenities in the immediate area</u>; the site lacks room for recreational space and the open area that is located in the middle ground of the plans will undeniably be further developed in the next decade.</p>	<p>Lands are already zoned Community Facilities in the centre of the site, and this development will provide infrastructure for future development of these lands, i.e.; roads and utilities. Provision of housing on the site is in accordance with the Waterford City Development Plan zoning objectives, and identified housing need.</p>	<p>No change to Part 8 drawings.</p>
	<p>4. <u>There is very poor infrastructure and very poor road access to the site at present</u>; in the immediate locality, there are no shops, pharmacies, doctors or any general public services sector that is available in any other locality. It can be argued that the adjacent Dunmore Road area serves the locality of Ballygunner, however if WC&CC continues to develop an area thus increasing the population density, it is within the interests of WC&CC to seek development for the aforementioned services.</p>	<p>WC&CC do not develop commercial private properties but would obviously welcome and encourage same. Lands are already zoned Community Facilities in the centre of the site, and this development will provide infrastructure for future development of these lands, i.e.; roads and utilities.</p>	<p>No change to Part 8 drawings.</p>
	<p>5. <u>There are 3 existing schools in the local vicinity of the site and no room to expand at either of them.</u></p>	<p>The provision of housing on the site is in accordance with the Waterford City Development Plan zoning objectives, and identified housing need.</p>	<p>No change to Part 8 drawings.</p>
	<p>6. <u>Current bus route is inadequate and unreliable</u>; it does not serve the greater area and only serves one direct route through town and across the bridge to Ferrybank. It does not serve WIT.</p>	<p>Public bus route numbers 608 and 611 serve the Dunmore Road. Public transport services are under the remit of the National Transport Authority, and not WC&CC. There are six city bus services, connecting at the Clock Tower, and providing a service to the WIT on three of the routes.</p>	<p>No change to Part 8 drawings.</p>

	<p>7. <u>At present the traffic on Williamstown Road is already mayhem</u>; traffic from new housing developments in the area will cause an increased safety risk on the roads. With an increased population comes an increased number of cars on the road. The current speed limit is 50km/h locally - an increased traffic flow is not only hazardous but the volume of traffic without improved infrastructure will require a decreased speed limit.</p>	<p>WCCC Roads Dept currently undertaking a review of the area, for proposed road re-alignment works to help alleviate these issues. This will be a separate process outside this particular Part 8 application.</p>	<p>No change to Part 8 drawings.</p>
	<p>8. <u>Why this site? Why not a site elsewhere?</u> There are no job opportunities, infrastructure or amenities in the immediate area.</p>	<p>WCCC are currently progressing this and other sites around the city and county, not only green-field sites, but brown-field sites, as well as the refurbishment of existing derelict housing stock. As regards 'no job opportunities... in the immediate area', many people, mostly by choice, do not want to live immediately next to their place of work. As regards infrastructure and amenities, refer to other responses included here.</p>	<p>No change to Part 8 drawings.</p>
	<p>9. <u>The proposed development will decrease the value of property in the local and wider area.</u></p>	<p>This is a blanket statement and the objector has provided no basis for same.</p>	<p>No change to Part 8 drawings.</p>
	<p>10. <u>Urge WC&CC hold a community meeting to discuss future developments</u>; it is within our democratic rights to be consulted as our home is directly affected.</p>	<p>The Part 8 process is a consultation process which allows the public to make their observations to the WC&CC for review and consideration.</p>	<p>No change to Part 8 drawings.</p>

<p>5</p> <p>Maurice & Betty Phelan (application via Peter Thompson Planning Consultant) Ballygunnercastle (dated 10th. Dec, 2019)</p>	<p><u>1. Ecology</u> – Contrary to the conclusion of the <u>Screening Report for Appropriate Assessment accompanying the proposals</u> which is based on the site having <u>no hydrological links with any EU Habitat site, my clients’ knowledge of the drainage in the area strongly suggests that the site is hydrologically linked to the Lower River Suir SAC (site code: 002137) and should have been subject of a Natura Impact Assessment.</u></p>	<p><i>Openfield Consultants have confirmed that contrary to the statement made within the observation, the AA states that there are hydrological links, however it was determined that no significant effect is likely to occur, there is therefore no requirement to progress this further to Natura Impact Assessment as suggested in the received observation.</i></p>	<p>No change to Part 8 drawings.</p>
	<p><u>2. Zoning</u> - <u>The southern-most portion of the site on which it is proposed to develop a mix of single, 2 and 3 storey houses (22 dwellings) is at the outer-most edge of the Waterford City Development Plan boundary and bounded to the north east by “Agriculture” zoned land and to the southeast and southwest by “Greenbelt” zoning; the development of such high-density housing at the outer limits of the city introduces a very abrupt edge between the urban area and the adjoining countryside and has no regard to the rural setting beyond the site, including my clients’ house and Ballygunner Castle and its protected attendant grounds.</u></p>	<p><i>The site lies within the Waterford City Development plan, and whilst the site is on the edge of the city through site analysis and reference to the zoning, scale and massing were indeed considered. In regard to transitional zoning, the higher units (Type D-duplex with apartments above) were positioned at the lower point of the site and set back from the local road. In this regard we do not consider the edge to be abrupt as described within the observation presented. This housing provides presence and frontage to the road. The density is comparable to neighbouring residential developments at 31 units per Hectare.</i></p>	<p>No change to Part 8 drawings.</p>

	<p>3. Archaeology – Further justification for avoiding the development of the southern part of the site is the potential for archaeological finds on the site given the proximity to Ballygunner Castle and its attendant grounds.</p>	<p>A desk-top study was under-taken by VDA Consultants during the early stages of the project. This involved reviewing historical OS maps available to them. It was determined that there was no reason to believe that the site itself held significance in terms of triggering an archaeological survey by a third party. Furthermore, the Waterford City Development Plan indicates zones of archaeological potential, the area of the site and the surrounding area is not captured in this. Refer to design teams Architects Further Information, section 2 of Design and Development Impact Assessment.</p>	<p>No change to Part 8 drawings.</p>
	<p>4. Design and Development Impact Assessments - No Design or Development Impact Assessments have been prepared to accompany the application to justify the design of the scheme and assess availability of services, facilities, etc to serve the proposal.</p>	<p>Refer to design teams Architects Design and Development Impact Assessment – attached within this Report.</p>	<p>No change to Part 8 drawings.</p>
	<p>5. Visual Impact – Requests additional views from in the vicinity, incl from Williamstown Rd.</p>	<p>Refer to design teams Architects additional views – attached within this Report.</p>	<p>No change to Part 8 drawings.</p>
	<p>6. Alternative – If housing at the south end of the site is to be progressed... this part of the site could be amended / redesigned; the housing facing the side of my clients' house and kitchen window and rear garden should be reduced to single-storey to avoid overlooking.</p>	<p>Refer to design teams Architects Clarification of Information drawing section, figure 02; as the proposed housing is to be cut into the site, the buildings will in effect, be at a significantly lower height than the query claims, and excessive overlooking is negated. Also note on the Part 8 drawings as originally issued the reciprocal distance between the existing property and the new housing is indicated at over 33m - this is in excess of the minimal amount required of 22m in planning legislation.</p>	<p>No change to Part 8 drawings.</p>

	<p>7. <u>Care also needs to be taken with the introduction of high street lamp standards into this rural setting</u>; if housing is to be developed in the southern portion of the site, consideration should be given to installing low bollard type lighting along the road edge.</p>	<p>Hayes Higgins Partnership comment as follows; "The area lit by modern LED lanterns can be very accurately controlled to ensure that there is no obtrusive light spill as defined in the Institution of Lighting Professionals publication GN-01 "Guidance Notes for the Reduction of Obtrusive Light". WC&CC do not support the installation of bollard lighting and are unlikely to take over estates with bollard lighting, due to the risk of vandalism to bollard lighting, which would not occur with lighting poles above 4 meter's.</p>	<p>No change to Part 8 drawings.</p>
	<p>8. <u>In terms of the potential impact of development on the structural stability of my clients' home which is built on rock, they would expect the developer to commission an independent structural condition survey of their property before and after works and a commitment from the Council that this will be done at its expense.</u></p>	<p>Noted - a dilapidation survey can be arranged and carried out pre-commencement of work, and post-completion of work.</p>	<p>No change to Part 8 drawings.</p>
	<p>9. <u>The developer should also be required to agree a Construction Management Plan for whatever development is permitted on this site to minimise construction impacts during construction; this should include measures to protect my clients' on-site well which is their only water supply. Such a plan should be prepared in full consultation with neighbours.</u></p>	<p>A Construction Management Plan to minimise construction impact during construction phase-would be standard procedure, and would be prepared prior to works commencing on site and in compliance with any planning conditions applied.</p>	<p>No change to Part 8 drawings.</p>

		<p><u>10. Impact on farming activities – The boundary between the site and part of the lands my clients’ son farms immediately to the east comprises post and electric wire fencing; there are no hedgerows.</u></p>	<p><i>Proposed boundary treatments to be agreed.</i></p>	<p>Proposed boundary treatments to be agreed.</p>
		<p><u>11. Also, when the housing and open space is complete it be will essential for safety and security reasons to have solid boundary structures along all boundaries with farmland.</u></p>	<p><i>Proposed boundary treatments to be agreed.</i></p>	<p>Proposed boundary treatments to be agreed.</p>
		<p><u>12. Ownership – There appears to an error in the site boundary at the southernmost tip of the site; this is shown on the site layout encroaching onto my clients’ property (Folio WD12539).</u></p>	<p><i>Boundary line to be revised accordingly</i></p>	<p>Boundary line to be revised accordingly</p>

Referrals



Uisce Éireann
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Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Philip Funcheon
The Arches
Gas House
Kilkenny
Ireland

26th March 2019

Dear Philip Funcheon,

**Re: Connection Reference No CDS19000492 pre-connection enquiry - Subject to contract |
Contract denied**

Connection for Housing Development of 45 unit(s) at Ballygunner, Waterford, Waterford.

Irish Water has reviewed your pre-connection enquiry in relation to a water and wastewater connection at Ballygunner, Waterford, Waterford.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

In order to accommodate the proposed connection at the Premises, upgrade works are required to increase the capacity of approximately 700m of the Irish Water wastewater foul sewer network. Irish Water does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity. Should you wish to have such upgrade works progressed, Irish Water will require you to provide a contribution of a relevant portion of the costs for the required upgrades, please contact Irish Water to discuss this further.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure should be submitted to Irish Water for assessment. Prior to submitting your planning application, you are required to submit these detailed design proposals to Irish Water for review.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact John Hennessy from the design team on 022 52256 or email jhennessy@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,

Stiúrthóirí / Directors: Mike Quinn (Chairman), Eamon Gallen, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.

Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

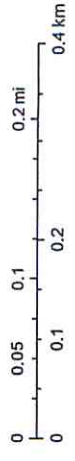
Drawings

Rapid Build - Ballygunner



15/10/2019 15:19:18

1:5,000



© Ordnance Survey Ireland

Rev.	By	Date	Description

Key & Legend
 Other lands in the ownership of the applicant (includes some engineering works only)

- Part VIII application boundary
- Waterford City Development Plan Zoning Boundary
- ▣ Tactile paving demarcating pedestrian crossings
- ▣ Potential location of step in garden / terrace

NORTH

Schedule of Open spaces

Road line boundary area	19 602 m ²
Less Link road area (2,148 m ²)	
Less area corded open space (1,270 m ²)	
Net Site Area (31.4 per ha)	16,274 m ²
1. Open Space 1	1162 m ²
2. Open Space 2	713 m ²
3. Open Space 3	649 m ²
TOTAL Open space(%)	2524 m² (15.5%)

Parking for 49 Units: 57 Car Parking Spaces

Schedule of proposed units

- House Type A' - Single Storey 2BAP (6no)
 - House Type B' - Two Storey 2BAP (26no)
 - House Type C' - Two Storey 3BSP (6no)
 - House Type D' - Three Storey 3BSP Duplex + 1B2P Apartment (6no + 6no)
- Total: 49 units**

OSI Licence Number AR0033319
 OS Map Sheet Reference 5702-D, 5703-C, 5773-B, 5774-A,
 ITM Centre PT Co-ords 664124, 609582

Note:
 Drawing to be read in conjunction with Landscaping Plan and Boundary Treatment Plan

For:

- Foul & Surface Water drainage
- Road Levels & Site Lines
- Watermain Layout
- Attenuation Details
- Street Lighting Layout

Please refer to Engineers Drawings & Calculations

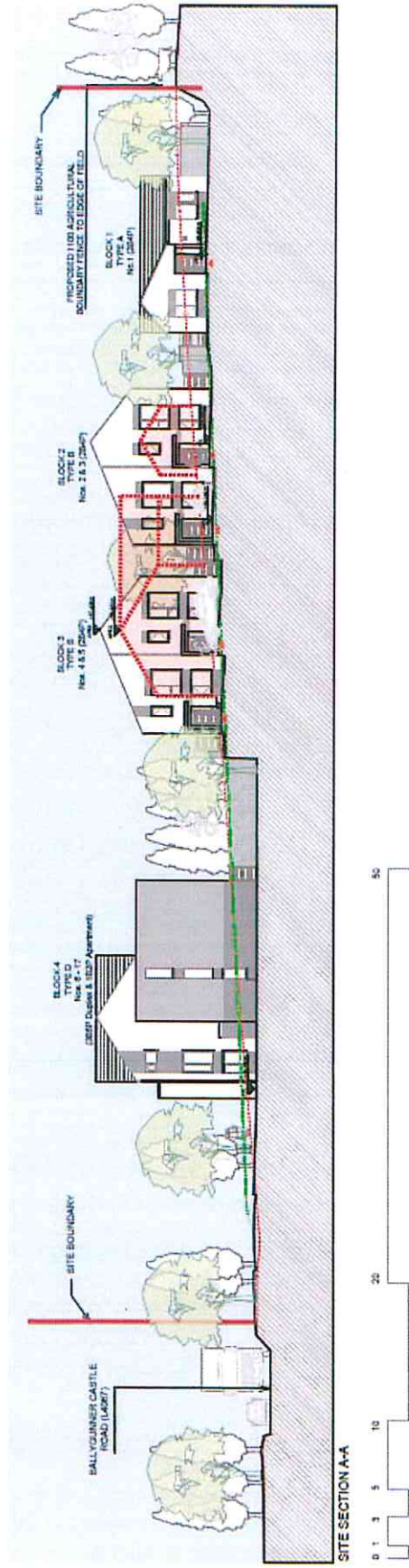
Note: For proposed Finished Floor Levels (FFLs) and road levels, please refer to engineer's drawings. Engineer's drawings take precedence for levels.



