

**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 Comeragh District Meeting

Date of Meeting: Wednesday, 19th February, 2020

Proposed Development: Construction of 16 houses comprising of i). 6.x 1-bed / 2-person houses, ii) 8.x 2-bed / 3-person houses, and iii) 2.x 3-bed / 5-person houses along with all necessary ancillary site development works, at Graigeshoneen, Kilmacthomas, County Waterford.

SITE CONTEXT:

The site is located to the south of Kilmacthomas. The Kilmacthomas-Carrick on Suir Road (R677) lies to the immediate south, and the GAA ground and Well Road (L3044) to the west. The site measures .65 hectares / 1.61 acre, is within the Waterford County Development Plan, and is zoned R1 (*Provide new residential development – medium density*). Existing access is gained through the adjacent Riverview Estate to the north. The site is part green-field, and part brown-field, due to previous earth works and building activities associated with the adjacent GAA pitch development.

RELEVANT PLANNING HISTORY:

Site has no planning history for housing, although it was included in an application by Kilmacthomas GAA to erect 8.x 20m lighting posts, (planning ref. No; 0423, dated 12/01/04).

THE PART 8 PROCESS:

The Part 8 process commenced on the 17th October 2019 with notification of same at the Waterford Comeragh District Meeting. An advert was placed in both the Munster Express and Dungarvan Leader newspapers informing the general public of the commencement of the process, and 2x site notices were erected.

Plans and particulars of the proposed development were available for inspection at the Customer Care Offices, Civic Offices, Davitt's Quay, Dungarvan, Co. Waterford. X35 Y326, and the Customer Care Offices, Bailey's New Street, Waterford, X91 XH42, between the hours of 9.30 am - 4:00 pm Monday to Friday, for the period of 1st November 2019, up to and including 29th 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 to be made in writing to the Director of Services, Housing Department, 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 pm. on 13th December 2019.

REFERRALS / SUBMISSIONS:

Prior to the 13th December deadline, three submissions were received.

The full list of submissions is shown below:

1. Cllr Liam Brazil, received 9th December 2019
2. Cllr Ger Barron, received 11th December 2019
3. Petition signed by 49 residents of Mill Brooke Terrace, Walshes Place, and Riverview Estate, received 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.

The only topic of concern is listed below;

- a. Objection regarding the use of the existing access route into the site through the existing adjacent Riverview Estate.

Referrals received include the following;

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

PLANNING DEPARTMENT'S CONSIDERATIONS:

The purpose of the proposed development is to deliver 16 residential units. The proposed development will support the policies and objectives of the current County Development Plan, 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 Planning 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 16 residential units at Graigueshoneen, Kilmacthomas, County Waterford . The proposed scheme meets the objectives of Waterford City & County Council and DHP&LG.

The proposed scheme has been approved in principle and funding-approved by DHP&LG.

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

Full consideration to the submissions received has been given and one amendment is recommended, as included in the attached spreadsheet, and summarised below;

1. New road access to the proposed housing development, from the existing R677-16, located to the south of the site. See attached revised layout drawings.
2. Location on site of proposed units has moved subsequent to revised site access – however, no Material Change to form, height, structure of buildings.

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 Sheet

No.	Person/Group	Observations/Objections	Consideration by Housing Dept	Proposed Modification
1	<p>Cllr Liam Brazil by email (dated 9th. Dec, 2019)</p>	<p>1. <u>Opposed to access to new development via Walsh Place and Riverview estates. Proposes new vehicle access should be from the old N25 road.</u></p>	<p>WCCC acknowledge item.</p>	<p>Drawings revised to include access to site via the R677-16 road to the south of the proposed site.</p>
2	<p>Cllr Ger Barron by email (dated 11th. Dec, 2019)</p>	<p>1. <u>Opposed to access to new development via Walsh Place and Riverview estates. Proposes new vehicle access should be from the old N25 road.</u></p>	<p>WCCC acknowledge item.</p>	<p>Drawings revised to include access to site via the R677-16 road to the south of the proposed site.</p>
3	<p>Kathleen Boyle Riverview Estate Helen Power Riverview Estate Mandy Power Riverview Estate James Kelly Riverview Estate Lisa Power Riverview Estate Alexander Hewlett Riverview Este Katarzyna Cleary Riverview Este Eric Cleary Riverview Estate Ton Dee Riverview Estate Tony Fitzgerald Riverview Estate Anne Fitzgerald Riverview Estate Mame Sutton Riverview Estate Joe Sutton Riverview Estate Teresa Hall Riverview Estate Norman Hall Riverview Estate William McGrath Riverview Estate Thomas McGrath Riverview Estate Delores Troy Riverview Estate Peter Troy Riverview Estate plus 30 others from the Riverview Estate (dated 10th. Dec, 19)</p>	<p>1. <u>Opposed to access to new development via Walsh Place and Riverview estates.</u></p>	<p>WCCC acknowledge item.</p>	<p>Drawings revised to include access to site via the R677-16 road to the south of the proposed site.</p>