OSI Note:
 OSI Licence Number AR0033319
 OS Map Sheet Reference 5702-D, 5703-C, 5773-B, 5774-A,
 ITM Centre PT Co-ords 664124, 609582

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 THE HOUSE AT BRISTOL, PLYMOUTH, SS 16 6NR
 10, THE BARRACKS, BRISTOL, AVON, BS1 1QD
 01175 310000
 www.vandijkarchitects.com

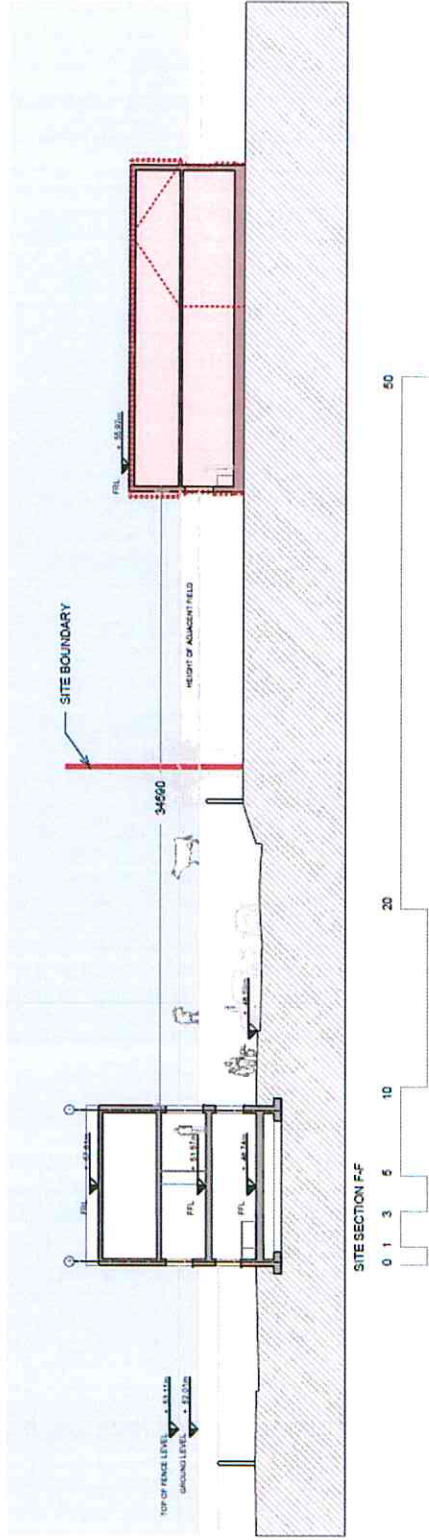
SITE LAYOUT PLAN PART VIII ISSUE			
NO.	DATE	BY	FOR
01	10/10/2023	MD	WORK
02	10/10/2023	MD	WORK
03	10/10/2023	MD	WORK
04	10/10/2023	MD	WORK
05	10/10/2023	MD	WORK
06	10/10/2023	MD	WORK
07	10/10/2023	MD	WORK
08	10/10/2023	MD	WORK
09	10/10/2023	MD	WORK
10	10/10/2023	MD	WORK
11	10/10/2023	MD	WORK
12	10/10/2023	MD	WORK
13	10/10/2023	MD	WORK
14	10/10/2023	MD	WORK
15	10/10/2023	MD	WORK
16	10/10/2023	MD	WORK
17	10/10/2023	MD	WORK
18	10/10/2023	MD	WORK
19	10/10/2023	MD	WORK
20	10/10/2023	MD	WORK
21	10/10/2023	MD	WORK
22	10/10/2023	MD	WORK
23	10/10/2023	MD	WORK
24	10/10/2023	MD	WORK
25	10/10/2023	MD	WORK
26	10/10/2023	MD	WORK
27	10/10/2023	MD	WORK
28	10/10/2023	MD	WORK
29	10/10/2023	MD	WORK
30	10/10/2023	MD	WORK
31	10/10/2023	MD	WORK
32	10/10/2023	MD	WORK
33	10/10/2023	MD	WORK
34	10/10/2023	MD	WORK
35	10/10/2023	MD	WORK
36	10/10/2023	MD	WORK
37	10/10/2023	MD	WORK
38	10/10/2023	MD	WORK
39	10/10/2023	MD	WORK
40	10/10/2023	MD	WORK
41	10/10/2023	MD	WORK
42	10/10/2023	MD	WORK
43	10/10/2023	MD	WORK
44	10/10/2023	MD	WORK
45	10/10/2023	MD	WORK
46	10/10/2023	MD	WORK
47	10/10/2023	MD	WORK
48	10/10/2023	MD	WORK
49	10/10/2023	MD	WORK



Section AA with superimposed existing neighbouring house relative to proposal (excavated ground means that the new developments ground line sits lower).

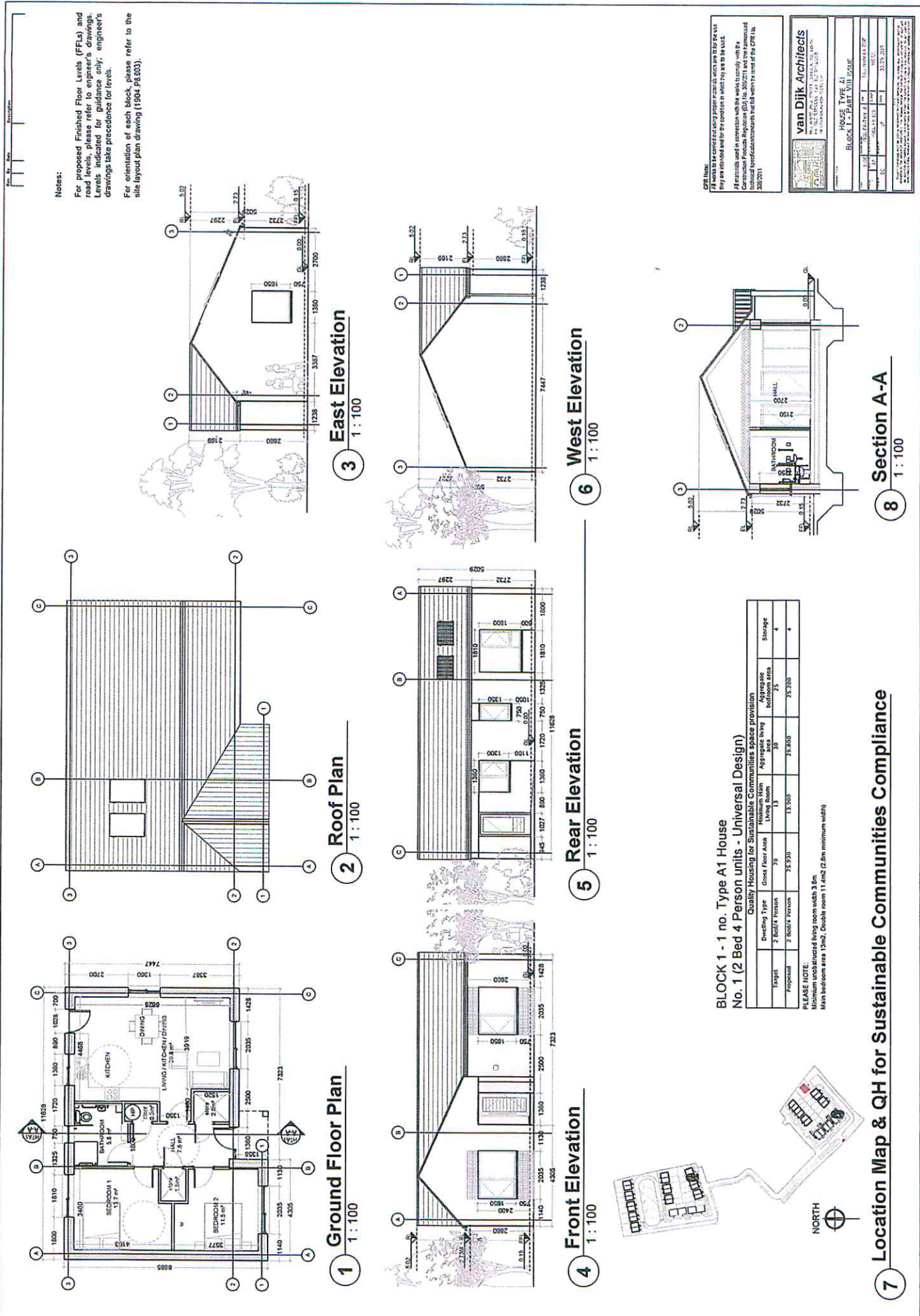
- Existing Ground Line
- Proposed Ground Line
- Proposed Line of Road

Note: For proposed Finished Floor Levels (FFLs) and road levels, please refer to engineer's drawings. Levels indicated for guidance only; engineer's drawings take precedence for levels.



Cross Section
line sits lower).

FF with superimposed existing neighbouring house relative to proposal (excavated ground means that the new developments ground

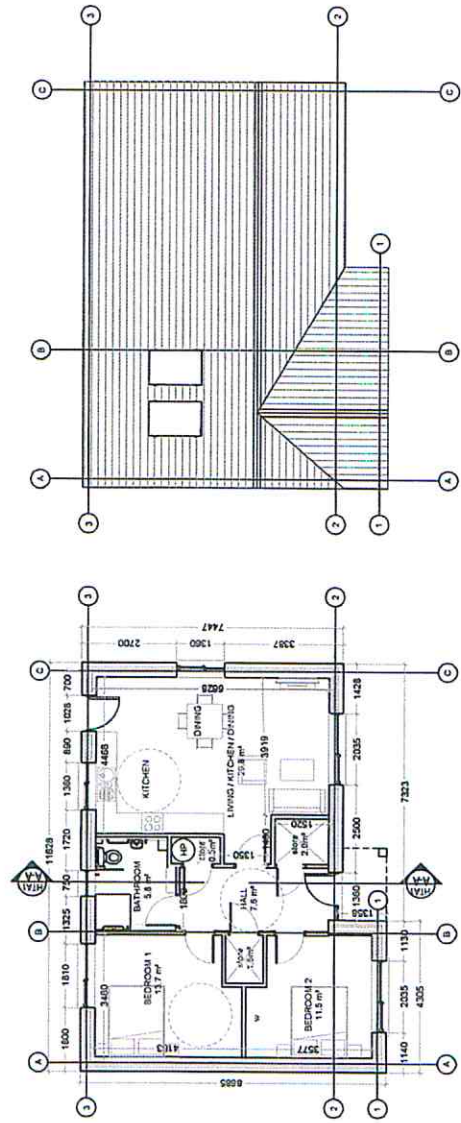


Notes:
 For proposed Finished Floor Levels (FFLs) and road levels, please refer to engineer's drawings. Levels indicated for guidance only; engineer's drawings take precedence for levels.
 For orientation of each block, please refer to the site layout plan drawing (1904.P8.003).

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 NIGES Type A1
 BLOCK 1 - PART VIII HOUSE

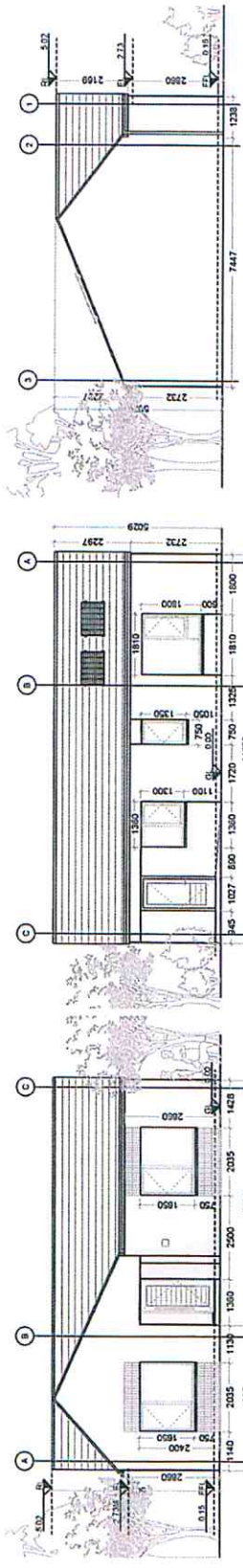
DATE	DESCRIPTION
15/01/2024	PRELIMINARY RFP
22/02/2024	REVISED RFP
23/03/2024	REVISED RFP
15/04/2024	REVISED RFP

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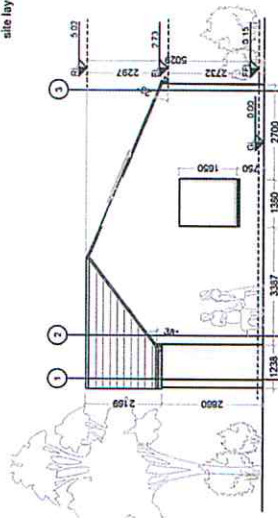
1 Ground Floor Plan
1 : 100

2 Roof Plan
1 : 100

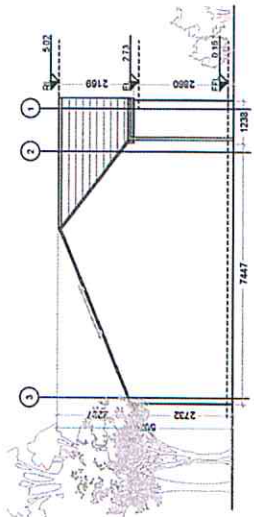


4 Front Elevation
1 : 100

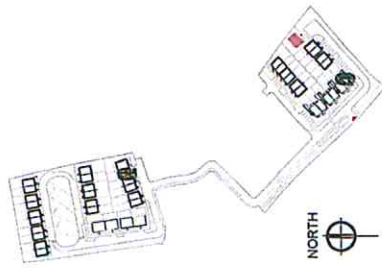
5 Rear Elevation
1 : 100



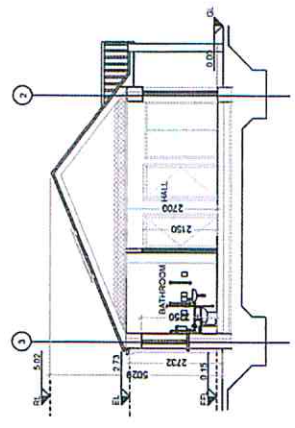
3 East Elevation
1 : 100



6 West Elevation
1 : 100



7 Location Map & QH for Sustainable Communities Compliance

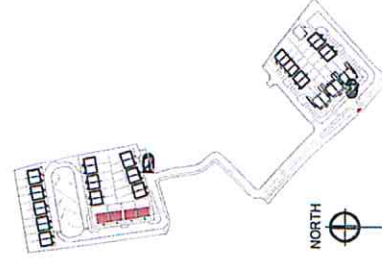
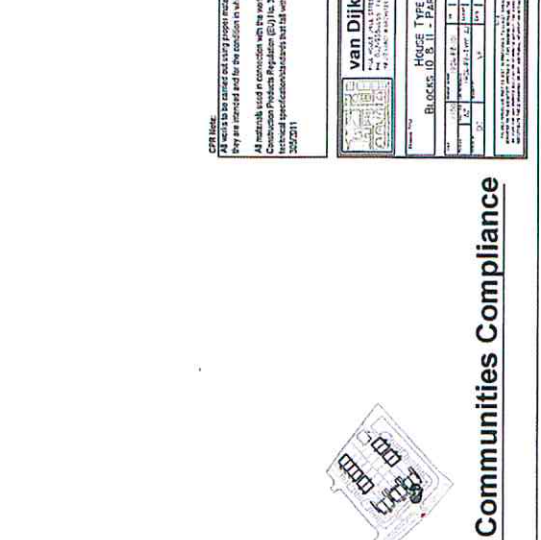
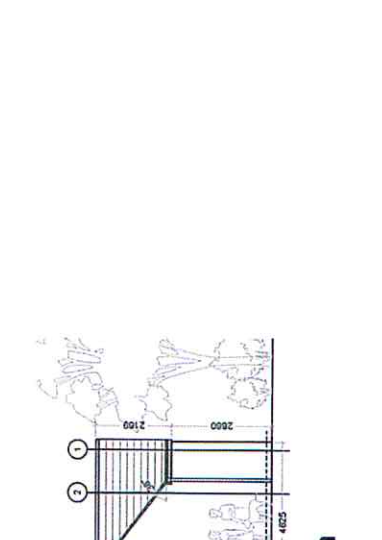
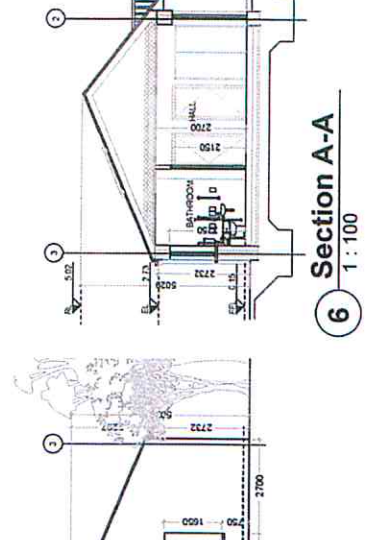
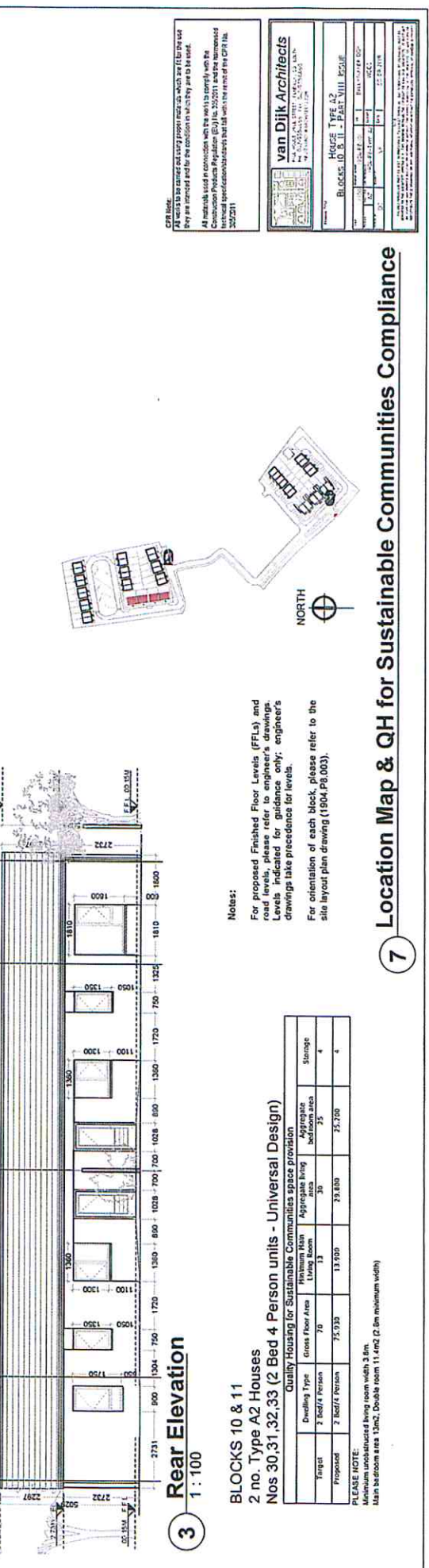
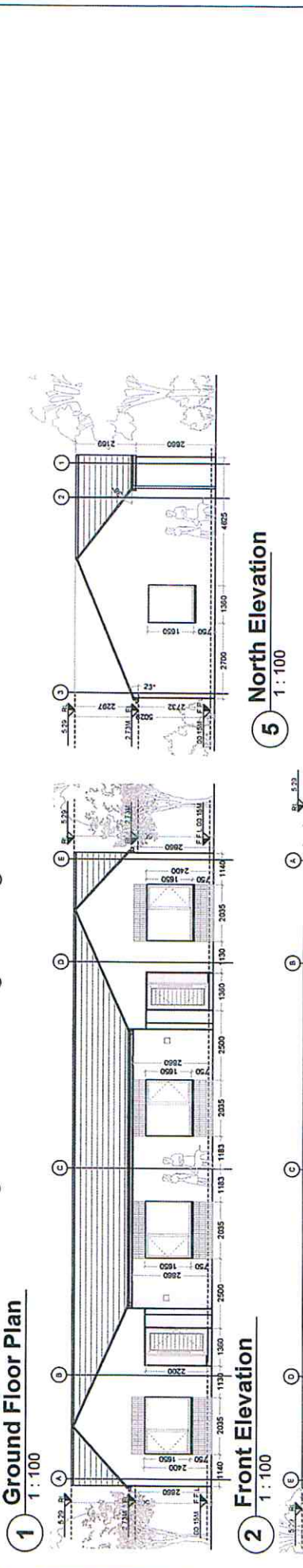
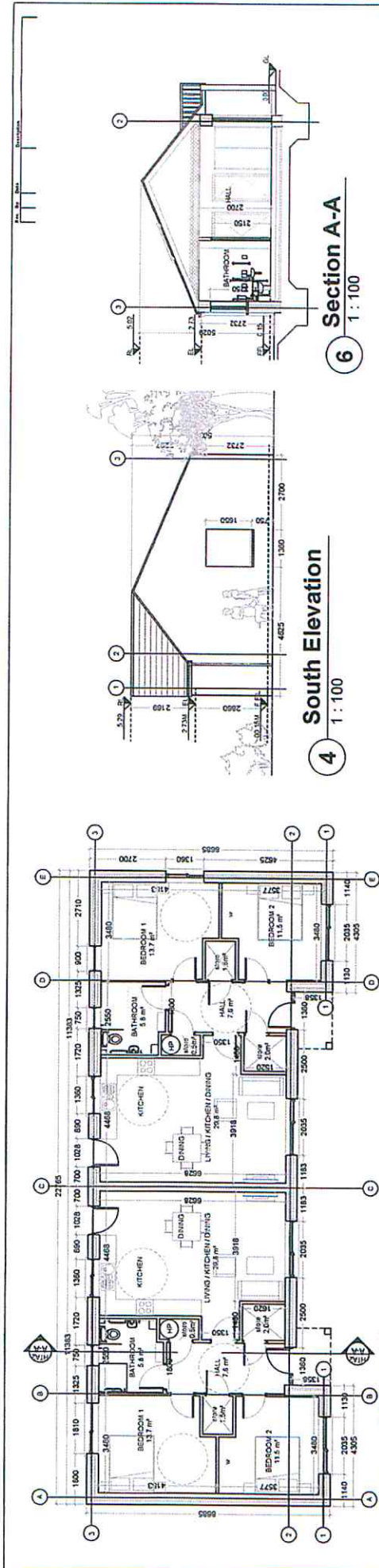


8 Section A-A
1 : 100

BLOCK 1 - 1 no. Type A1 House
No. 1 (2 Bed 4 Person units - Universal Design)

Quality Housing for Sustainable Communities space provision				
Dwelling Type	Gross Floor Area	Minimum Hall and Room	Aggregate living area	Aggregate bedroom area
1 type	73	1	319	25
Proposed	75,530	13,500	79,800	75,300

PLEASE NOTE:
 Minimum unobstructed living room width 3.8m.
 Main bedroom area 13m², Double room 11.4m² (2.8m minimum width)



Notes:
 For proposed Finished Floor Levels (FFLs) and Level markers, please refer to engineer's drawings. Level markers shall be placed in accordance with drawings take precedence for levels.
 For orientation of each block, please refer to the site layout plan drawing (1904.P8.003).

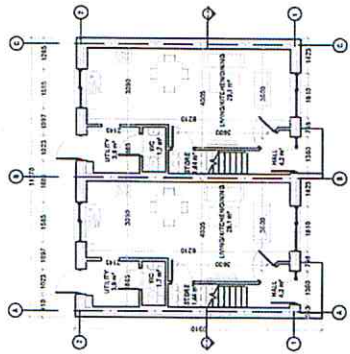
BLOCKS 10 & 11
2 no. Type A2 Houses
Nos 30,31,32,33 (2 Bed 4 Person units - Universal Design)

Quality Housing for Sustainable Communities space provision					
Target	Dwelling Type	Gross Floor Area	Minimum Room	Applicable living area	Applicable bedroom area
Proposed	2 Bed/4 Person	70	13	30	25
	2 Bed/4 Person	75,933	13,900	39,680	25,700

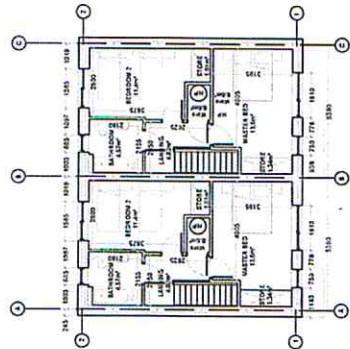
PLEASE NOTE:
 Minimum room width 2.4m.
 Main bathroom area 3.2m2, Double room 11.4m2 (2.1m minimum width)

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 HOUSE TYPE A2
 BLOCKS 10 & 11 - PLOT 10111, KESFIR

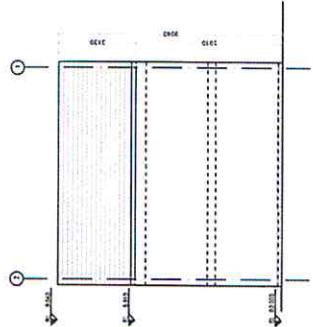
CPD Note: This drawing was prepared and issued in accordance with the CPD Code of Practice for Architects. All materials used in connection with this work shall comply with the CPD Code of Practice for Architects. Technical specifications shall refer to the CPD Code of Practice for Architects.



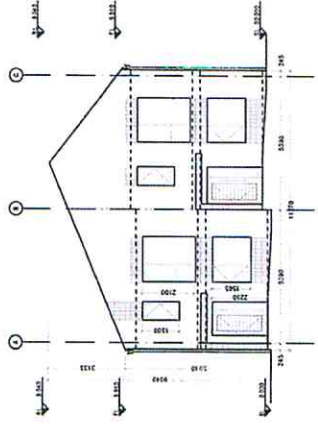
1 Ground Floor Plan
1 : 100



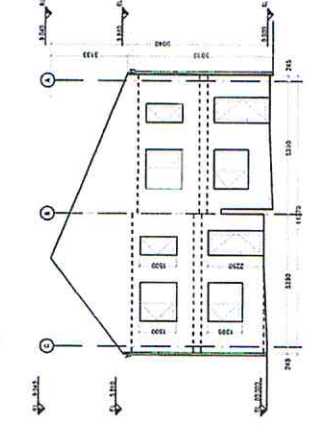
2 First Floor Plan
1 : 100



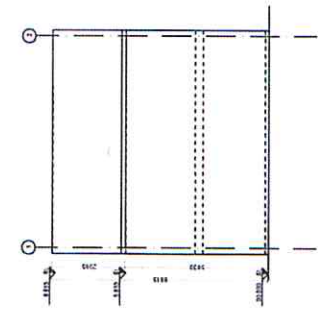
3 West Elevation
1 : 100



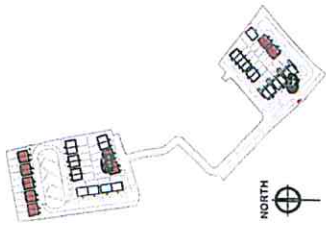
4 Front Elevation
1 : 100



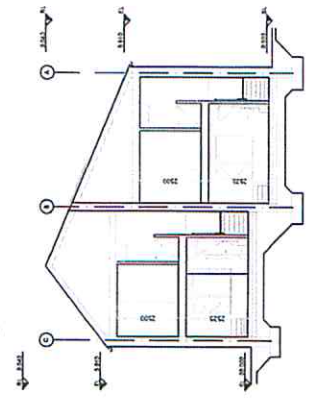
5 Rear Elevation
1 : 100



6 East Elevation
1 : 100



7 Location Map & QH for Sustainable Communities Compliance



8 Section A-A
1 : 100

Notes:
For proposed Finished Floor Levels (FFL) and road levels, please refer to engineering drawings. Levels indicated for guidance only. Engineer's drawings shall prevail for all works.
For dimensions on each block, please refer to the site layout plans (SAP) (SAP 01 to 04).SAP 05

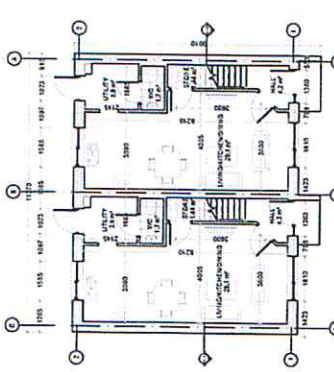
Approved for construction under the provisions of the Building Act 2011 and the Building Regulations 2012. This approval is subject to the conditions of approval and the Building Act 2011 and the Building Regulations 2012. The approval is not to be used for any other purpose without the written consent of the Council.

van Dijk Architects Architects	
HOUSE TYPE B1 BLOCKS 2, 3, 8, 9, 15-19, 20	
Project No.	2024/001
Client	UNIVERSITY OF WOLFELOUT
Site No.	1
Block No.	2
Issue No.	1
Issue Date	2024/01/15
Issue Description	Final Issue

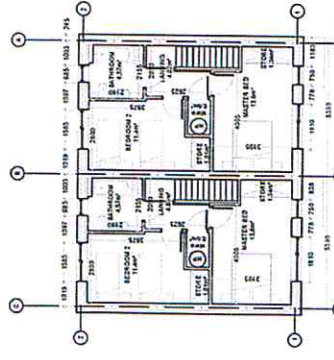
BLOCKS 2,3,8,9,15-19/ 20 no. Type B1 Houses
Nos 2-5, 26-29, 40-49 / 2 Bed 4 Person units

Category	Quantity	Unit	Value	Total
Structure	1	Block	11,000,000	11,000,000
Services	1	Block	11,000,000	11,000,000
Landscaping	1	Block	11,000,000	11,000,000
Other	1	Block	11,000,000	11,000,000
Total	4	Block	44,000,000	44,000,000

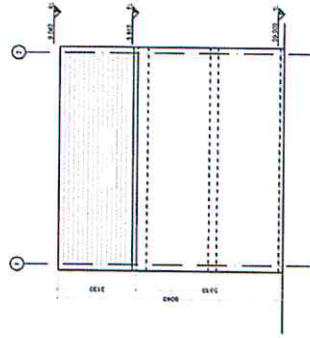
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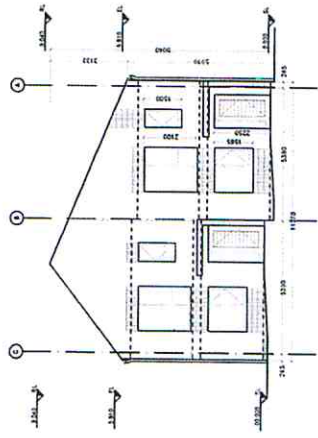
1 Ground Floor Plan
1 : 100



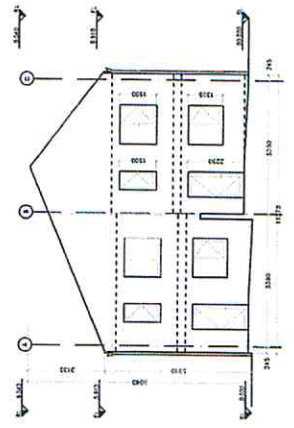
2 First Floor Plan
1 : 100



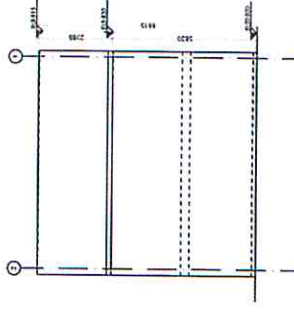
3 West Elevation
1 : 100



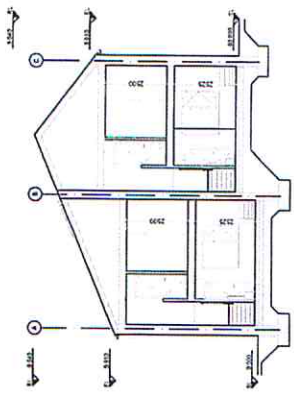
4 Front Elevation
1 : 100



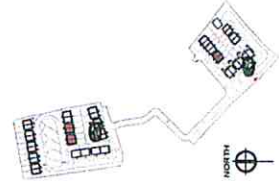
5 Rear Elevation
1 : 100



6 East Elevation
1 : 100



8 Section A-A
1 : 100



7 Location Map & QH for Sustainable Communities Compliance

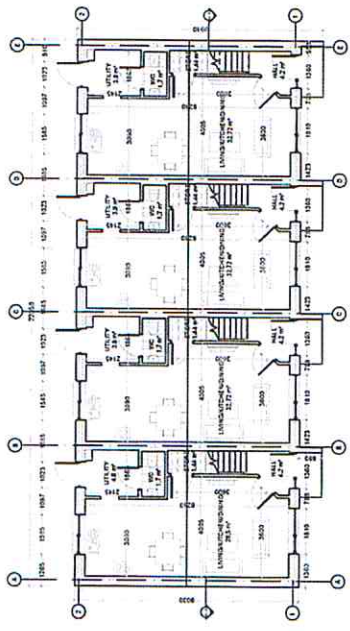
BLOCKS 5, 12 & 13 / 6 no. Type B2 Houses
Nos 18-19, 34-37 / 2 Bed 4 Person units

QUALITY RECORD OF SUSTAINABLE COMMUNITARY HOUSING			
Project	Developing Type	Unit Floor Area	Area of Site
18-19, 34-37	2 Bed 4 Person	110.00m ²	1100.00m ²
18-19, 34-37	2 Bed 4 Person	110.00m ²	1100.00m ²
18-19, 34-37	2 Bed 4 Person	110.00m ²	1100.00m ²
18-19, 34-37	2 Bed 4 Person	110.00m ²	1100.00m ²

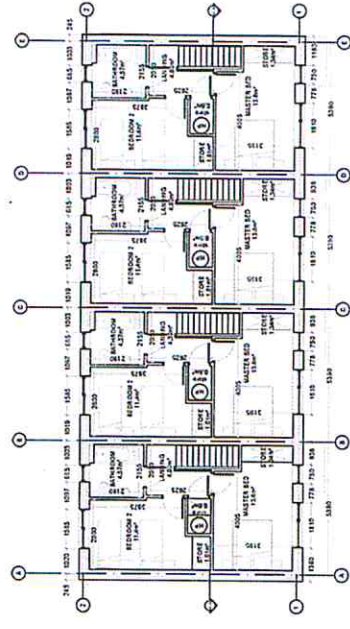
PLEASE NOTE:
Units are constructed in accordance with 3 star Green Star rating.

Notes:
For proposed finished floor levels (FFL) refer to levels shown in site plan and refer to engineer's drawings. Levels indicated for guidance only.
Engineer's drawings take precedence for levels.
For operation of each block, please refer to the site layout plan drawing (1504-03-001).
This site plan is intended to provide an overview of the site and is not intended to be used as a basis for construction or other legal purposes. It is intended to be used in conjunction with the site plan and other documents prepared by the architect.

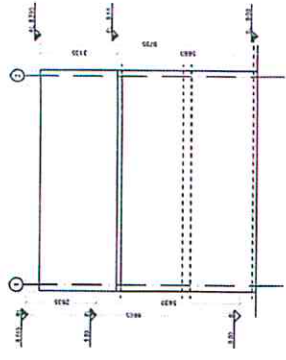
van Dijk Architects
180/182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.