Referrals



Gerard O'Sullivan
Nelson House, Emmet Place
Youghal
Cork

11 October 2019

Dear Gerard O'Sullivan,

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorráil

Irish Water
PO Box 448
South City
Delivery Office,
Cork City

www.water.ie

**Re: Connection Reference No CDS19005594 pre-connection enquiry -
Subject to contract | Contract denied**

**Connection for Housing Development of 24 unit(s) at GRAIGUESHONEEN, KILMACTHOMAS,
Waterford.**

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at GRAIGUESHONEEN, KILMACTHOMAS, 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.

Drinking Water:

In order to complete the proposed connection at the Premises, the Irish Water water network will have to be extended by approximately 35m. Irish Water currently does not have any plans to extend its network in this area. Should you wish to consider extending the water infrastructure to a point to connect to the Irish Water network, please contact Irish Water.

This Confirmation of Feasibility to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. In order to determine the potential flow that could be delivered during normal operational conditions, an on site assessment of the existing network is required. Please note that Irish Water cannot guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development.

Wastewater:

There is an existing Irish Water foul sewer network which traverses the proposed site for development. As part of your design proposal, the applicant shall detail how the existing foul sewer shall be protected and not adversely affected by the proposed works.

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.

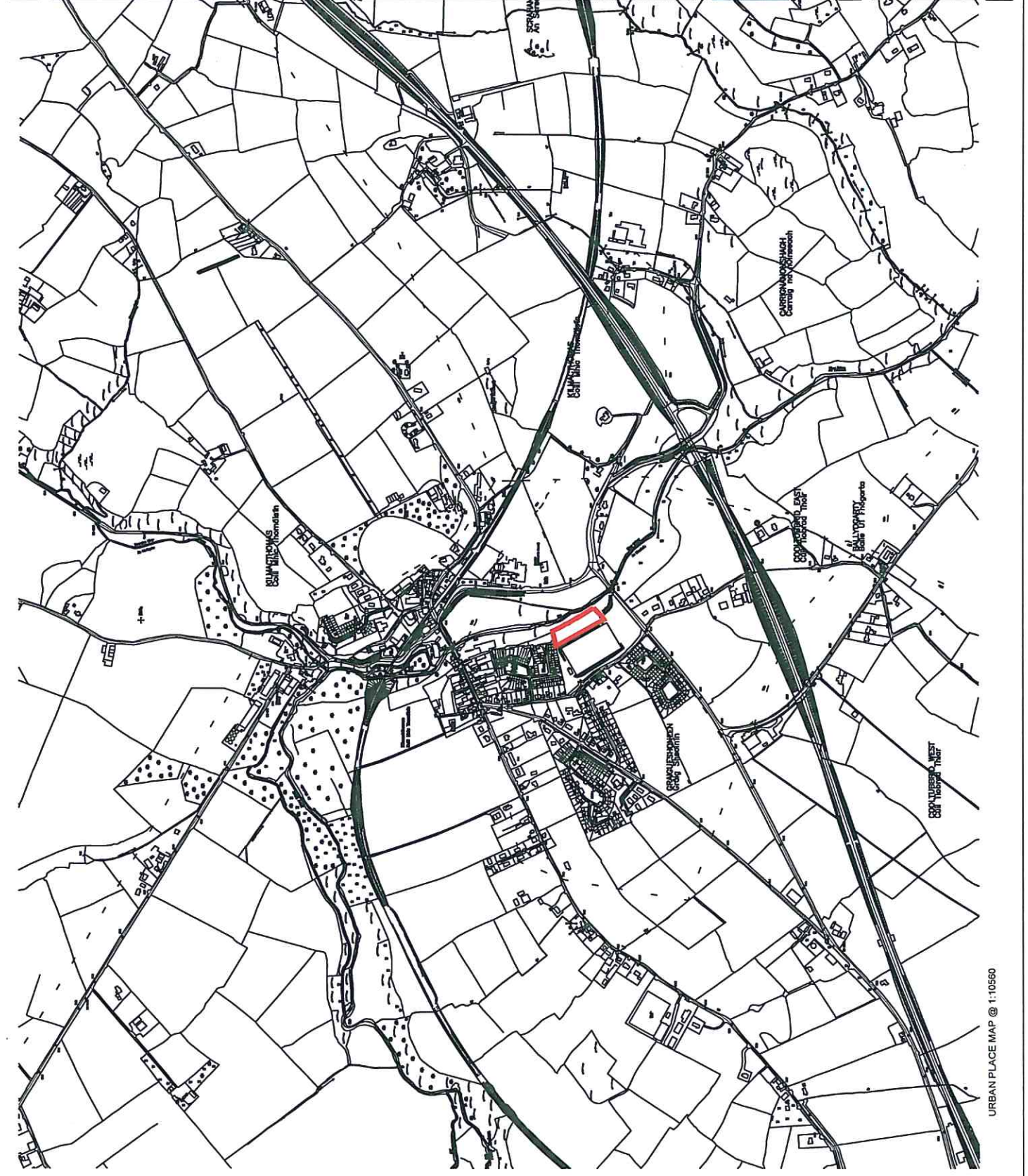
Drawings

LEGEND:

Ordnance Survey Ireland
Licence No. A90005419
© Government of Ireland

NOTE:
SITE BOUNDARY
SHOWN AS

REV	DATE	BY	CHKD	NOTES



CJFA
ARCHITECTS

C.J. Falconer
+ Associates
ARCHITECTS

St. Patrick's House, Newtown, Waterford, Ireland. X91-RR7E
T: +353 (0)51 878888 F: +353 (0)51 878794 E: ma@cjfa.ie W: www.cjfa.ie