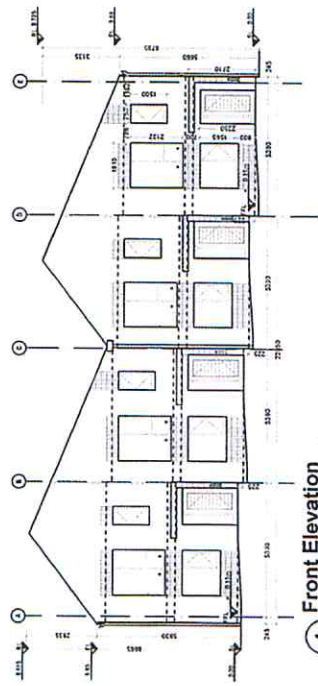
1 Ground Floor Plan
1 : 100



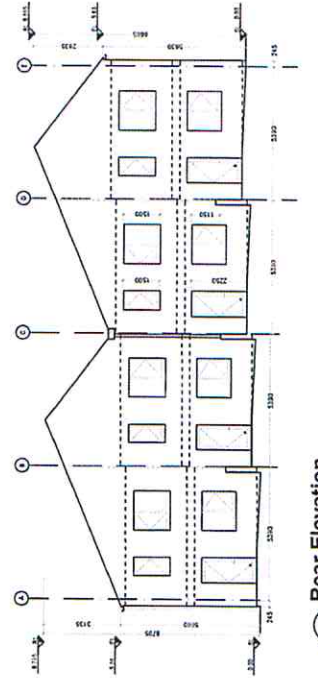
2 First Floor Plan
1 : 100



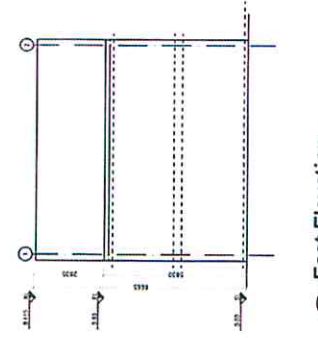
3 West Elevation
1 : 100



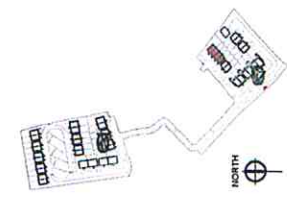
4 Front Elevation
1 : 100



5 Rear Elevation
1 : 100



6 East Elevation
1 : 100



7 Location Map & QH for Sustainable Communities Compliance

**BLOCK 6 / 4 no. Type B3 Houses
Nos 20-23, Terrace of 2 Bed 4 Person units**

QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES (QH) COMPLIANCE				
Category	Score	Weight	Weighted Score	Target
Design	10	1	10	10
Construction	10	1	10	10
Energy	10	1	10	10
Water	10	1	10	10
Transport	10	1	10	10
Health & Wellbeing	10	1	10	10
Community	10	1	10	10
Total	70	7	490	490

PLEASE NOTE:
Minimum score for QH compliance is 490 (70 x 7).
Maximum score for QH compliance is 490 (70 x 7).

Notes:
For proposed Finished Floor Levels (FFL) and raised levels, please refer to the site layout drawing (1/2024-26-003).
For accessibility of each floor, please refer to the site layout drawing (1/2024-26-003).

van Dijk Architects
ARCHITECTS

PROJECT INFORMATION

PROJECT NAME: BLOCK 6 / 4 no. Type B3 Houses
PROJECT ADDRESS: Nos 20-23, Terrace of 2 Bed 4 Person units
PROJECT NO.: 2024-26-003
DATE: 2024-06-10

CLIENT: [Redacted]

SCALE: 1:100

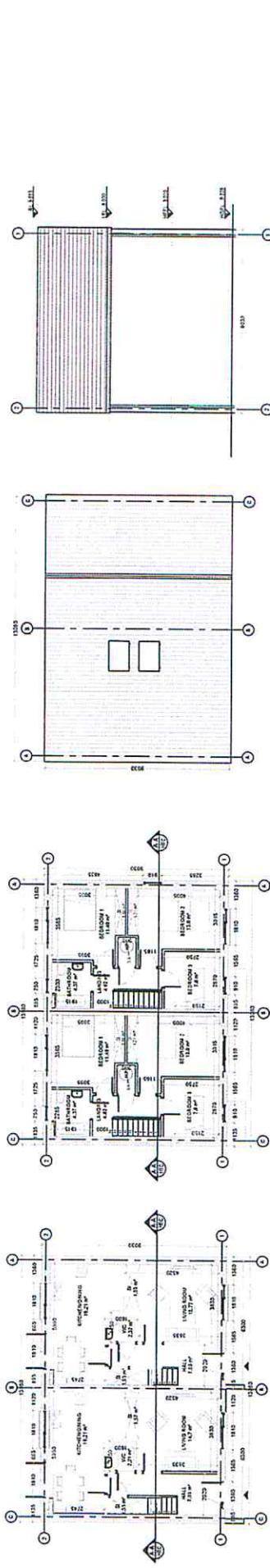
DATE: 2024-06-10

DESIGNER: [Redacted]

ARCHITECT: [Redacted]

PROJECT NO.: 2024-26-003

PROJECT NAME: BLOCK 6 / 4 no. Type B3 Houses
PROJECT ADDRESS: Nos 20-23, Terrace of 2 Bed 4 Person units
PROJECT NO.: 2024-26-003
DATE: 2024-06-10

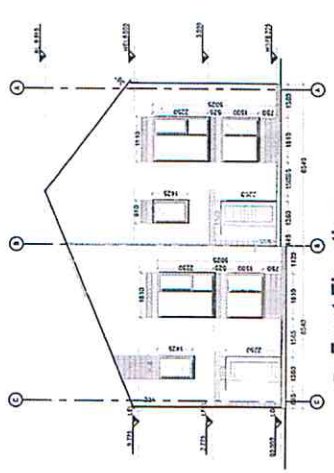


1 Ground Floor Plan
1 : 100

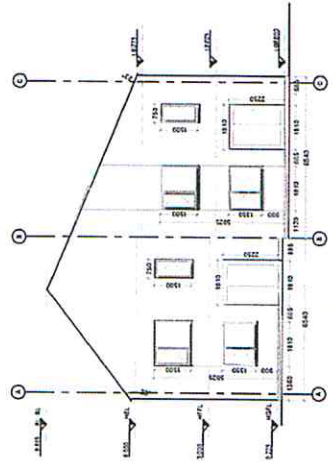
2 First Floor Plan
1 : 100

3 Roof Plan
1 : 100

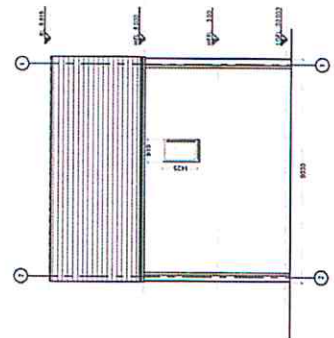
4 West Elevation
1 : 100



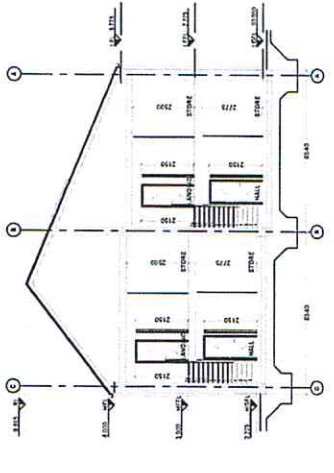
5 Front Elevation
1 : 100



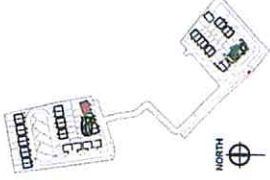
6 Rear Elevation
1 : 100



7 East Elevation
1 : 100



7 Section A-A
1 : 100



8 Location Map & QH for Sustainable Communities Compliance

BLOCK 7/1 no. Type C1 House
No's 24-25, 3 Bed 5 Person units

Item	Quantity	Unit	Value
Area	1000	m ²	1000
Volume	1000	m ³	1000
Perimeter	1000	m	1000
Weight	1000	kg	1000
Cost	1000	€	1000

Minimum wind speed from north 3 m/s
Minimum wind speed from south 3 m/s
Minimum wind speed from east 3 m/s
Minimum wind speed from west 3 m/s

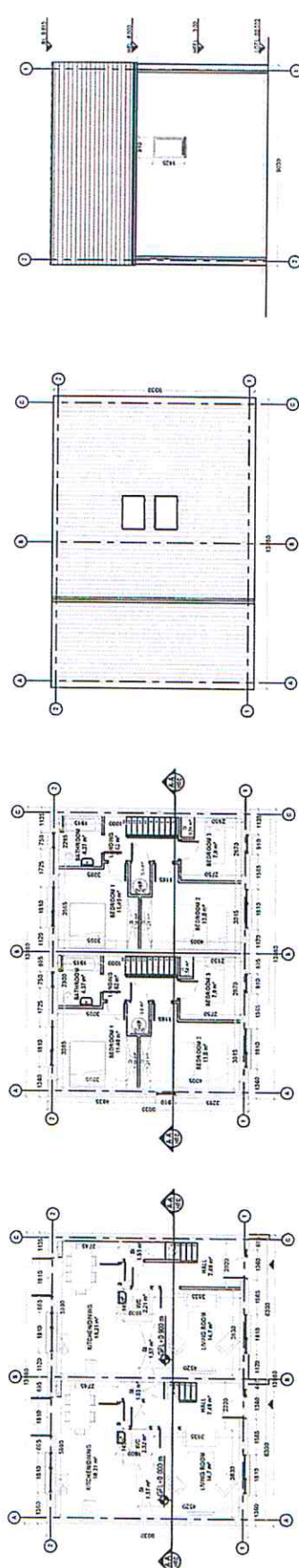
Note:
All proposed floor levels (F.F.L.) are based on the datum level of 100.00 m A.D.L. (Australian Datum Level).
For information of each owner, please refer to the site plan and drawing 1004 25 023.

van Dijk Architects
HOUSE TYPE C1
BLOCK 7/1 PART VII ISSUE

Project No: 1004 25 023
Date: 21/04/2023

Scale: 1:100

Author: [Name]
Checked: [Name]
Approved: [Name]

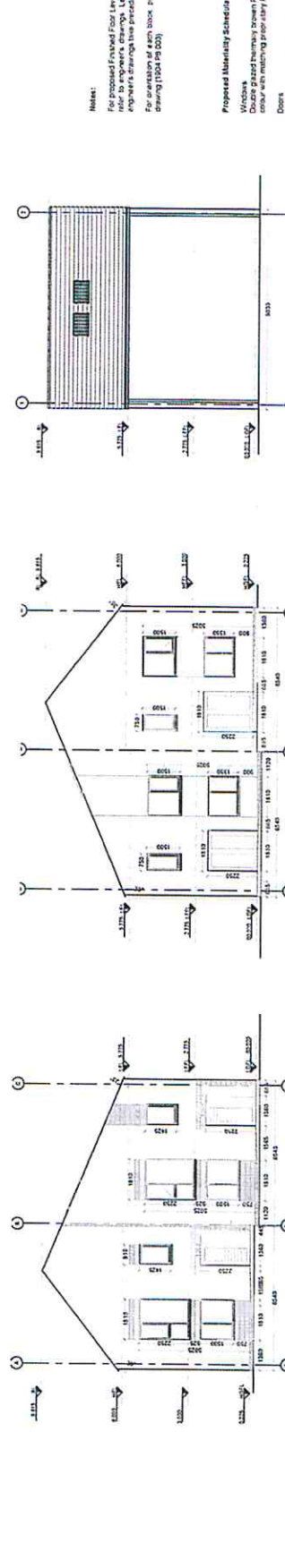


1 Ground Floor Plan
1 : 100

2 First Floor Plan
1 : 100

3 Roof Plan
1 : 100

4 East Elevation
1 : 100



5 Front Elevation
1 : 100

6 Rear Elevation
1 : 100

7 West Elevation
1 : 100

Notes:
 For proposed finished floor levels (FFL) and levels, please refer to engineers drawings. Levels indicated by guidance only. Engineers drawings take precedence for levels.
 For dimensions of each block please refer to the site layout plan drawing (10000000).

Proposed Material Schedule
 Windows: Double glazed basement brown PVC coated windows in selected colour with matching exterior PVC aluminium finish window units.
 Doors: Composite timber finished insulated interior door to selected colour.
 Retained Walls: Selected bricks set coloured under on corner and eave coat.
 External Walls: Double glazed basement brown PVC coated windows in selected colour with matching exterior PVC aluminium finish window units.
 Block Frames: Selected clay facing brick in multi-colour. If it is found as known, the bricks should be replaced by the same type. The bricks should be replaced with the same type. The bricks should be replaced with the same type.
 External Sill: Gypsum based stone and is edge finished in selected colour of paint.
 Roof: Roof finish to be selected from the list of materials. The roof finish to be selected from the list of materials. The roof finish to be selected from the list of materials. The roof finish to be selected from the list of materials.

Block 14/1 no. Type C2 House
 No's 36-39, 3 Bed 5 Person units

Type	Area (m ²)	Volume (m ³)	Weight (kg)	Volume (m ³)	Weight (kg)
1 Bed 2 Person	107	11	11,727	11,727	11,727
2 Bed 3 Person	148	15	15,735	15,735	15,735
3 Bed 5 Person	198	20	20,742	20,742	20,742

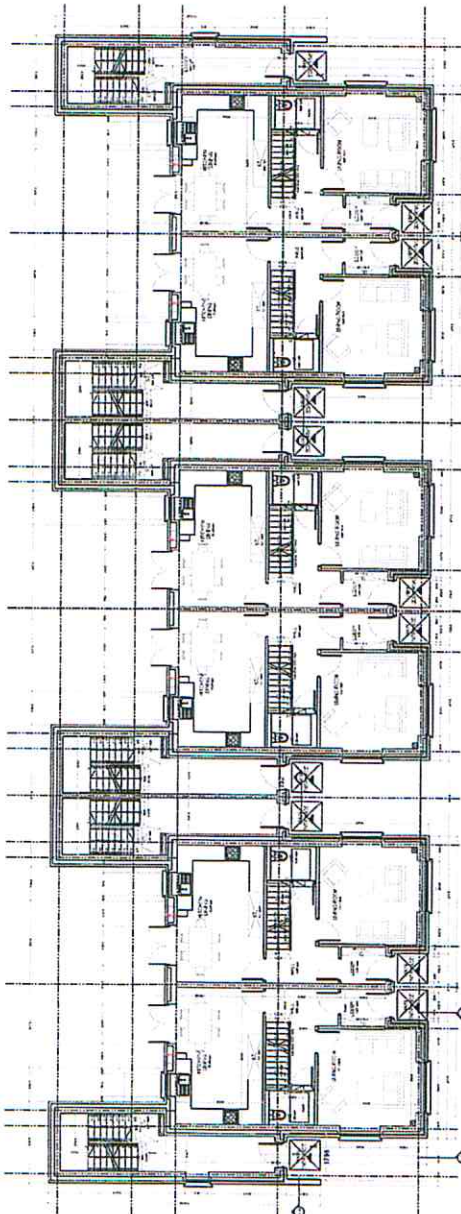
100% Green Star
 Green Star 5 Star
 Green Star 6 Star
 Green Star 7 Star
 Green Star 8 Star
 Green Star 9 Star
 Green Star 10 Star



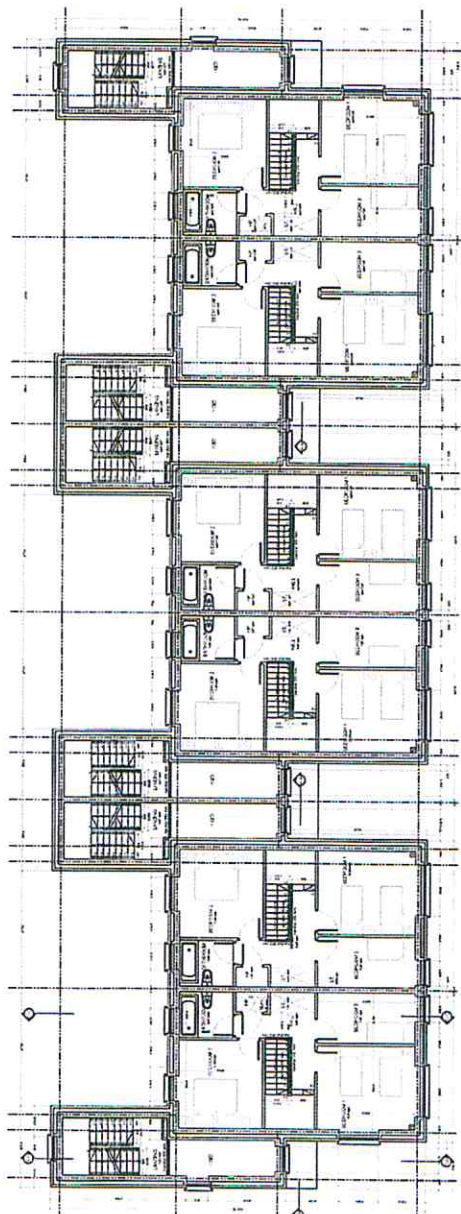
7 Section A-A
1 : 100

8 Location Map & QH for Sustainable Communities Compliance

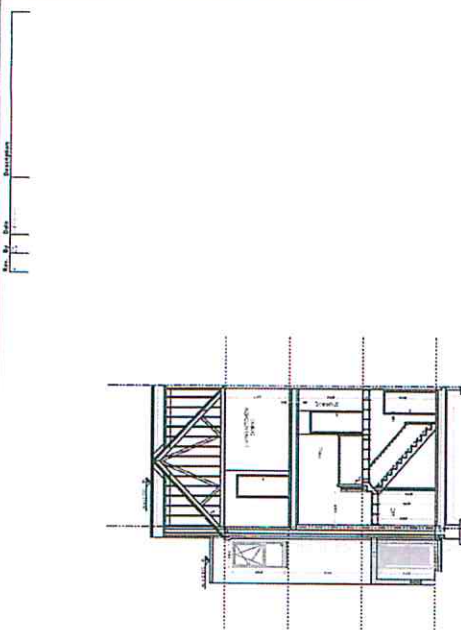
van Dijk Architects
 14/1, 36-39, 1400-1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 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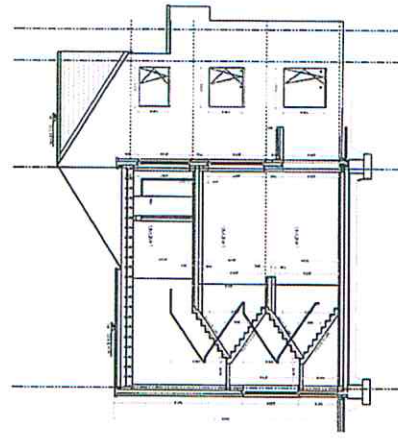
01 Ground Floor Plan Duplex-Apartment 1:100