PART 8

CITY: WATERFORD CITY AND COUNTY COUNCIL

JOB: Social Housing Development at
Greigshstoneen, Kilmacthomas, Co. Waterford

DRAWING: URBAN PLACE MAP

DATE: JAN 2019 SCALE: 1:1000 @ A1

DRAWN: ANNE DUNN CHECKED: GUY FALCONER

JOB NUMBER: 2019027

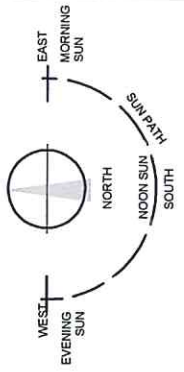
DRAWING NUMBER: PL-100

URBAN PLACE MAP @ 1:10560

Ordnance Survey Ireland
Licence No. AR0005419
© Government of Ireland

NOTE:
SITE BOUNDARY
SHOWN AS

NOTE:
SITE NOTICE
LOCATION



CJFA
ARCHITECTS + ASSOCIATES

C.J. Falconer
+ ASSOCIATES
ARCHITECTS

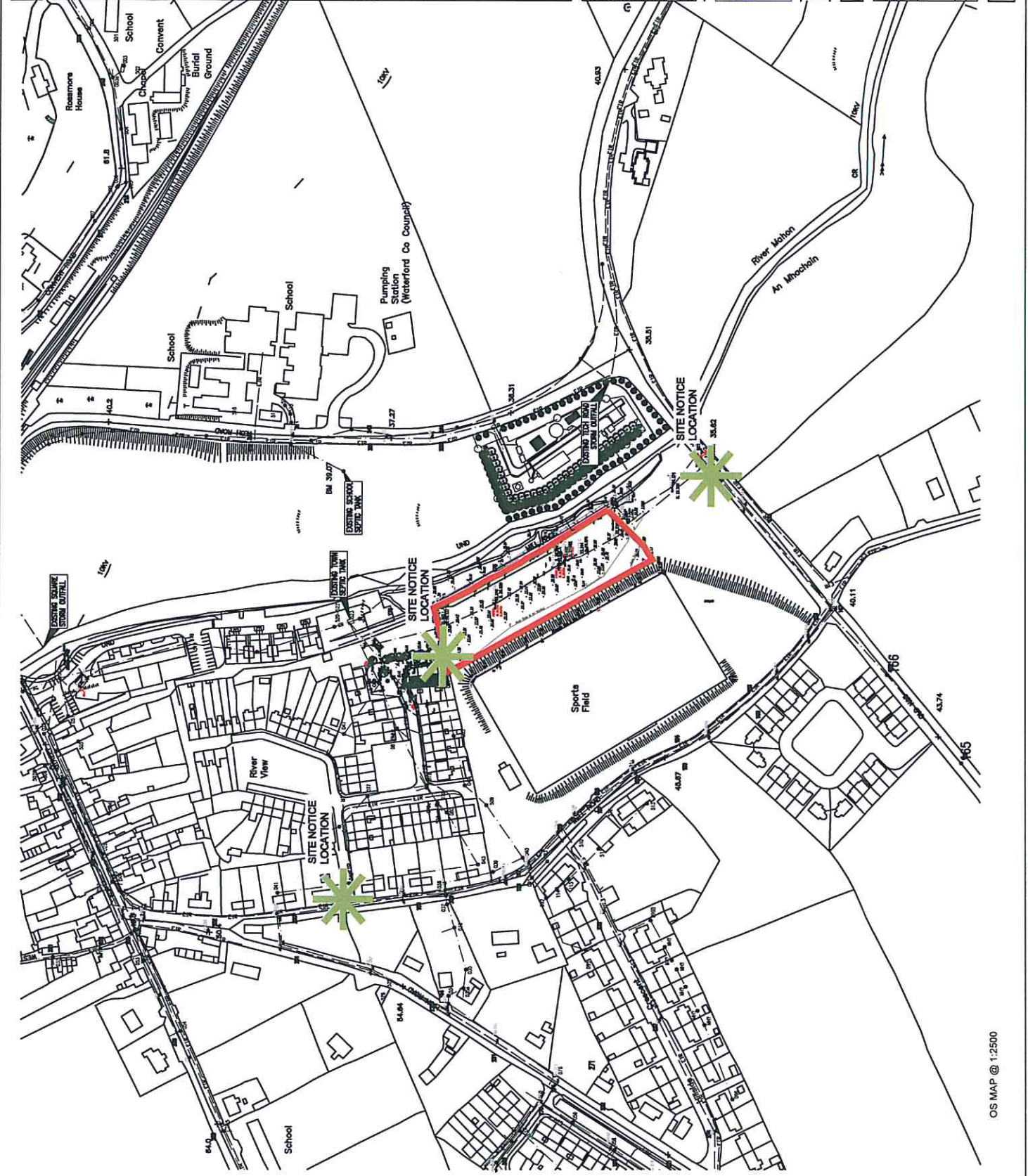
St. Patrick's House, Newtown, Waterford, Ireland. X91-RR7E
t: +353 (0)51 878888 f: +353 (0)51 878784 e: mail@cjfa.ie www.cjfa.ie

DWG SERIES: PART 8

CLIENT: WATERFORD CITY AND COUNTY COUNCIL
JOB: Social Housing Development at Graiguehosen, Kilmachomas, Co. Waterford

DRAWING: OS MAP
DATE: JAN 2019 SCALE: 1:2500 @ A3
DRAWN: Mark O'Brien CHECKED: Garry Foy

DWG NUMBER: 2019027
DRAWING TITLE: PL-101
REVISION:

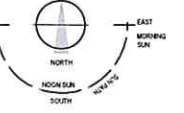


OS MAP @ 1:2500

GENERAL AVAILABILITY SPACE	NUMBER OF UNITS	AREA	PERCENTAGE
BEDROOM UNIT EXPRESSION	2 UNITS	8 m ²	1.0%
BEDROOM UNIT EXPRESSION	7 UNITS	8 m ²	1.0%
BEDROOM UNIT EXPRESSION	18 UNITS	19 m ²	2.3%
TOTALS		35 m ²	4.3%



PROPOSED BIN STORAGE SOLUTION

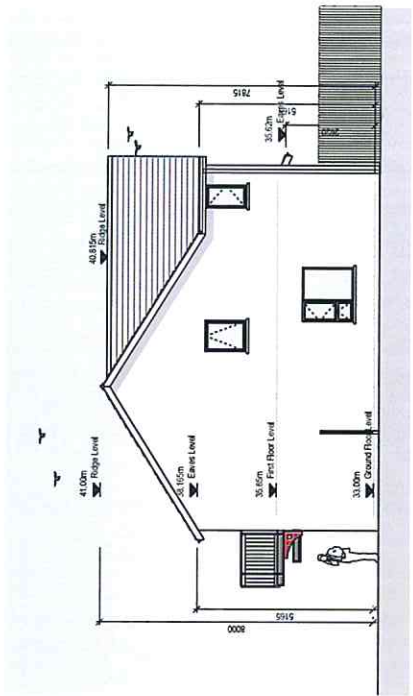


NOTE	SYMBOL
SITE BOUNDARY	[Red dashed line]
CONCRETE DRIVEWAY	[Red solid line]
CONCRETE FOOTPATH	[Green dashed line]
CONCRETE TERRACE	[Green solid line]
CONCRETE CURB	[Blue dashed line]
CONCRETE CURB	[Blue solid line]
CONCRETE CURB	[Grey dashed line]
CONCRETE CURB	[Grey solid line]
CONCRETE CURB	[Black dashed line]
CONCRETE CURB	[Black solid line]

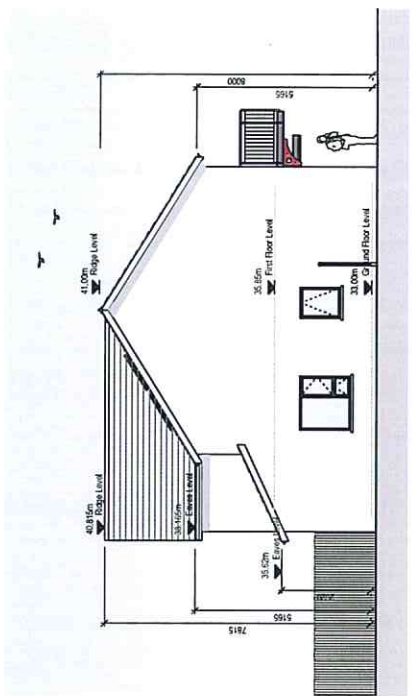
<p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>	
<p>C.J.F.A. C.J. Falconer ARCHITECTS + ASSOCIATES</p> <p>St. Patrick's House, Newsway, Waterford, Ireland, X51 8R76 +353 (0)51 89888 • +353 (0)51 83794 • info@cjfa.ie • www.cjfa.ie</p>	
<p>TENDER</p> <p>PROJECT: WATERBURY AND SURRY GOLFCLUB CLIENT: South Wexford Golf Club ADDRESS: Grangehanna, Kilmuckin, Co. Wexford</p>	
<p>DATE: 10/11/2017 TIME: 10:00 AM</p>	
<p>2019027 TR-105 B</p>	

DO NOT SCALE FROM THIS DRAWING. USE DIMENSIONS IN ALL CASES.
VERIFY DIMENSIONS TO BE REPRODUCED ON SITE WITH THE ARCHITECTS' DRAWINGS.
THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.