02 1st Floor Plan Duplex-Apartment 1:100



03 Section A-A Duplex-Apartment 1:100



04 Section B-B Duplex-Apartment 1:100



05 Location Map House Type 01 (Block 4)

QH for Sustainable Communities Compliance
 Duplex unit
 3 Bedroom / 5 Person
 Floor Area 101 sqm / 1085 sqft

QUALITY INDICATOR FOR SUSTAINABLE COMMUNITIES DESIGN CRITERIA			
Indicator	Score	Weight	Weighted Score
Greenhouse Gas Emissions	100%	10%	10%
Water Efficiency	100%	10%	10%
Energy Efficiency	100%	10%	10%
Indoor Air Quality	100%	10%	10%
Material Sourcing	100%	10%	10%
Waste Management	100%	10%	10%
Accessibility	100%	10%	10%
Community Engagement	100%	10%	10%
Health and Well-being	100%	10%	10%
Equity and Inclusion	100%	10%	10%
Resilience	100%	10%	10%
Overall Score	100%	100%	100%

Notes:
 For proposed Finished Floor Levels (FFL) and wall levels, please refer to engineers drawings. Levels rotated for guidance only. Engineer drawings take precedence for levels.
 For construction of each block, please refer to the site layout plan drawing (1085-01-01).

van Dijk Architects
 HOUSE TYPE 01 (BLOCK 4)
 SHEET 1 - PART VIII (REV)

DATE	NO.	DESCRIPTION
2024-08-15	1	ISSUE FOR PERMIT
2024-08-15	2	ISSUE FOR PERMIT
2024-08-15	3	ISSUE FOR PERMIT
2024-08-15	4	ISSUE FOR PERMIT
2024-08-15	5	ISSUE FOR PERMIT

Visual Impact views













Design & Development Impact Assessment



OGP Housing Units,
Ballygunner, Co. Waterford
Waterford City & County Council
Design & Development Impact Assessment
February 2020

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7.0	Topography
8.0	Sketch House Type Development
9.0	Public Open Space, Semi-Private and Private Space
10.0	Connectivity: Visual and Physical
11.0	Aesthetics: Identity and Sense of Place



vanDijk
Architects



Comhairle Cathrach
& Contae Phort Láirge
Waterford City
& County Council

1.0 INTRODUCTION

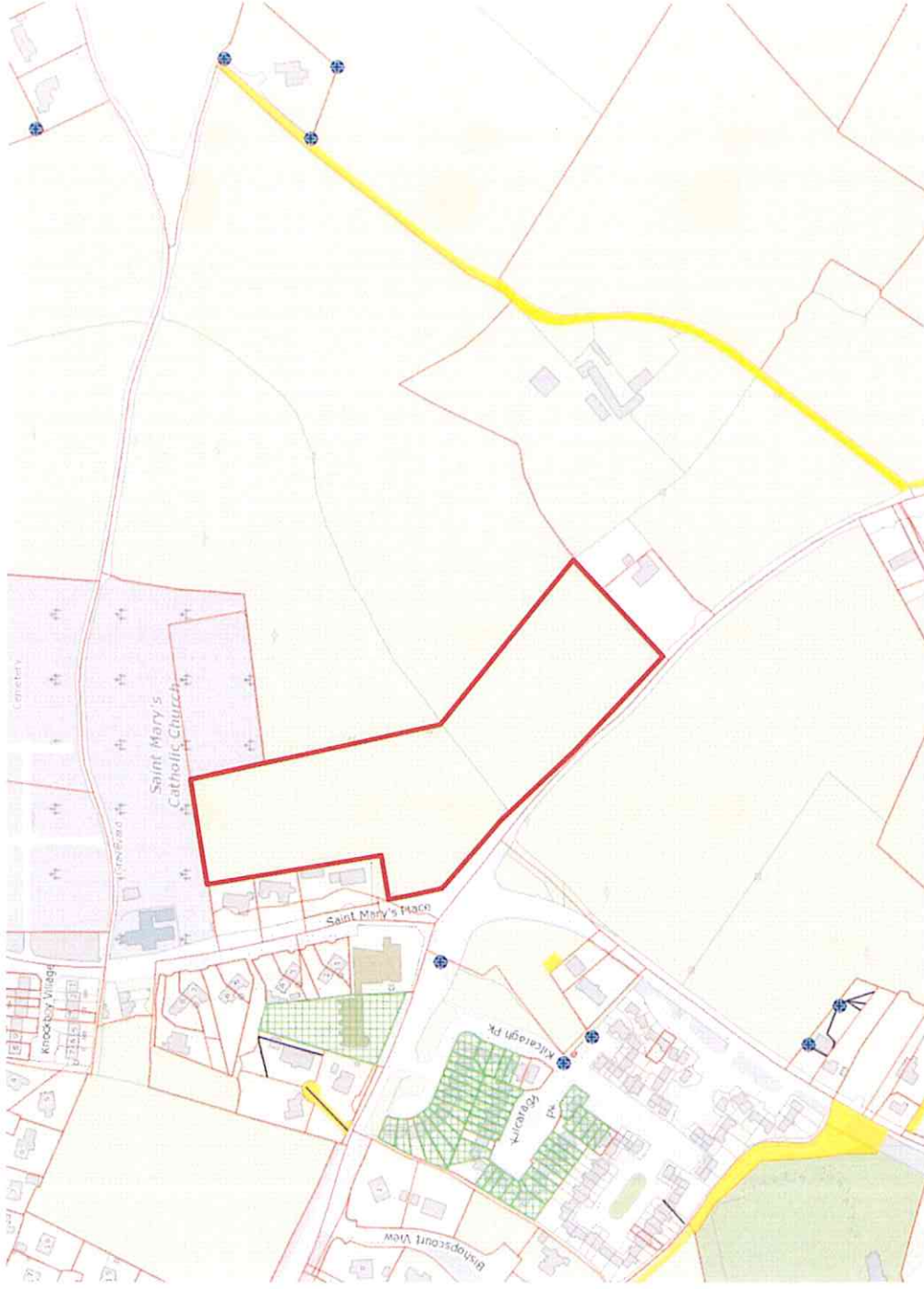


Satellite view of: site indicated in red outline.

Relationship to surroundings - boundary conditions:

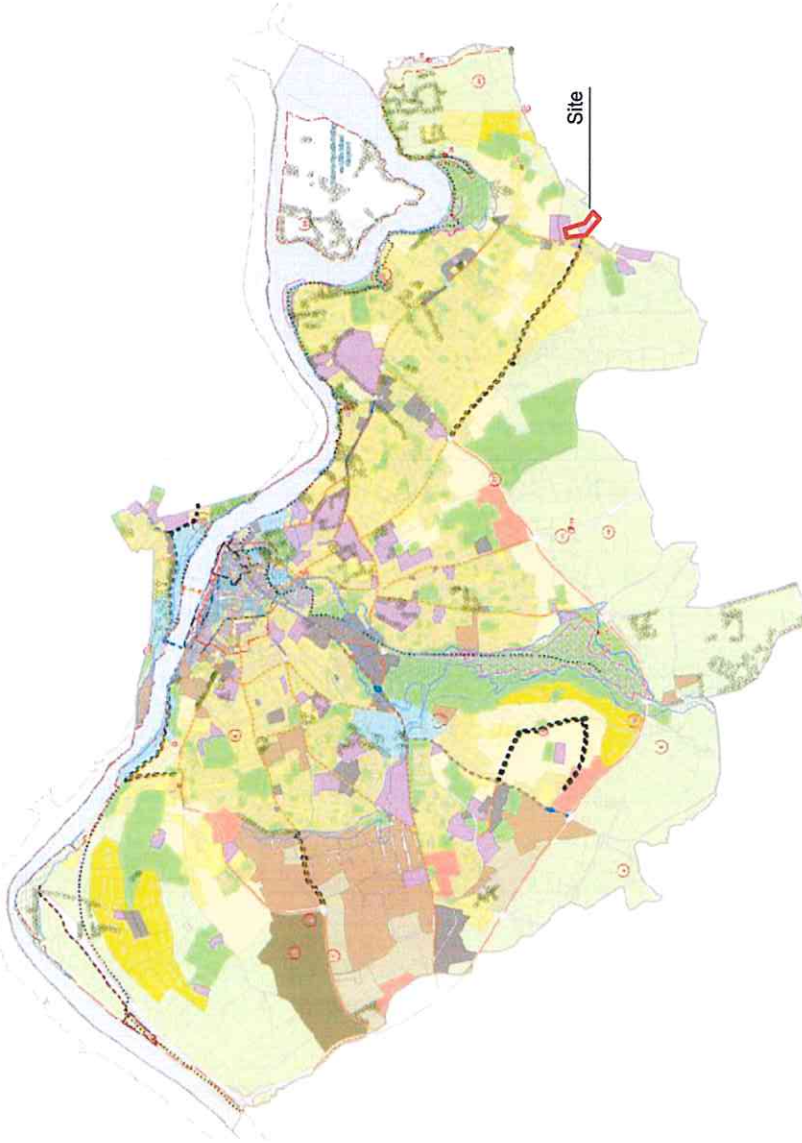
A graveyard wraps around the north and part of the eastern boundary (agricultural land completes this edge). Existing adjoining houses lie to the west and south east boundary, agricultural land is located to the east and south west edge of the site fronts onto the Ballygunner Castle Road (L4067) road.

1.0 INTRODUCTION



PRAI map with site boundary indicated.

1.0 INTRODUCTION



1.0 Introduction

The Site

Area: 1.6274 Hectares.

Density: 30 units / hectare.

Parking: 57 Car Parking Spaces for 49 Units.

Open Space: 2524sqm (15.5%)

Situated in the townland of Ballygunner, this is a residential area of Waterford that is serviced by public roads, footpaths, cycle lanes and public lighting. The site is bound by residential development to the North, West and South. A cemetery bounds along the north and east edge of the site. The site topography is steep in nature.

Access:

Access to the proposed development will be via the public road L4067 (Ballygunner Castle Road). The site is currently covered with scrub grassland with existing well established hedgerow and trees.

Project Specific Requirements: Design Brief

The proposal is to construct **49 no. Units** comprising of two and three bed dwelling houses, 3 bed duplexes and one bed apartments. The housing units proposed are single, two and three storey.

The access to the development is off the Ballygunner Castle Road immediately entering and area zoned "Residential" (Waterford City Development Plan, 2013-2019).

Waterford City Development Plan (2013-2019); site indicated in red outline.



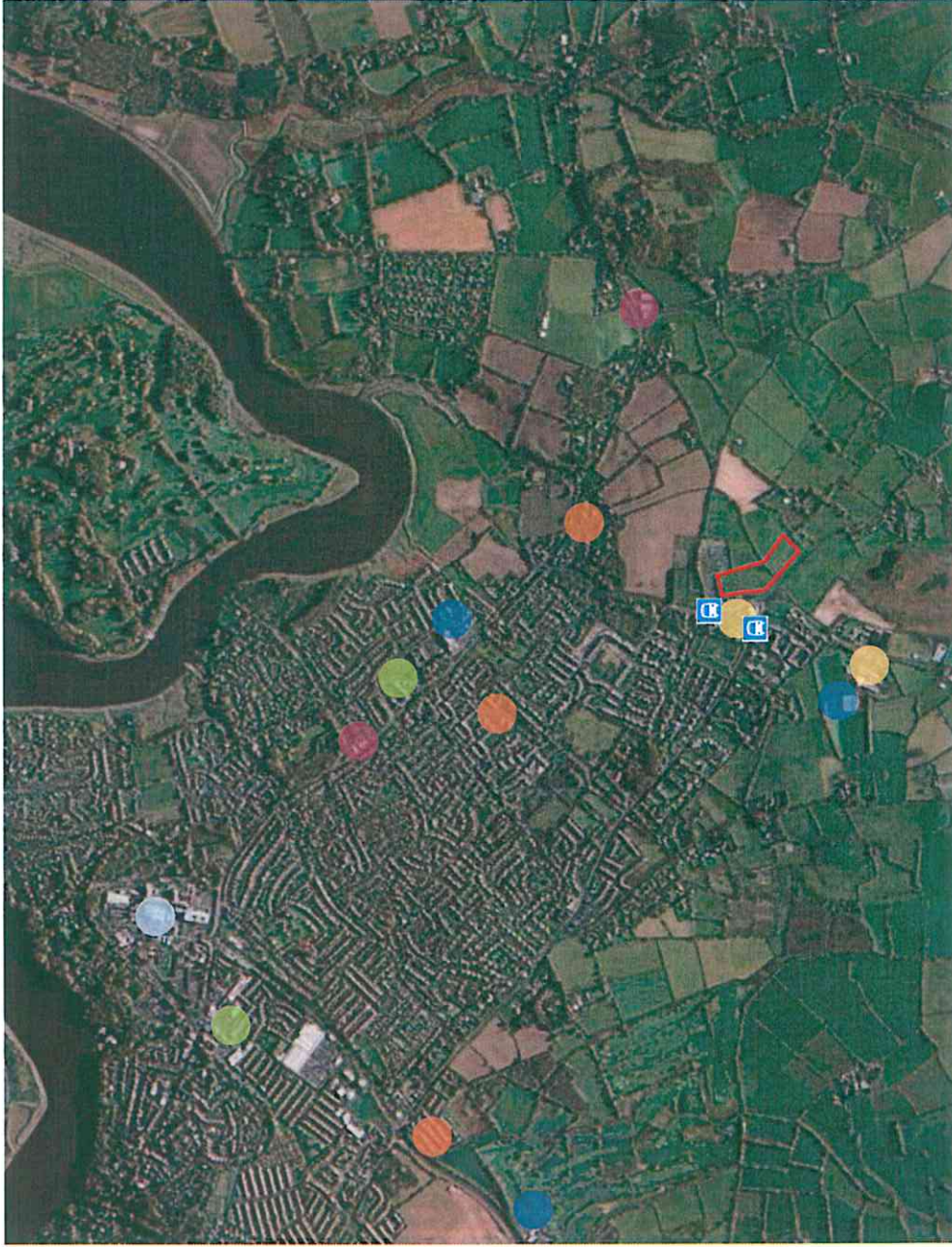
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& County Council

1.0 INTRODUCTION

The site : access to services and facilities to serve the proposed housing

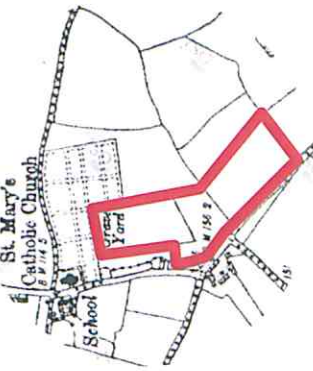


Proximity of services / facilities to site

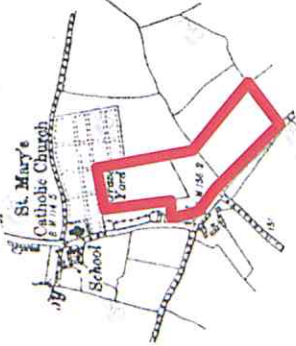
- University Hospital Waterford: 2.8km
- Shopping: 1.5km and 2.9km
- Service Stations: 1.8km
- Schools (100m and 500m)
- Leisure facilities
- Nursery / crèche facility (1.0km, 1.6km and 2.2km)
- Nearest bus stops (150m and 220m)

2.0 HISTORIC MAPS

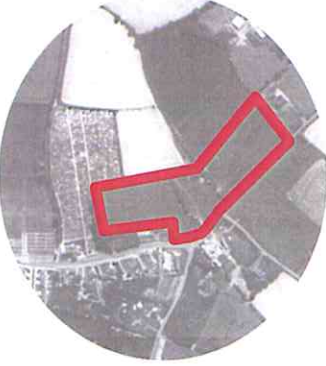
6 inch black and white
(dated 1837-1842).



6 inch cassini
(dated 1830-1930s).



Aerial (1995).



Digital Globe (2011-2013).



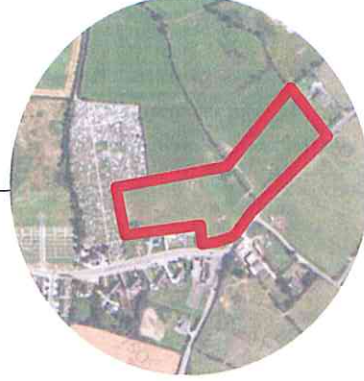
6 inch cassini
(dated 1837-1842).



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25 inch (dated 1888-1913).



Aerial (2000).



Aerial Premium (2005-2012).

Historical maps showing adjacent site development (Source: <http://map.geohive.ie/mapviewer.html>)



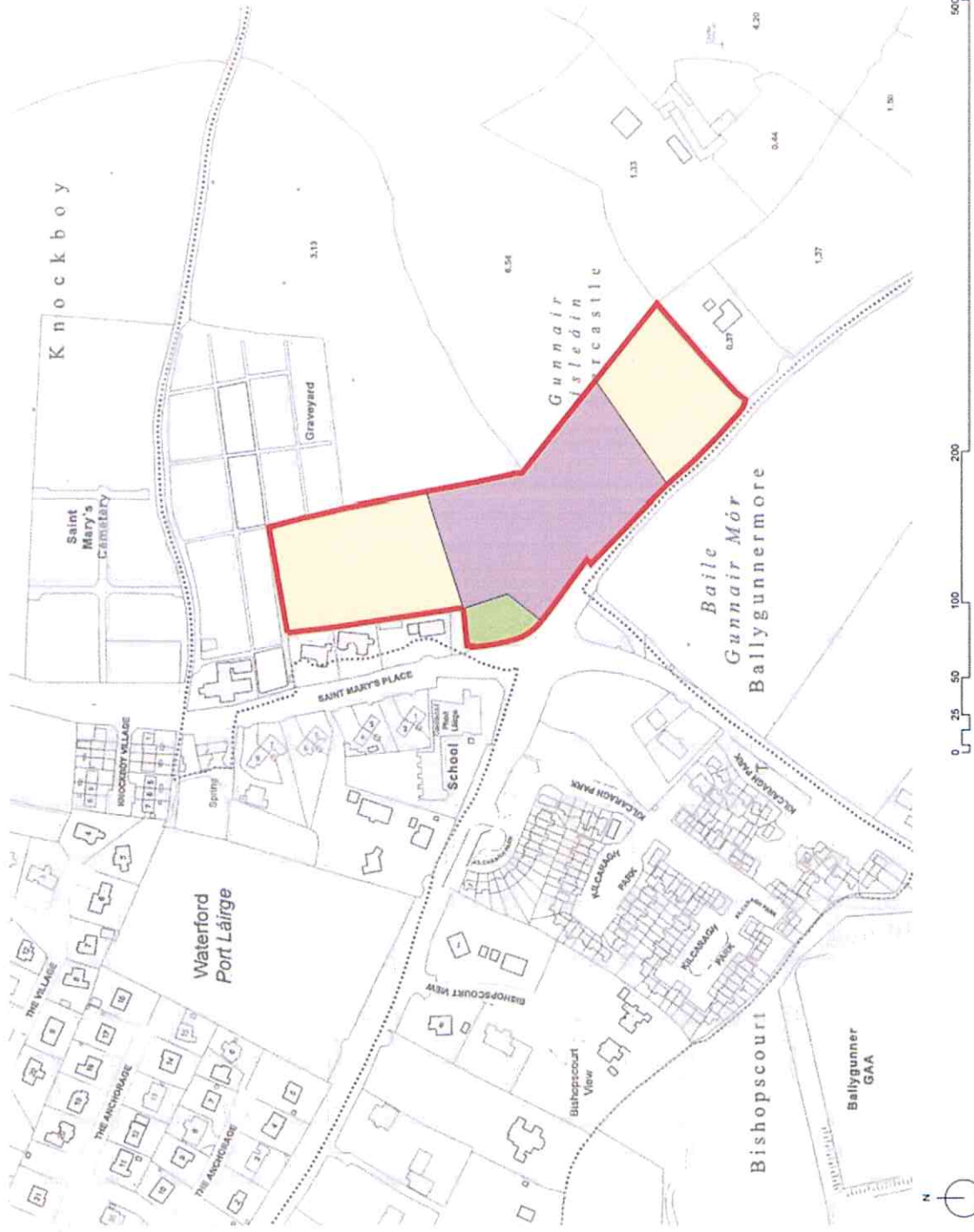
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3.0 WATERFORD CITY DEVELOPMENT PLAN (2013-2019): ZONING

3.0 Zoning
 The site has been zoned within the Waterford City Development Plan (2013-2019): Map A - City Extent and identified for residential, community facilities and open space. Whilst the site is on the edge of the city, through site analysis and reference to the zoning, scale and massing were considered.

In regard to transitional zoning, the higher units (Type D-duplex with apartments above) were positioned at the lower point of the site and set back from the local road and vehicular entrance. This housing provides presence and frontage to the road.

The density is comparable to neighbouring residential developments at 30 units per Hectare.



**Waterford City
 Development Plan
 2013 - 2019
 Map A - City Extent**

- Zoning Objectives**
- Community Facilities
 - Undeveloped Residential (Subject to Phasing*)
 - Open Space

**Site Location Map indicating Waterford City
 Development Plan (2013-2019) zoning intentions.**



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 & County Council**

4.0 SELECTED SITE PHOTOS



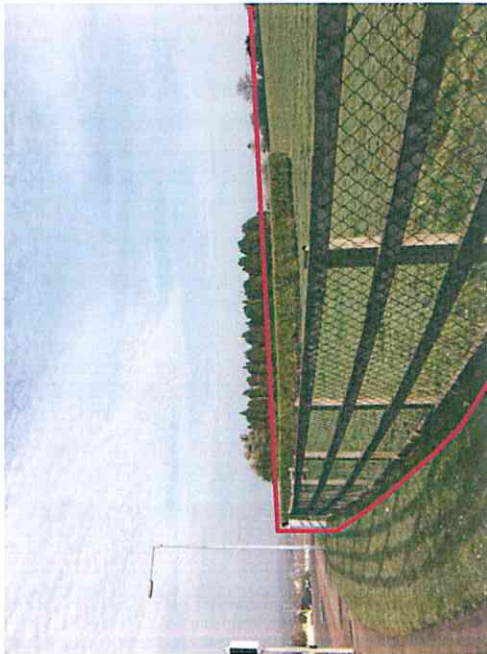
View from north east edge of site towards existing housing.



View looking west towards housing and school.



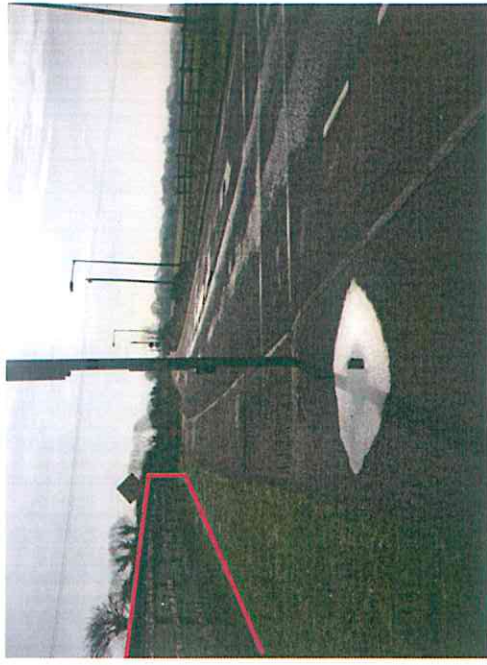
Looking west towards housing and junction.



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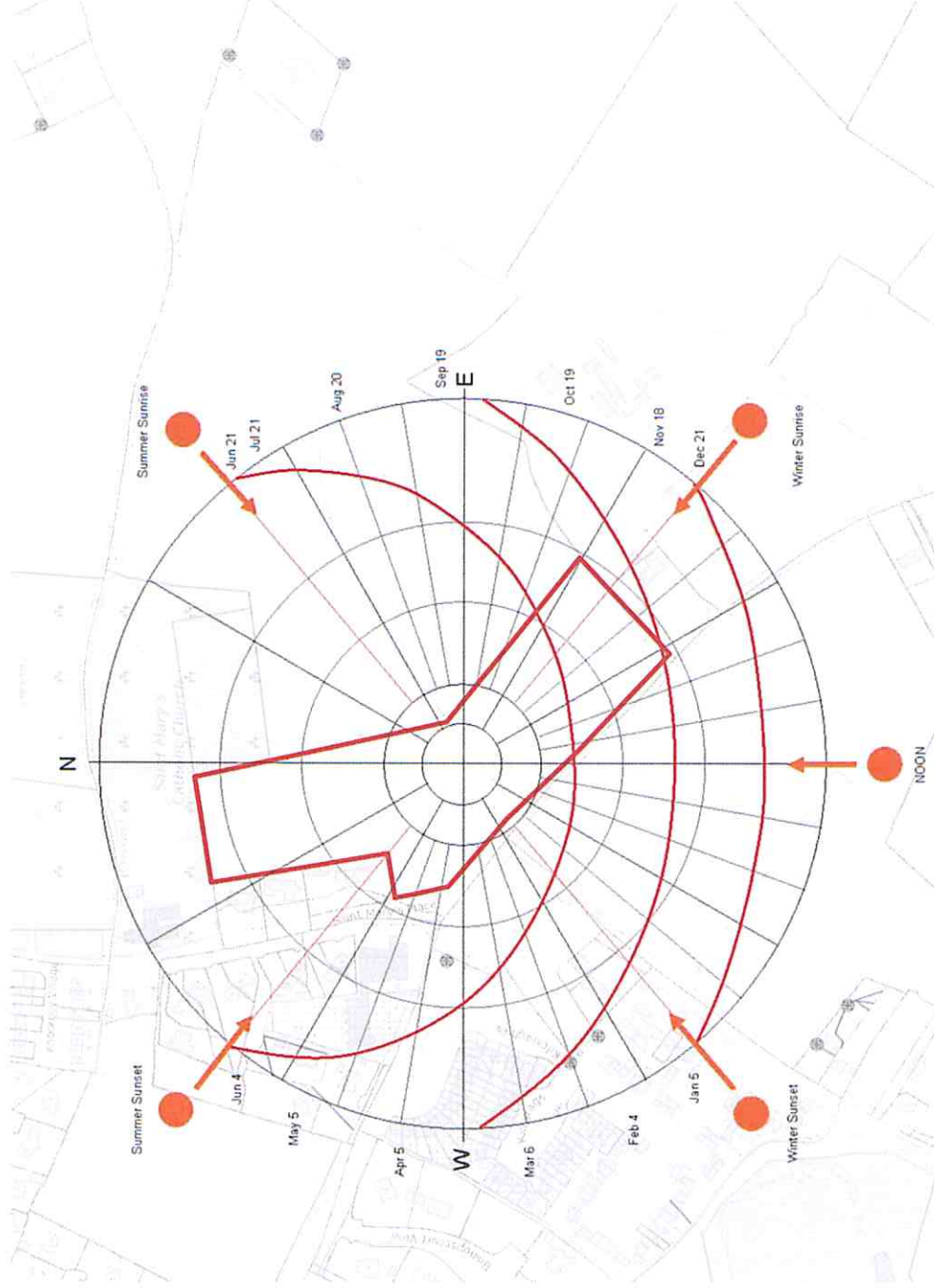
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Looking north towards housing and graveyard the changes in levels are evident.



Looking towards south east edge of site.

5.0 SUN PATH ANALYSIS



Sun path diagram showing winter and summer solstice dates.



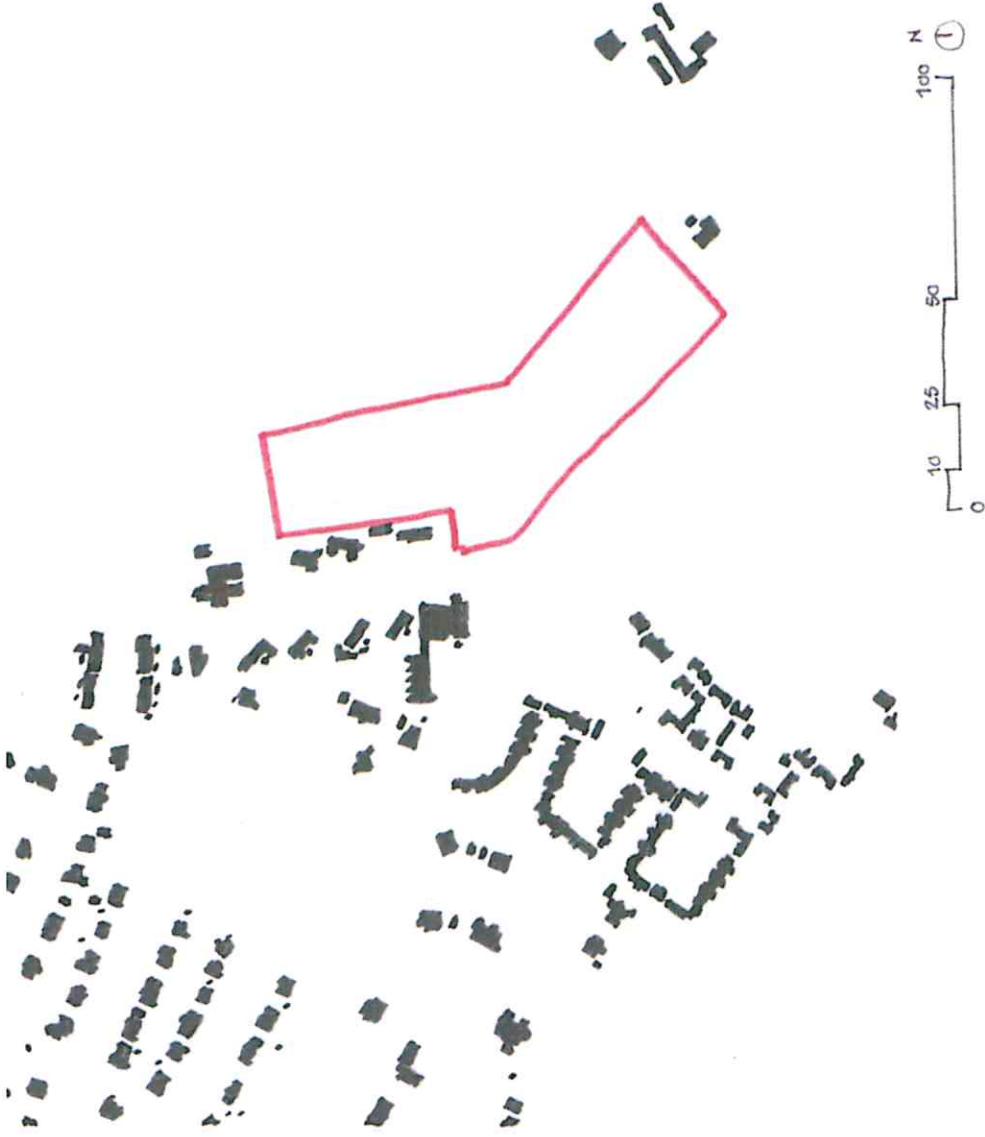
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The orientation of a houses should recognise prevailing winds, prospects and the path of the sun.

Orientation was a critical factor in the traditional siting of houses and it should remain so; to conserve energy.

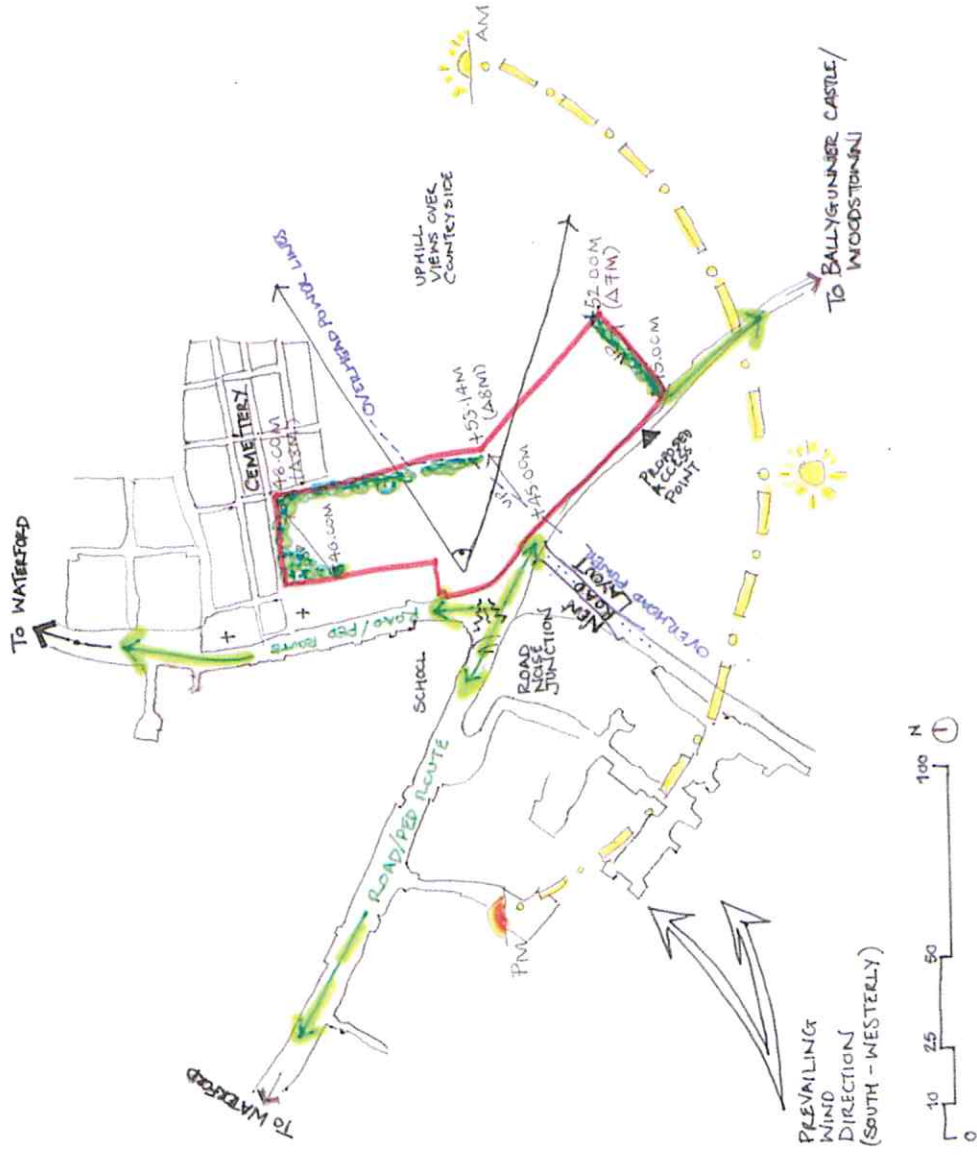
Solid to void ratio: important consideration on the north elevation where windows may be typically smaller to minimise heat loss whereas larger expanses of glass are desirable on the south side, usually with a vertical emphasis to maximise light and solar gain.

6.0 SITE ANALYSIS



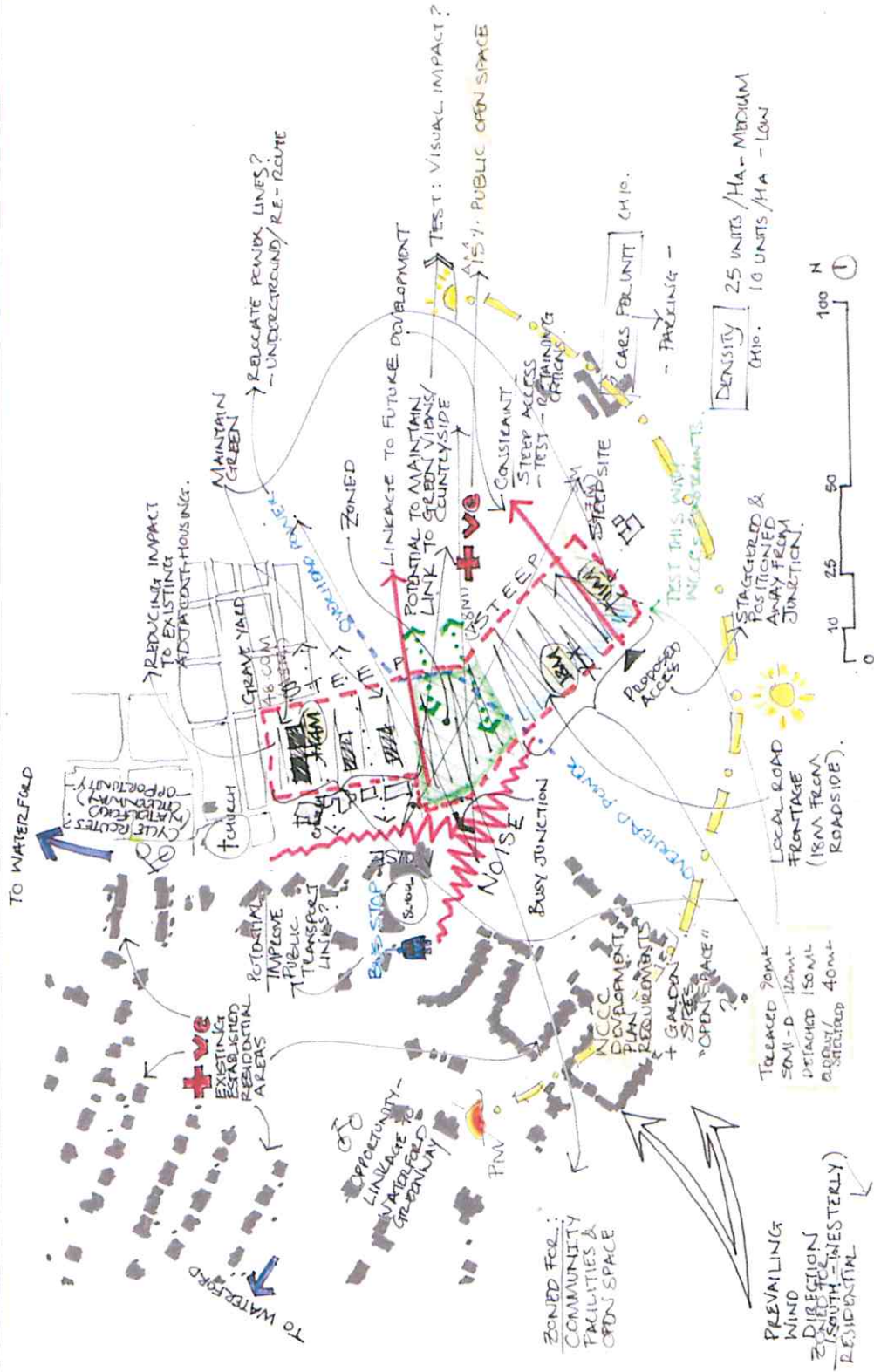
Solid to Void - existing development around the site.

6.0 SITE ANALYSIS



Site analysis.

6.0 SITE ANALYSIS



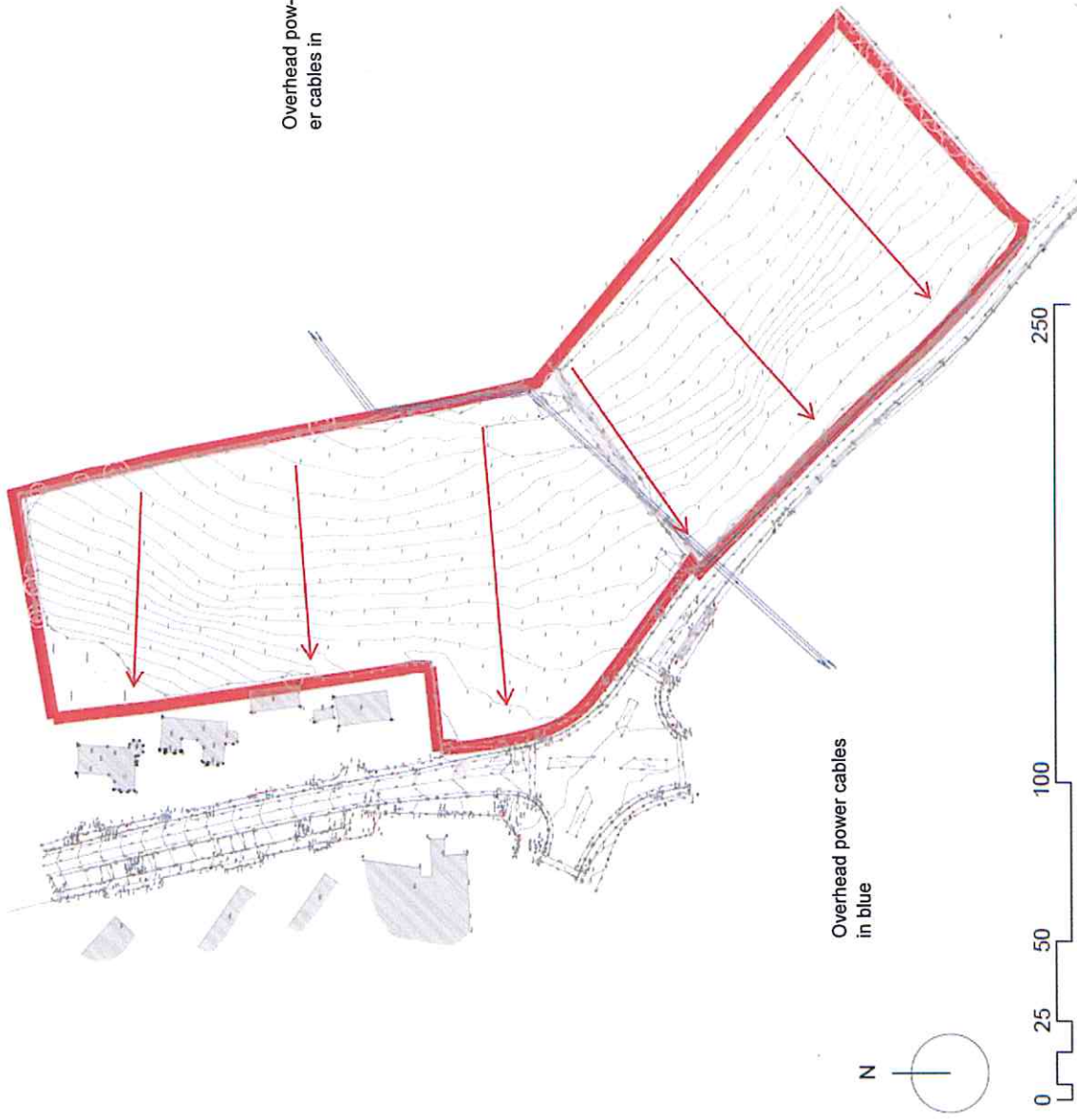
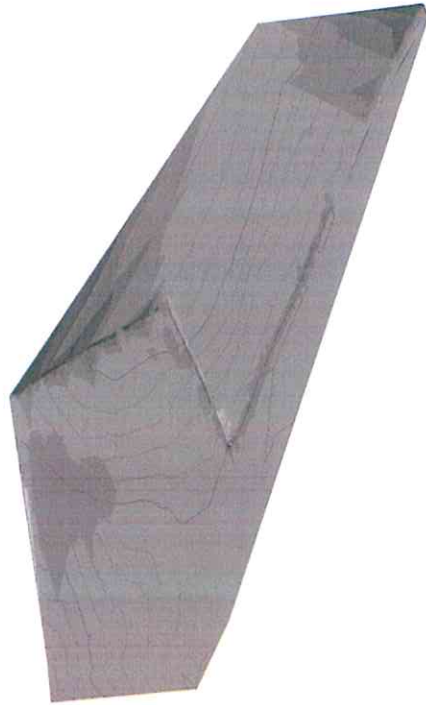
Strengths, Weaknesses, Opportunities and Threats analysis.



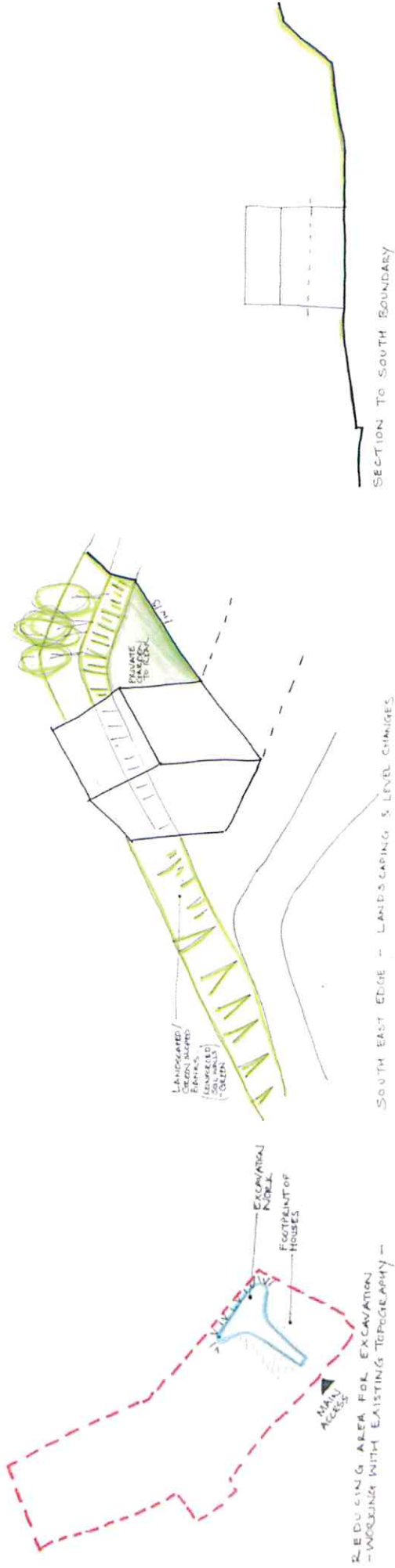
Topography

- The position buildings to run along the contours of the site. In exceptional circumstances, where it is necessary to run across the contours introduce stepped gables and rooflines, as necessary provide a detailed contour survey and has informed the design process.
- Site buildings to blend sympathetically with the landscape, integrating rather than dominating the host environment. For example, the three storey development which is the highest block proposed sits at the lowest point of the site (towards the south west). The highest point of our site is along the eastern edge, i.e. land falls towards the road.
- The rooflines sensitively step down with the contours of the site in order to reduce visual impact on the skyline and to produce a site specific response and of the place.

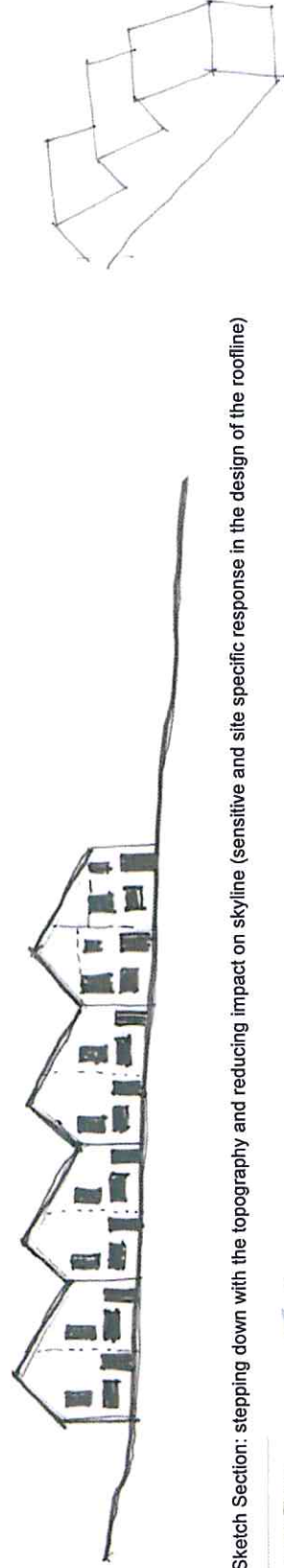
Right and Below: Topographical site survey and 3D site model which shows the nature and steepness of the site.



7.0 TOPOGRAPHY

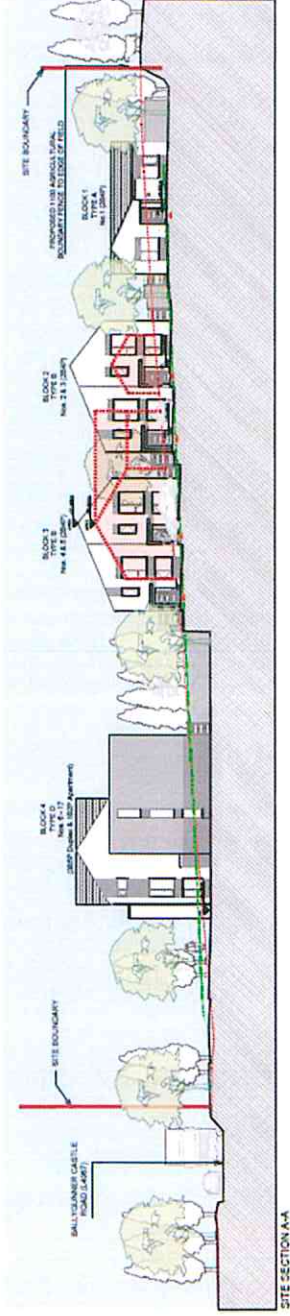


Topography strategy: diagrams showing proposal for minimising the extent of excavation works.

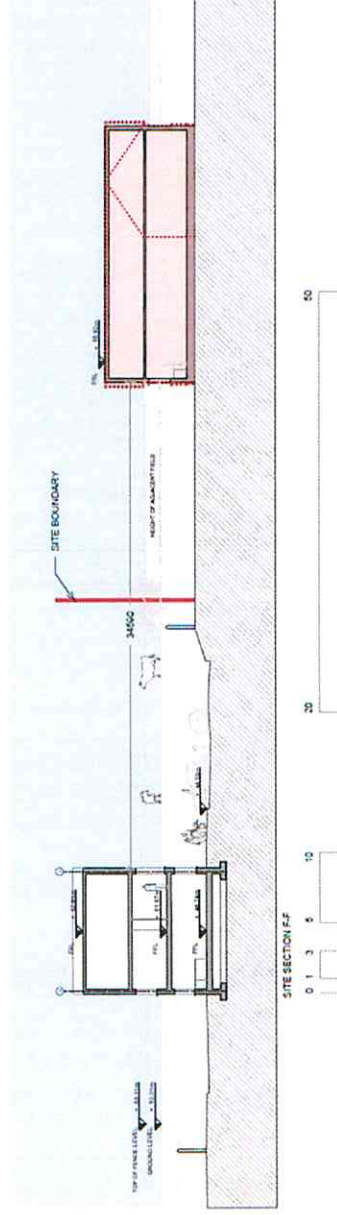


Sketch Section: stepping down with the topography and reducing impact on skyline (sensitive and site specific response in the design of the roofline)

Topography and site response



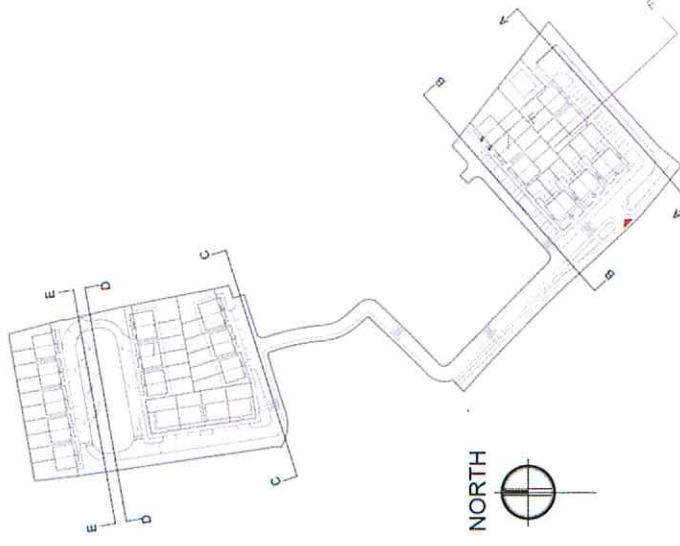
Section AA with superimposed existing neighbouring house relative to proposal (excavated ground means that the new developments ground line sits lower).



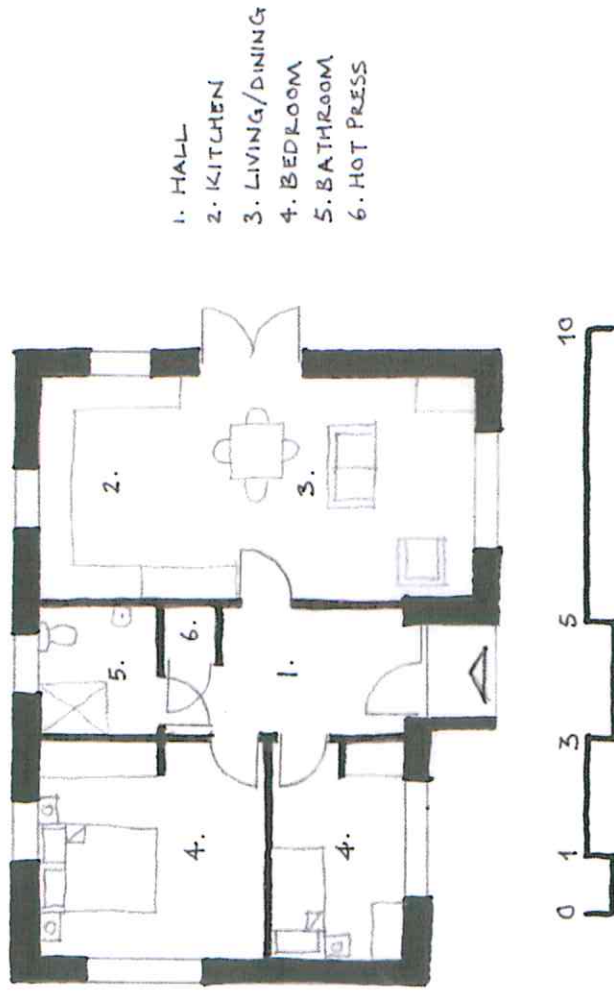
Cross Section FF with superimposed existing neighbouring house relative to proposal (excavated ground means that the new developments ground line sits lower).

- Existing Ground Line
- Proposed Ground Line
- Proposed Line of Road

Note: For proposed Finished Floor Levels (FFLs) and road levels, please refer to engineers drawings. Levels indicated for guidance only, engineer's drawings take precedence for levels.



8.0 SKETCH HOUSE TYPE DEVELOPMENT



8.0 SKETCH HOUSE TYPE DEVELOPMENT

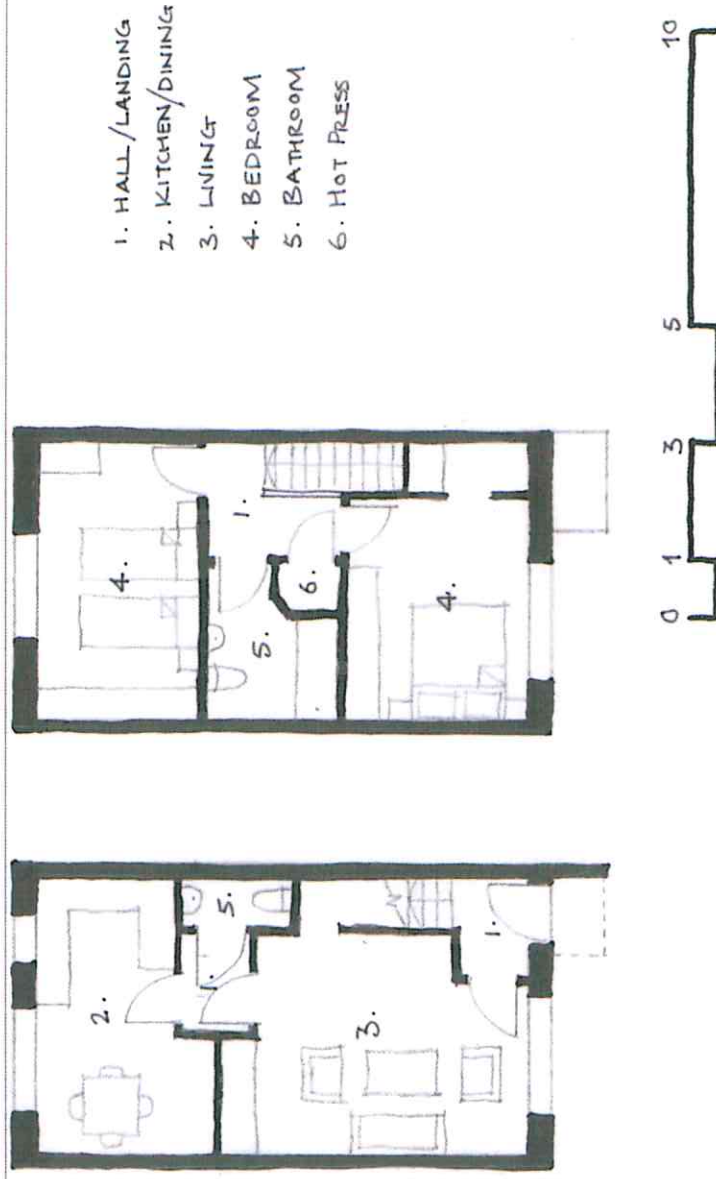


Figure 29: Sketch Plan for Two Bedroom, Four Person House (Two Storey).

8.0 SKETCH HOUSE TYPE DEVELOPMENT

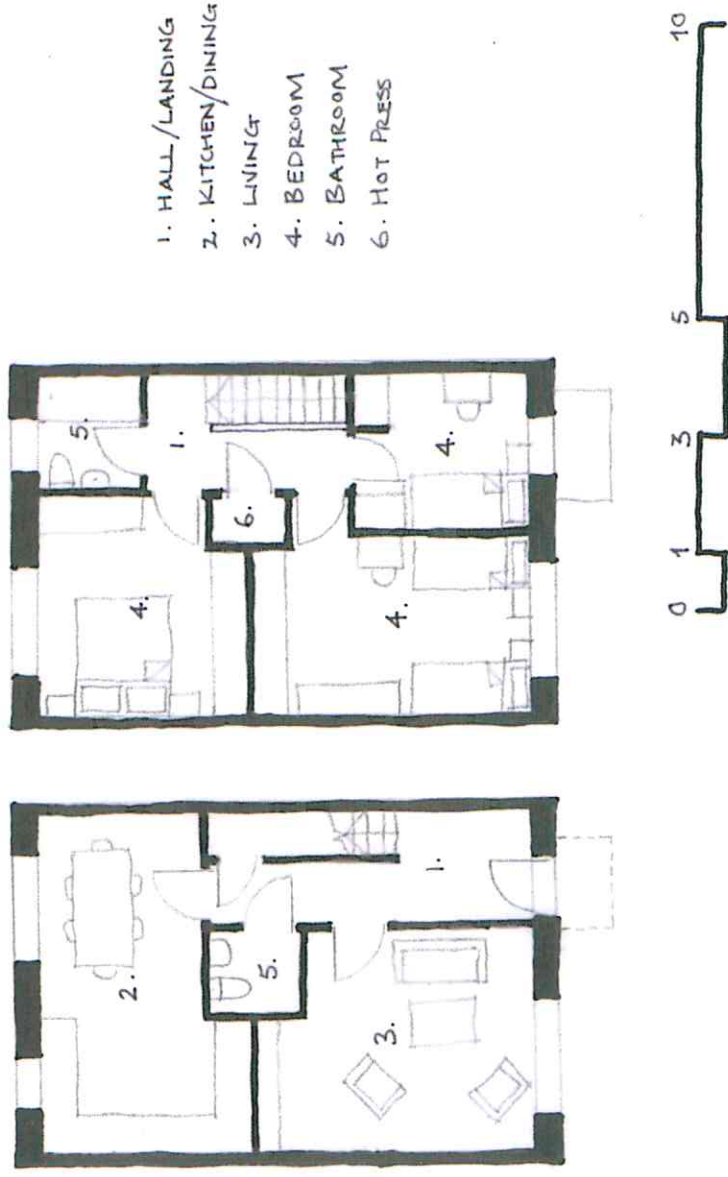


Figure 31: Sketch Plan for Three Bedroom, Five Person House (Two Storey).

9.0 PUBLIC OPEN SPACE, SEMI-PRIVATE AND PRIVATE SPACE



Variety and Housing Mix:

The proposal provides a balanced mix:

- 5no. two bed, four person single storey houses (universal design: suitable for older persons or those with disabilities (House Type A),
- 28no. two bed, four person two storey houses (House Type B),
- 4no. Three bed, five person two storey houses (House Type C) and
- 6no. One bed, two person apartments and 6no. three bed, five person duplexes (within House Type D).

This variety provides a suitable mix to meet the needs of those at different stages of their lives.

Topography and the creation of natural "home zone" play areas

In line with the concept of "home zones". The streets have been designed in alignment with this ideology and traffic is naturally slowed and controlled as a result of the street network within the proposed layout and crossings introduced.

The topography of the site is a natural sloping hill, this landscape affords imaginative play. Within the landscape design proposal the location of trees and hedgerow/shrubs have been placed to follow edges, mark pathways and nurture the quality of the open space.

Private and semi-private amenity space:

All houses and duplex have a private ground level garden space with some 'defensible' semi-private space to the front of the properties. The apartments have access to external roof terraces/balconies.

Public open space:

The open space areas have been designated and considered in relation to the built form. The house types have been designed with passive surveillance in mind. These areas are convenient to the surrounding housing.

Public open space, semi-private and private space



Network of spaces: connectivity, passive surveillance

The proposed layout is cognisant and considerate towards future development and creates a network of spaces; successfully providing passive surveillance and open spaces which afford themselves as natural play areas.

Pedestrian, cyclist and safe flow of vehicular traffic

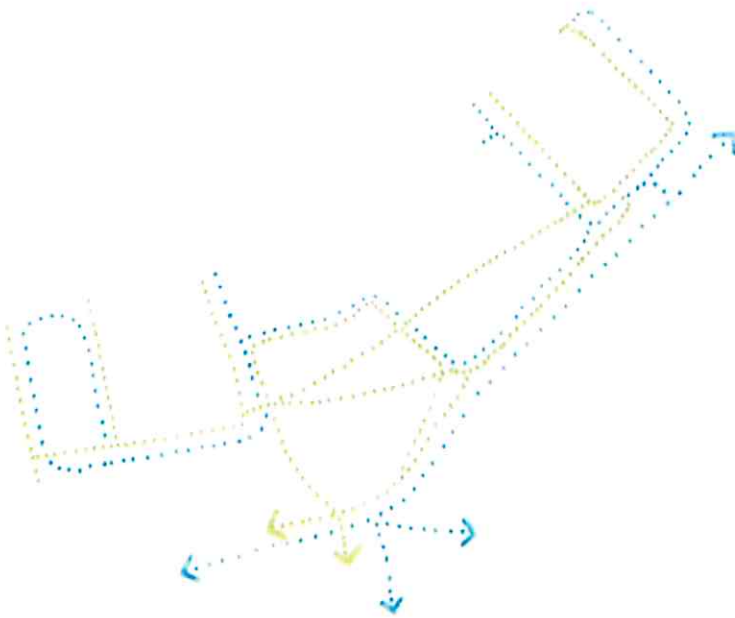
A network of routes have been integrated with pedestrians, cyclist and safe flow of traffic within the developments. The streets have been designed and have a role in slowing traffic and are interrupted by uncontrolled ramped pedestrian crossings.

Relationship of proposed housing to existing neighbouring properties:

The proposed housing are set back from their boundary to adjacent properties and careful consideration has been made in regards to scale and massing in regards to the topography of the site in order to minimise the impact to the adjacent neighbouring properties.

The highest house type (Type D) have been located at the lowest point to the south west of the site and this reduces to two and one storey towards the south east. These are set back from the road, boundary and over 30m from the adjacent property immediately to the south.

The adjacent properties to the north east of the site have an end gable facing them in one instance and single storey, set-back with a boundary wall separating these in the other condition.



..... PEDESTRIAN / CYCLE ROUTES
 VEHICULAR ROUTES

□ EXISTING ADJACENT BUILDINGS
 ■ PROPOSED HOUSING
 → PASSIVE SURVEILLANCE
 7 EDGES OF OPPOSING BUILT FORM

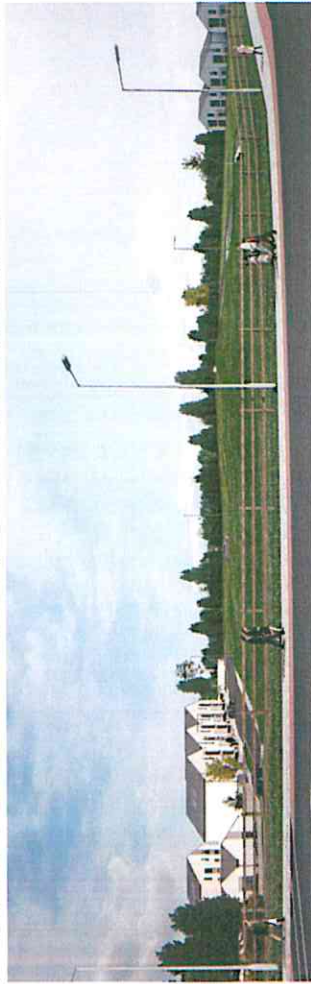
Pedestrian, cyclist and vehicular routes through site.



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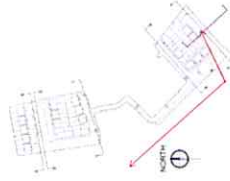
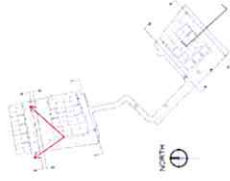
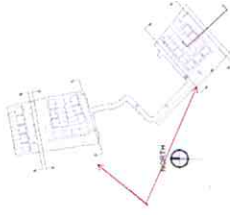
View from junction to centre of site



View along northern edge of site towards open space and House Type B.



View along south western edge of site towards green verge, House Type D and House Type B.



Aesthetics and site specific response:

The quality attractive design of the house types is a specific response to the need to step down along with the contours present in the natural topography of the site. This along with the layout and relationship of the houses to one another provides a sense of place.

The roofscapes help to reduce the impact on the skyline. Proportions of doors and windows have been carefully considered to animate the façades.