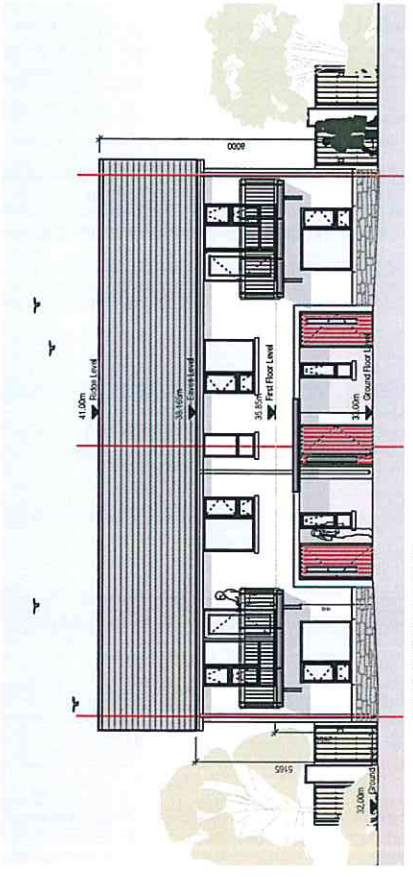
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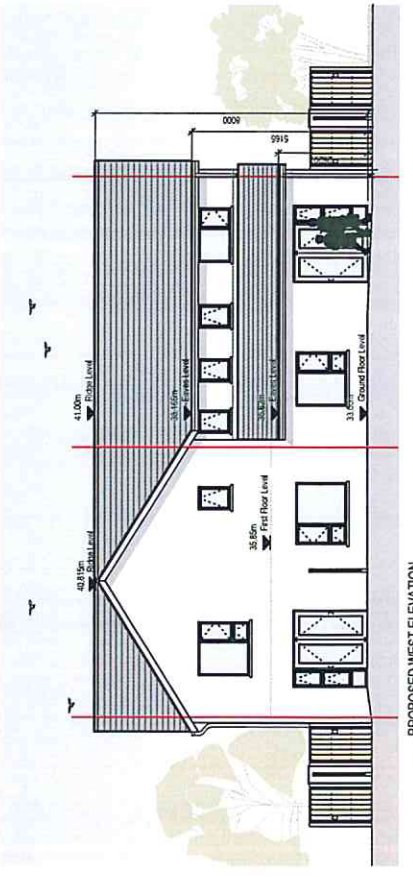
PROPOSED NORTH ELEVATION
UNIT B



PROPOSED SOUTH ELEVATION
UNIT B



PROPOSED EAST ELEVATION
UNIT B



PROPOSED WEST ELEVATION
UNIT B

NO.	DATE	ISSUED	NOTES

CJFA ARCHITECTS + ASSOCIATES
ARCHITECTS

St. Patrick's House, Newtown, Waterford, Ireland. X91-RR7E
+353 (0)51 878888 | +353 (0)51 878784 | mail@cjfa.ie | www.cjfa.ie

CLIENT	WATERFORD CITY AND COUNTY COUNCIL
JOB	Social Housing Development at Greigueshennen, Kilmachthomas, Co. Waterford
DRAWING	PROPOSED ELEVATIONS UNIT B
DATE	24/01/2019
DRAWN	Kevin O'Connell
CHECKED	Clayton Power
SCALE	1:100 B3
PROJECT NUMBER	2019027
REVISION	PL-401

DO NOT SCALE FROM THESE DRAWINGS USE DIMENSIONS ON ALL CASES
 VERIFY ALL DIMENSIONS AND CONSTRUCTION DETAILS WITH THE ARCHITECTS OFFICE
 IT IS THE RESPONSIBILITY OF THE CLIENT TO BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION

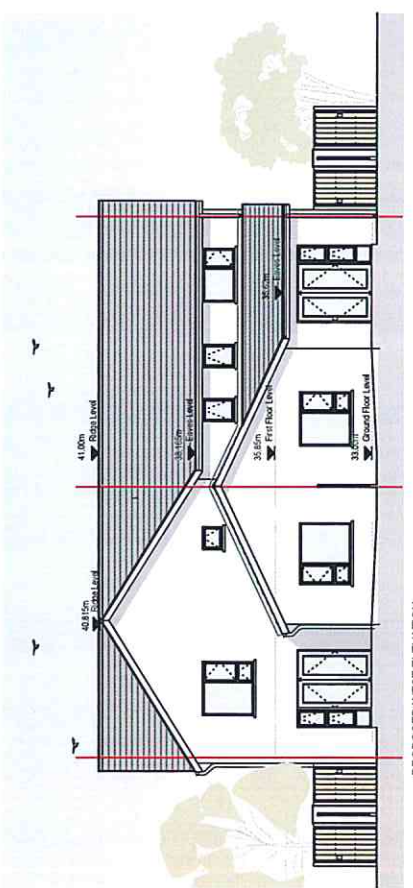
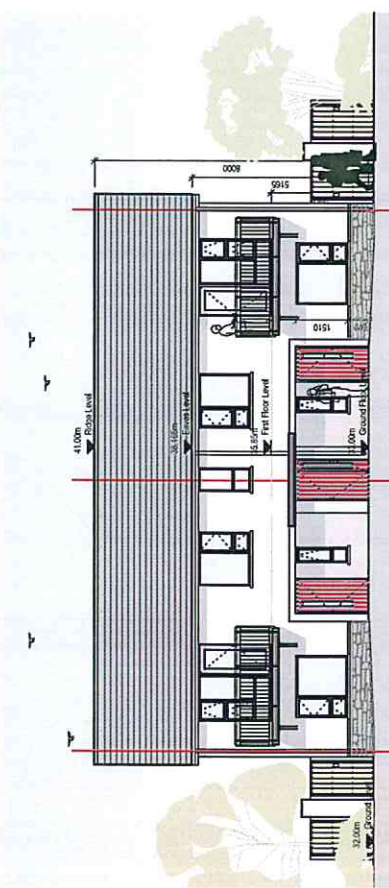
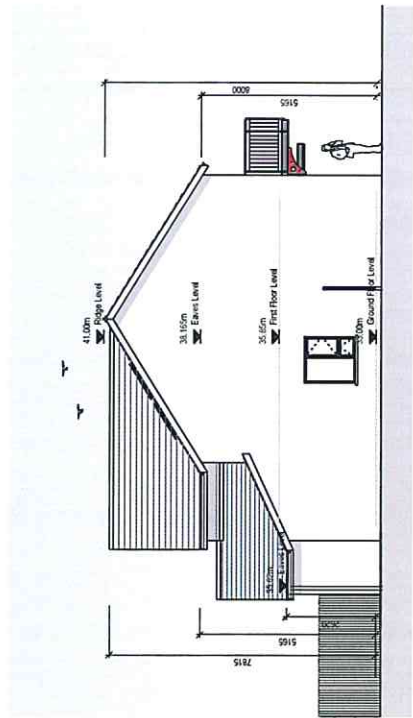
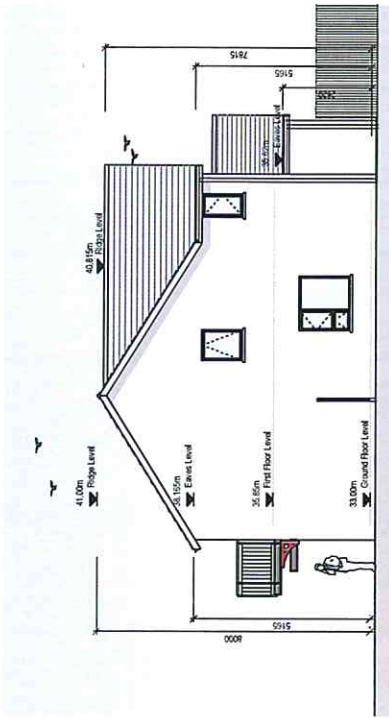
LEGEND:

NO	DATE	ISSUE	NOTES

CJFA
ARCHITECTS + ASSOCIATES
 ARCHITECTS
 St. Patrick's House, Newtown, Waterford, Ireland, X91-RR7E
 T: +353 (0)51 878888 F: +353 (0)51 878784 E: mail@cjfa.ie W: www.cjfa.ie

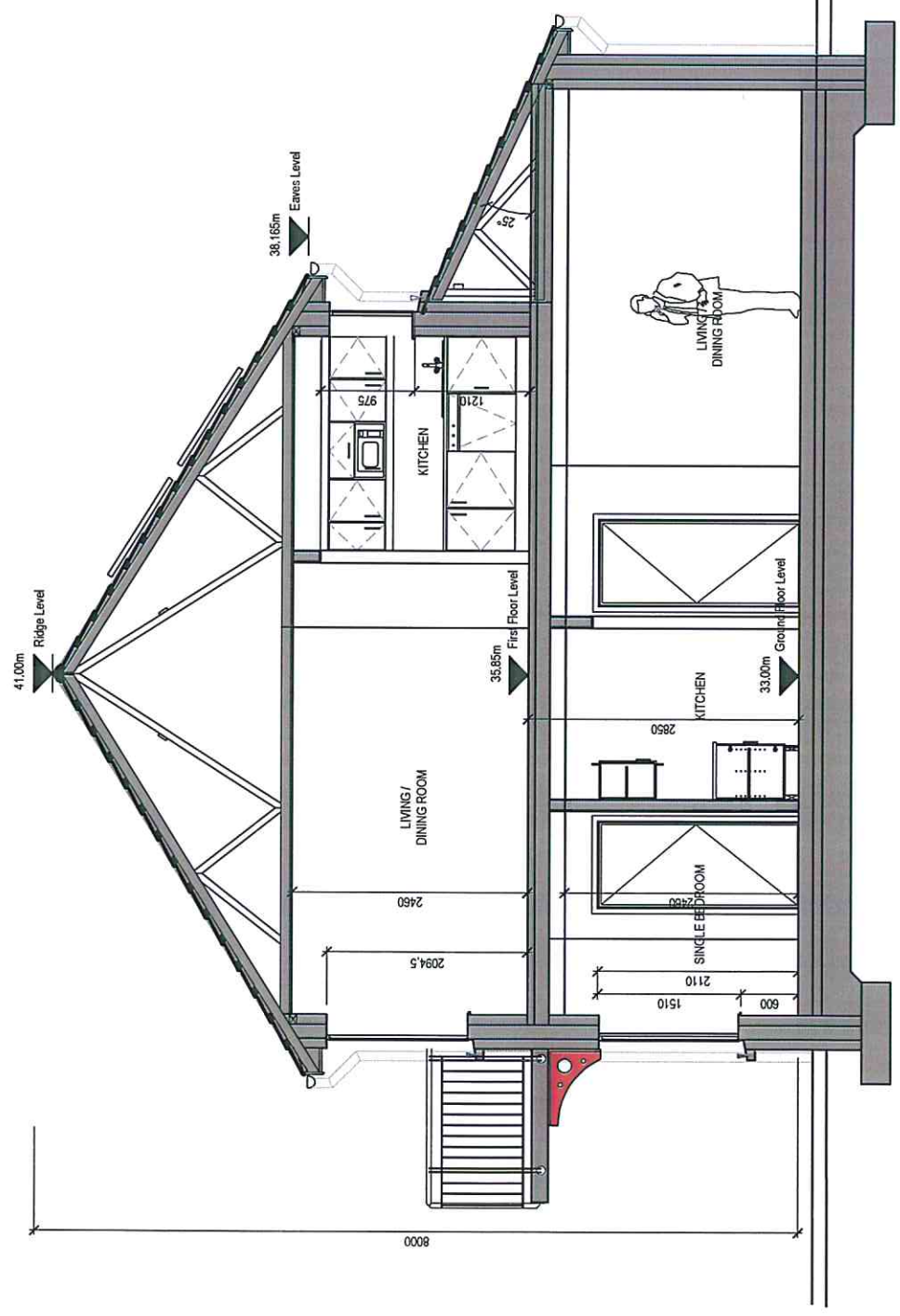
PART 8

CLIENT: WATERFORD CITY AND COUNTY COUNCIL
 JOB: Social Housing Development at Greigueshoreen, Kilmacthomas, Co. Waterford
 DRAWING: PROPOSED ELEVATIONS UNIT C
 DATE: JUN 2019 SCALE: 1:100 @ A3
 DRAWN: Mark O'Brien CHECKED: Gary Falconer
 JOB NUMBER: 2019027
 DRAWING NUMBER: PL-402
 REVISION:



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 VERIFY THE INFORMATION AND INFORMATION FOR ANY OTHER PROJECTS.
 THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY.

LEGEND:



TYPICAL CROSS SECTION
 (all unit types)

REV	DATE	ISSUED	NOTES

CJFA ARCHITECTS + ASSOCIATES
 ARCHITECTS

ST. Patrick's House, Newtown, Waterford, Ireland, X91-RR76
 T: +353 (0)51 878888 F: +353 (0)51 878784 E: mail@cjfa.ie W: www.cjfa.ie

DWG SERIES: PART 8

CLIENT: WATERFORD CITY AND COUNTY COUNCIL
 JOB: Social Housing Development at Greilgushoneen, Kilmacthomas, Co. Waterford
 DRAWING: PROPOSED CROSS SECTION
 DATE: July 2019 SCALE: 1:50 @ A3
 DRAWN: Mark O'Leary CHECKED: Gary Falconer
 JOB NUMBER: 2019027 DRAW NUMBER: PL-300
 REVIEWER: