

**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: 25th June 2020

Proposed Development: Construction of 14 residential units comprising i) 1.x 1-bed apartment, ii) 5.x 2-bed apartments, iii) 7.x 2-bed 2-storey duplex units, and iv) 1x 2-bed wheelchair accessible apartment, along with all necessary ancillary site development works, at Mount Esker, Ballytruckle Road / Inner Ring Road, Waterford City.

SITE CONTEXT:

The site is located at the junction of the Inner Ring Road (R709-6) and Ballytruckle Road (L1519-3) in Waterford city. It consists of two adjoining sites, measures 0.139 hectares / 0.343 acres, and it contains an existing derelict single-storey dwelling.

RELEVANT PLANNING HISTORY:

- PD 00500031* Planning Permission sought regarding garage renovations and the re-roofing of part of the house at Tower Lodge. This application was GRANTED, (date, March 2000).
- PD 04500396* Planning Permission sought for the construction of 5.x 2-storey town houses, with parking and all associated site development works at Mount Esker. This application was deemed INVALID, (date, August 2004).
- PD 04500410* Planning Permission sought for the construction of 5.x 3-storey town houses, with parking and all associated site development works at Mount Esker. This application was REFUSED primarily as it was considered over-development and inappropriate in its design, form and layout, (date, October 2004).
- PD 04500574* Planning Permission sought for the construction of 6.x 3-storey duplex units, with parking and all associated site development works at Mount Esker. This application was REFUSED primarily as it was considered over-development and inappropriate in its design, form and layout, (date, August 2005).
- PD 05500561* Planning Permission sought for the construction of 6.x 3-storey duplex units, with parking and all associated site development works at Mount Esker. This application was GRANTED, (date, March 2006).

THE PART 8 PROCESS

The original Part 8 for the Mount Esker site started on Monday 21st October 2019 however was terminated part-way through the process when WC&CC were offered the chance to acquire the adjoining site in order to facilitate car parking provision for the residents, (plus an existing building on the site for future refurbishment purposes).

This Part 8 process started on Monday 17th February 2020, with Notification of Commencement at the Waterford Metropolitan District Meeting. 2x site notices were erected on the existing site boundary wall – one facing the Inner Ring Road and one facing Ballytruckle Road, and 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 25th February 2020 up to and including 25th March 2020, (4 calendar weeks - including Bank and Public Holidays).

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

All submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the proposed development would be situated, were invited to be made in writing to the Director of Services, Housing Dept, Waterford City & County Council, City Hall, The Mall or by emailing part8housingsubs@waterfordcouncil.ie either during the initial 4 week public display period outlined above, or alternatively during an additional 2 week period thereafter provided for such submissions, but in either case not later than 4.00 p.m. on 9th April 2020.

OBJECTIONS / SUBMISSIONS:

Prior to the 9th April deadline, submissions were received from the following;

1. Caitriona Daly, St. Ursula's Primary School, Waterford.
2. Patricia Power, Ballytruckle Road, Waterford.
3. Nicholas Abbott, Lower Grange, Waterford.
4. Garry O'Neill, Lower Grange, Waterford.

Under the 'Frequently Asked Questions' Order made under Section 251A of the Planning and Development, Act 2000, as amended, on 29 March 2020, this Part 8 process was temporarily suspended due to the civil emergency arising from the COVID-19 pandemic. The deadline for public submissions was extended to 5th May 2020. Further correspondence was received from Garry O'Neill during this period.

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. Traffic levels and congestion particularly at peak school drop-off times.
2. Potential over-shadowing and over-looking of adjacent properties.
3. Instance of foul and surface drains back-flowing near to the proposed development site, from a neighbouring property.
4. Potential noise and pollution from the car park.
5. Existing vehicle weight restrictions on Ballytruckle Road.
6. Footpath widening proposals.
7. Arrangement for refuse facilities from the proposed development.
8. Concerns of similar development as regards shared-living in a post-Covid-19 environment.
9. Future development proposals for the Tower Lodge property
10. Security concerns regarding existing properties
11. This will set a precedent for future development in the area, in terms of height and density.
12. Reference to previous planning applications on the site which were refused by WC&CC.
13. Will cause the devaluation of existing neighbouring property.
14. Compliance with private open space requirements.

REFERRALS:

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 14 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 14 apartment units in Waterford city. 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.

4x Public Observations were received within the deadline date.

Full consideration has been given to these, and the following amendment is proposed;

1. Ensure the private open space (ie; balcony), of apartment no.5 complies with legislation; it has been lengthened to meet the required area.

At the time of producing this report, the Housing Dept Architect had met with the adjoining neighbour in Avonlea, Ms Patricia Power, and obtained verbal consent from her regarding the proposal regarding the boundary treatment between the 2x properties.

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.

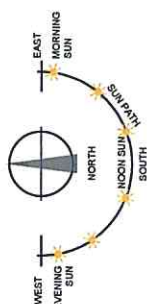
It is therefore recommended that the Council adopt and approve the proposed development as originally presented and with modification as outlined above.



Ivan Grimes
Director of Services
Housing Community & Emergency Services

NOTES

 LOCATION OF SITE NOTICE



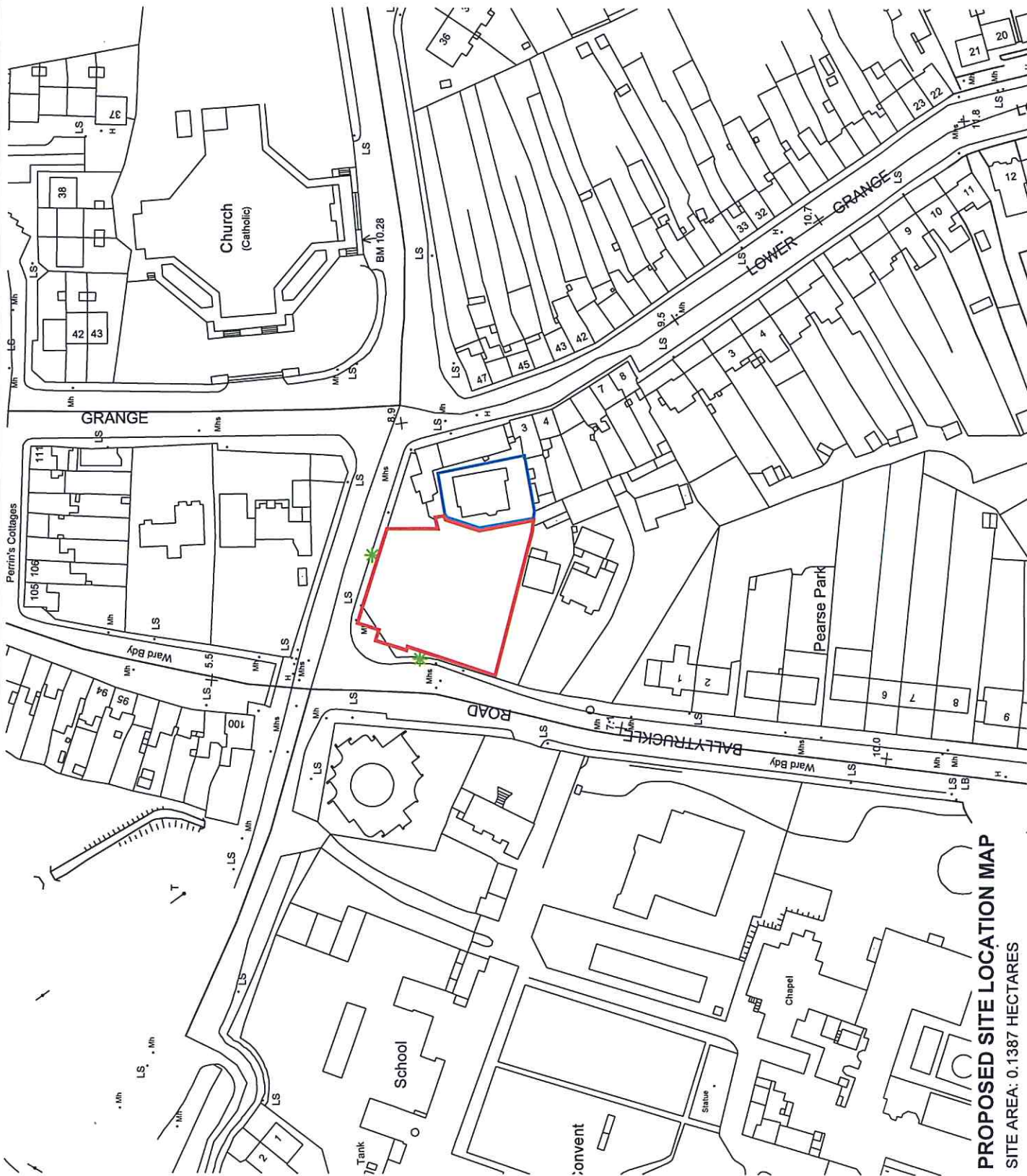
Ordnance Survey Ireland Licence
No. AR005420 © Government of Ireland
Map Ref. No. 5702-06

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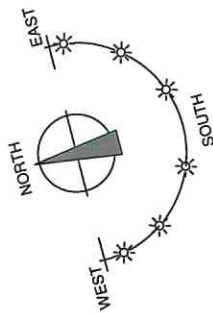
219026	Part 8 Submission	STATUS	S1														
Waterford City & County Council																	
Social Housing Development at Mount Esker, Inner Ring Road, Co. Waterford.																	
SITE LOCATION MAP																	
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DAVID EVIWE	CHECKED	GARY FALCONER															
<table><tr><th>ORIGINATOR</th><th>ZONE</th><th>LEVEL</th><th>TYPE</th><th>DISC</th><th>NUMBER</th><th>REVISION</th></tr><tr><td>CJFA</td><td>00</td><td>ZZ</td><td>DR</td><td>A</td><td>0100</td><td></td></tr></table>				ORIGINATOR	ZONE	LEVEL	TYPE	DISC	NUMBER	REVISION	CJFA	00	ZZ	DR	A	0100	
ORIGINATOR	ZONE	LEVEL	TYPE	DISC	NUMBER	REVISION											
CJFA	00	ZZ	DR	A	0100												



PROPOSED SITE LOCATION MAP
SITE AREA: 0.1387 HECTARES



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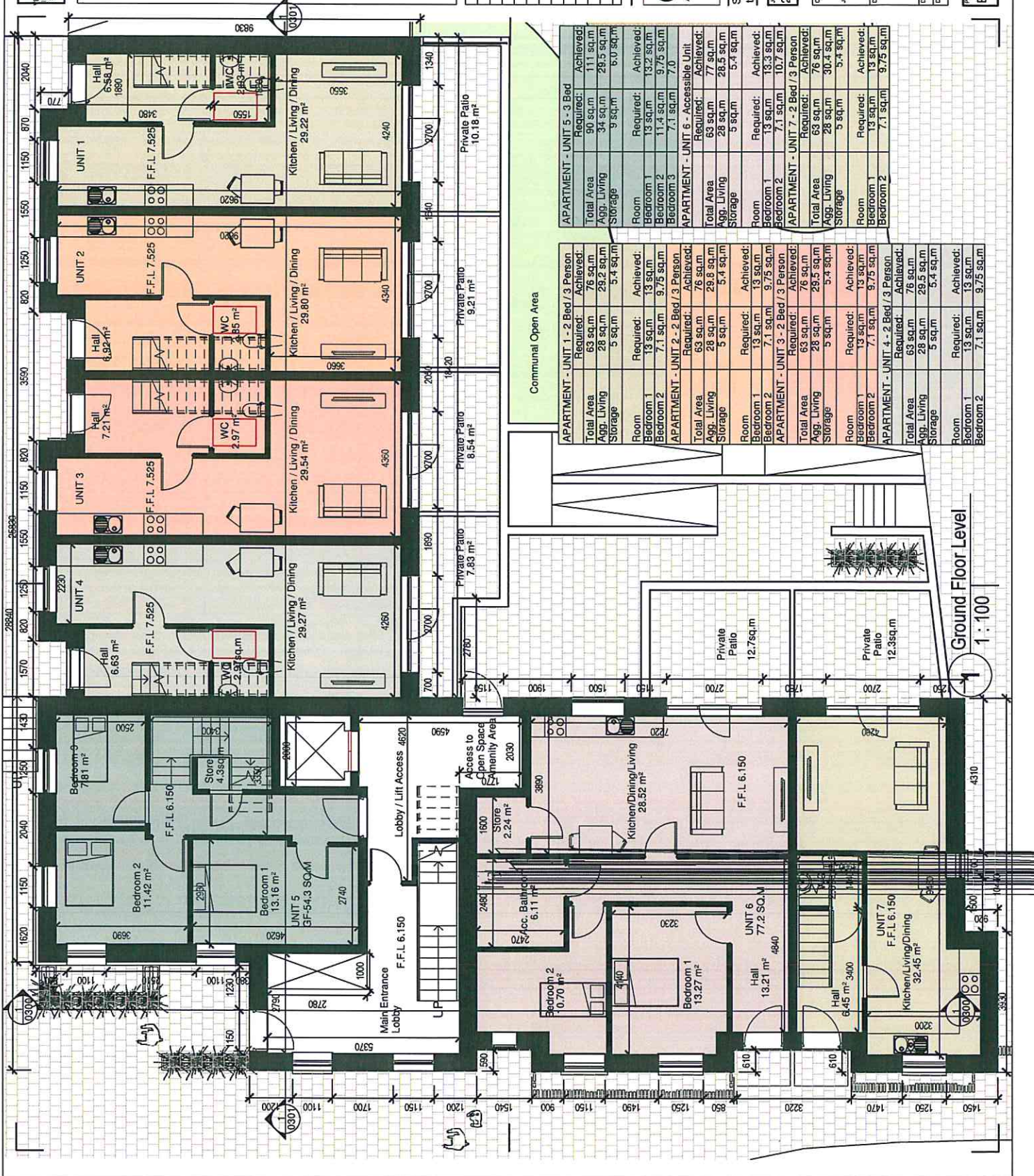

Bl. Patrick's House, Newtown, Waterford, X91 RR76, Ireland
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BOOK NUMBER 2019026	DOWD SERIES Part 8 Submission	STATUS CODE S1
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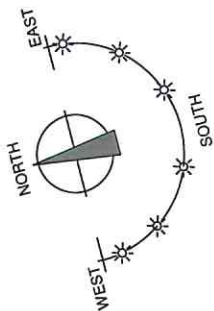
CLIENT	Waterford City & County Council
LOCATION	Social Housing Development at Mount Esker, Inner Ring Road, Waterford
DRAWING	Ground Floor Plan

DATE:	17/02/2020	SCALE	1:100 @ A3
DRAWN	David Davine	CHECKED	Garry Falconer

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	DISC.	NUMBER	REVISION
33TR	CJFA	00	ZZ	DR	A	0200	A



NOTES:

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JOB NUMBER A 2019026	DWG. SERIES Part 8 Submission	STATUS CODE S1
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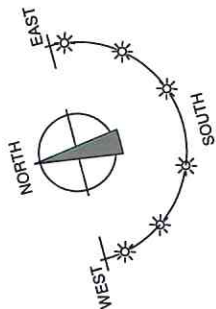
CLIENT	Waterford City & County Council
JOB	Social Housing Development at Mount Esker, Inner Ring Road, Waterford
DRAWING	Second Floor Plan
DATE	17/02/2020
DRAWN	David Devine
CHECKED	Garry Falcar
SCALE	1:100 @ A3

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	DESC.	NUMBER	REVISION
BTR	CJFA	00	ZZ	DR	A	0202	A



1 Second Floor Level
1 : 100

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JOB NUMBER N° 2019026	DWG. SERIES Part 8 Submission	STATUS CODE S1
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CLIENT	Waterford City & County Council
JOB	Social Housing Development at Mount Esker, Inner Ring Road, Waterford
DRAWING	Third Floor Plan
DATE	17/02/2000
DRAWN	David Devine
CHECKED	Gary Falcó
SCALE	1:100 @ A3

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	DISC.	NUMBER	REVISION
BTTR	CJFA	00	ZZ	DR	A	0203	A

APARTMENT - UNIT 13 - 1 Bed			APARTMENT - UNIT 14 - 1 Bed		
	Required:	Achieved:		Required:	Achieved:
Total Area	45 sqm	56.6 sqm	Total Area	63 sqm	66.6 sqm
App. Living	23.7 sqm	23.7 sqm	App. Living	28 sqm	28.9 sqm
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1 Third Floor Level
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PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	DISC.	NUMBER	REVISION
3TR	CJFA	00	ZZ	DR	A	0400	A



NOTES:

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JOB NUMBER A: 2019026	QWQ SERIES: Part 8 Submission	STATUS CODE S1
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1038 Social Housing Development at Mount Esker, Inner Ring Road, Waterford

DATE:	17/02/2020	SCALE
DRAWN	David Devine	CHECKED

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	DISC	NUMBER	REVISION
BTR	CJFA	00	ZZ	DR	A	0401	A



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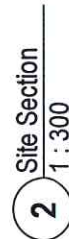
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YOU:	Social Housing Development at Mount Esker, Inner Ring Road, Waterford

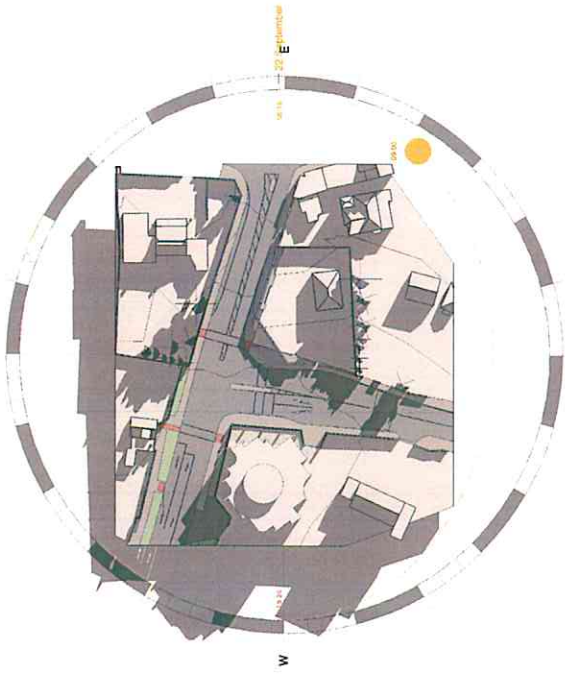
CHAMBERS
Contiguous Elevation & Site Section

DATE:	17/02/2020	SCALE	NTS
DRAWN	David Devine	CHECKED	Gary Falconer

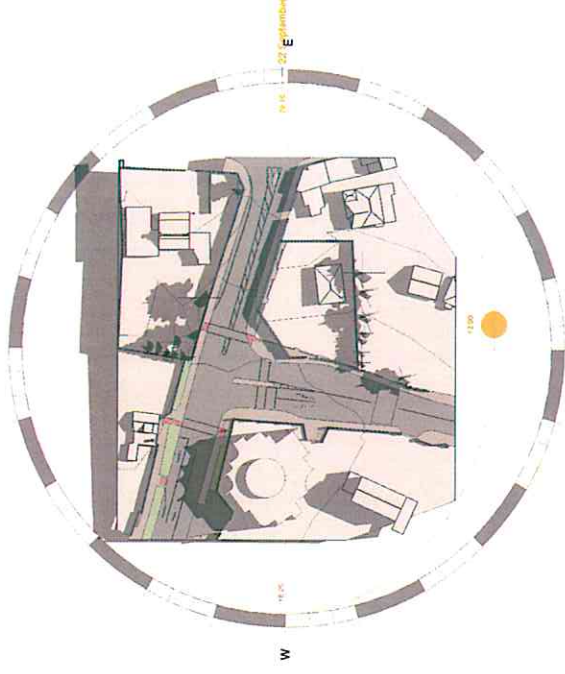
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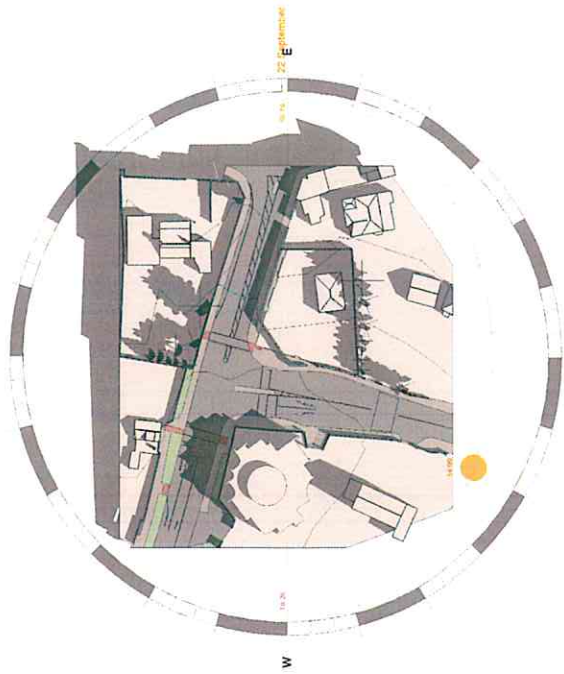
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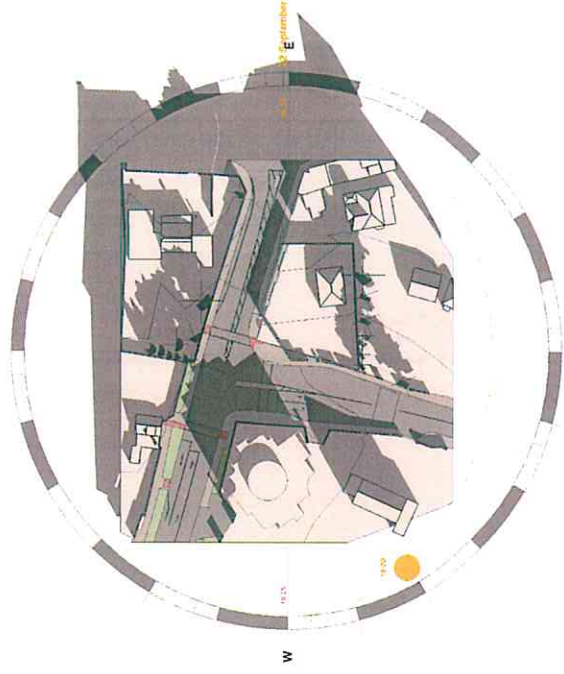
AUTUMNAL EQUINOX SOLAR
STUDY OF EXISTING MOUNT
ESKER SITE | 22nd SEPTEMBER @
9AM



AUTUMNAL EQUINOX SOLAR
STUDY OF EXISTING MOUNT
ESKER SITE | 22nd SEPTEMBER
@ 12PM



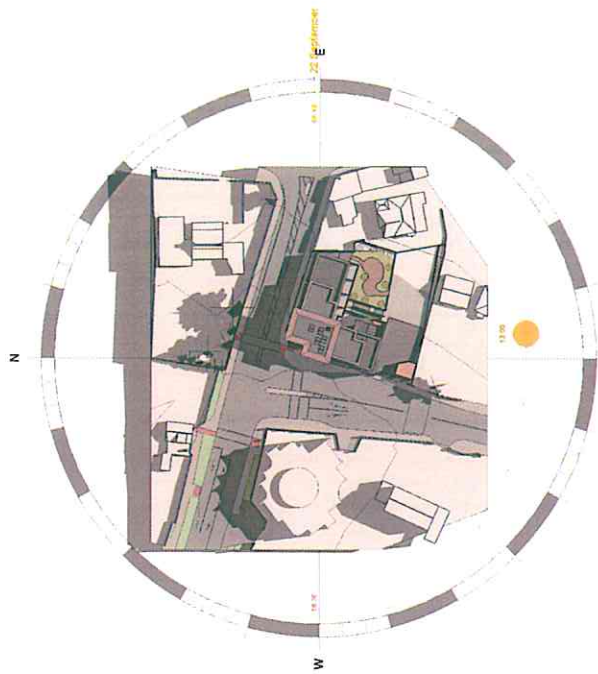
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@ 2PM



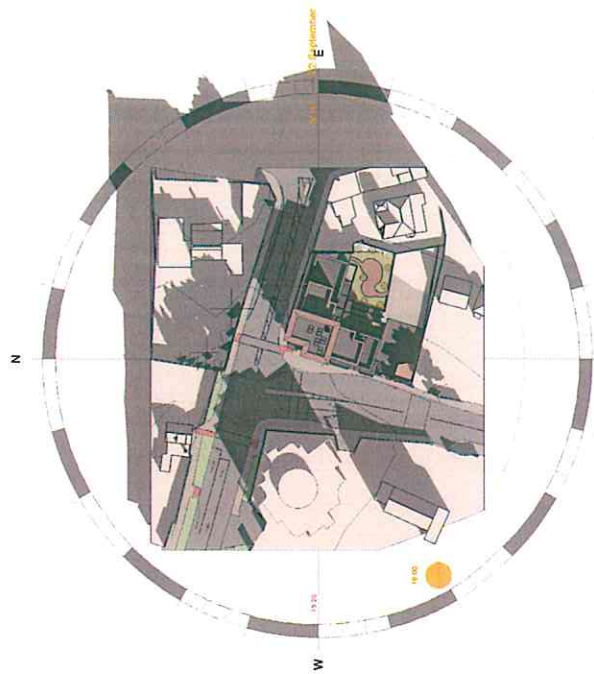
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STUDY OF EXISTING MOUNT
ESKER SITE | 22nd SEPTEMBER
@ 4PM

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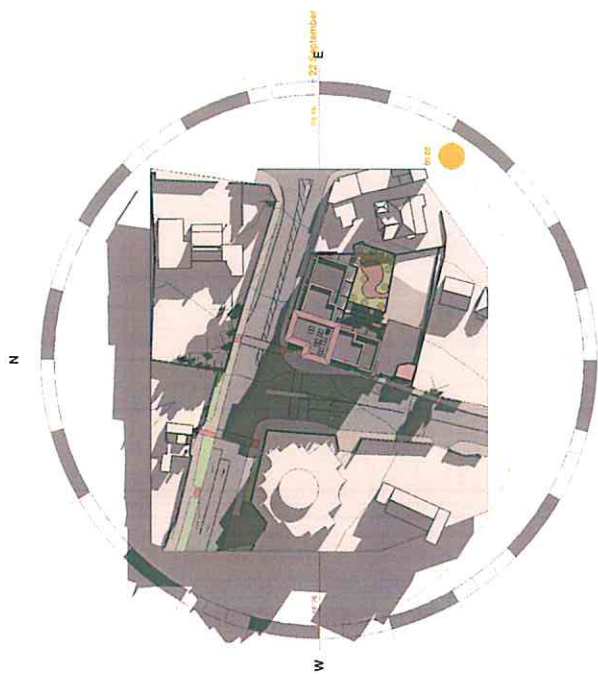
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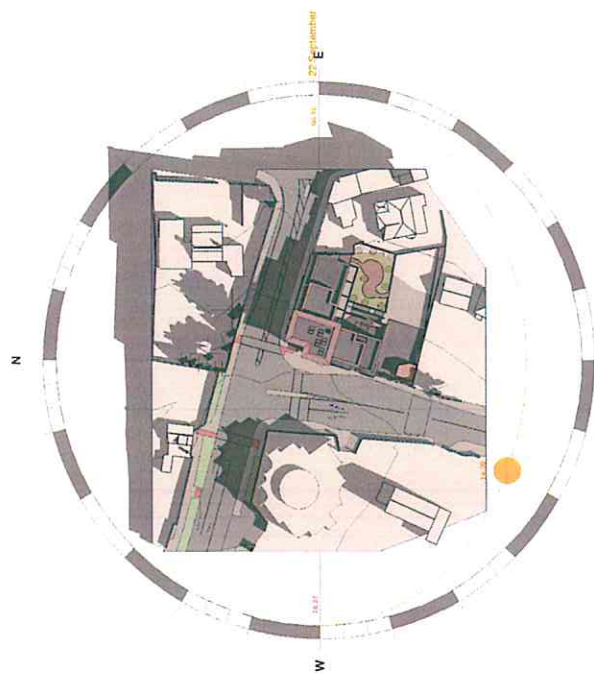
AUTUMNAL EQUINOX SOLAR
STUDY WITH PROPOSED MOUNT
ESKER DEVELOPMENT | 22nd
SEPTEMBER @ 12PM



AUTUMNAL EQUINOX SOLAR
STUDY WITH PROPOSED MOUNT
ESKER DEVELOPMENT | 22nd
SEPTEMBER @ 4PM



AUTUMNAL EQUINOX SOLAR
STUDY WITH PROPOSED MOUNT
ESKER DEVELOPMENT | 22nd
SEPTEMBER @ 9AM



AUTUMNAL EQUINOX SOLAR
STUDY WITH PROPOSED MOUNT
ESKER DEVELOPMENT | 22nd
SEPTEMBER @ 2PM

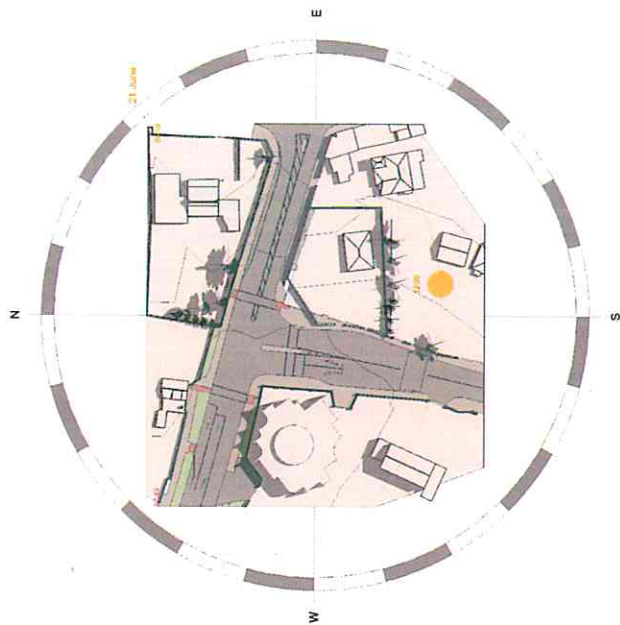
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ARCHITECTS

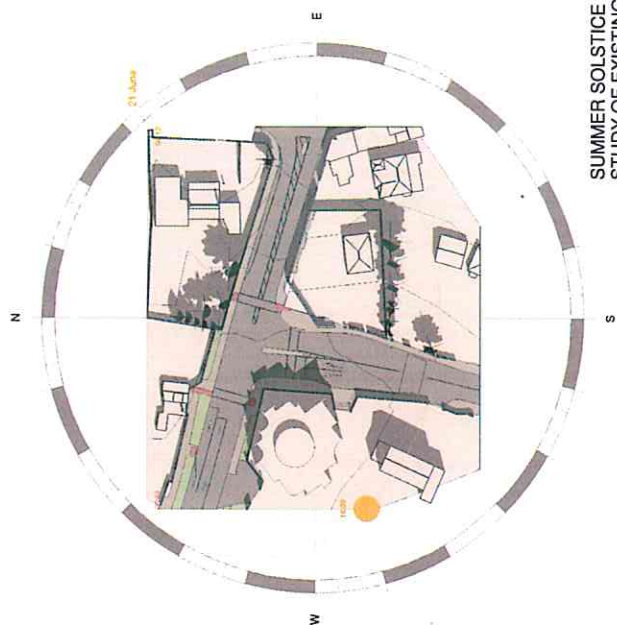
C.J. Falconer
+ Associates

St. Patrick's House, Newtown, Waterford, X91 RH76, Ireland
t: +353 (0)51 878888 e: mail@cfa.ie w: www.cfa.ie

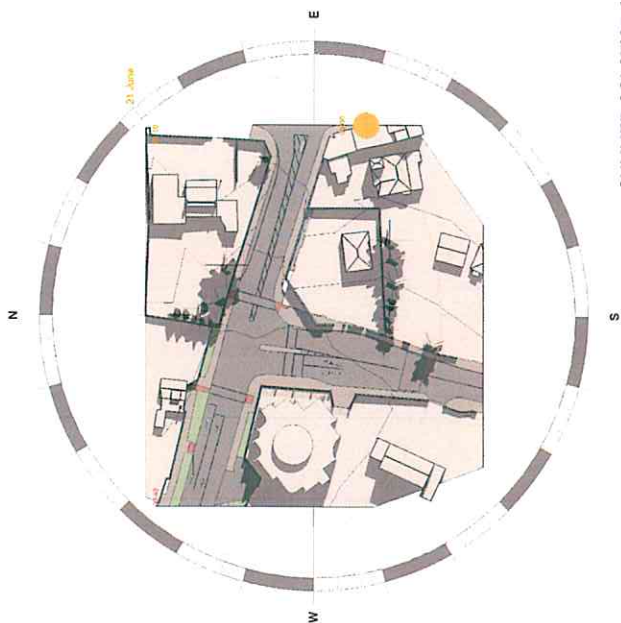
20190226	PART 8 SUBMISSION	8/27/2019
Wauwatosa City A County Council		
Social Housing Development at Mayfield & West Jones Ring Road, Wauwatosa		
PROPOSED AUTUMNAL EQUINOX SOLAR STUDY		
DATE	TIME	LOCATION
8/27/2019	9:00 AM	11100 MAYFIELD AVE
8/27/2019	9:00 AM	11100 MAYFIELD AVE



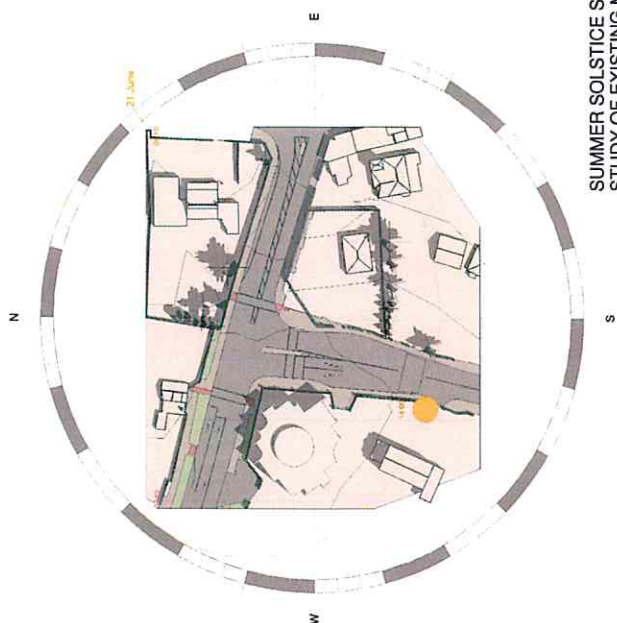
SUMMER SOLSTICE SOLAR
STUDY OF EXISTING MOUNT
ESKER SITE | 21st JUNE @ 12PM



SUMMER SOLSTICE SOLAR
STUDY OF EXISTING MOUNT
ESKER SITE | 21st JUNE @ 4PM



SUMMER SOLSTICE SOLAR
STUDY OF EXISTING MOUNT
ESKER SITE | 21st JUNE @ 9AM



SUMMER SOLSTICE SOLAR
STUDY OF EXISTING MOUNT
ESKER SITE | 21st JUNE @ 2PM

[illegible]

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ARCHITECTS

2, Patrick's House, Newtown, Waterford, X91 RH76, Ireland
t: +353 (0)51 878880 e: mail@cifa.ie w: www.cifa.ie

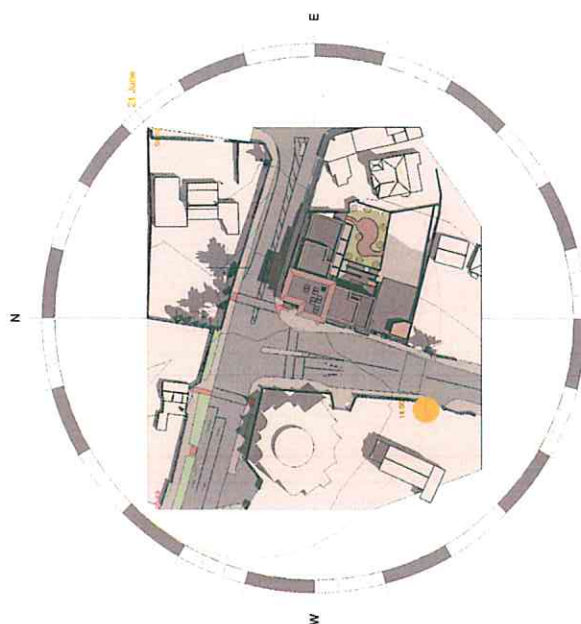
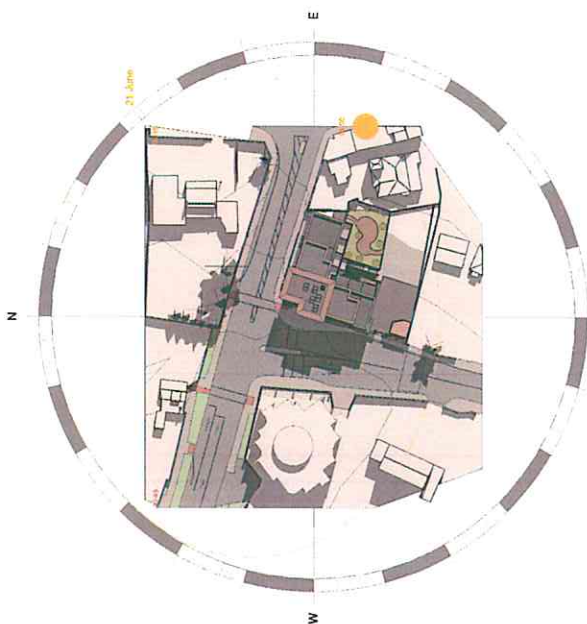
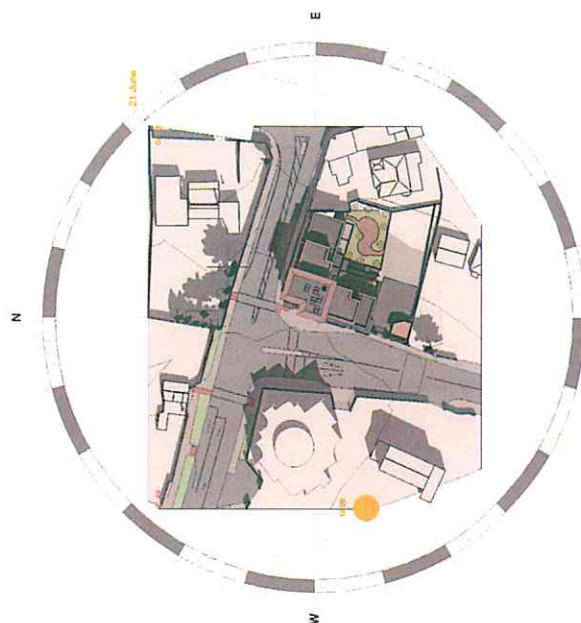
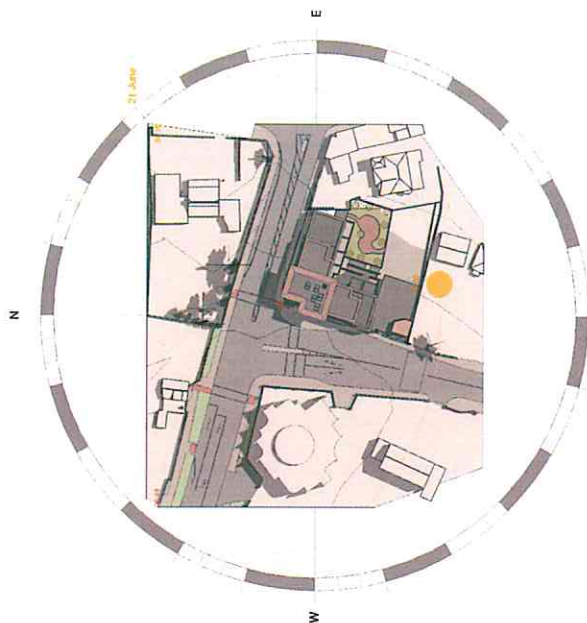
2019026	PLANNING	S2
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AK	Waterford City & County Council
AW	Social Housing Development at Mount Esker, Inver Ring Road, Waterford

EXISTING SUMMER SOLSTICE SOLAR STUDY	10-11-87
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	CJFA	00	ZZ	DR A	0900	REGISTRATION
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6.11.01

[illegible]

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ARCHITECTS
+ Associates
ARCHITECTS

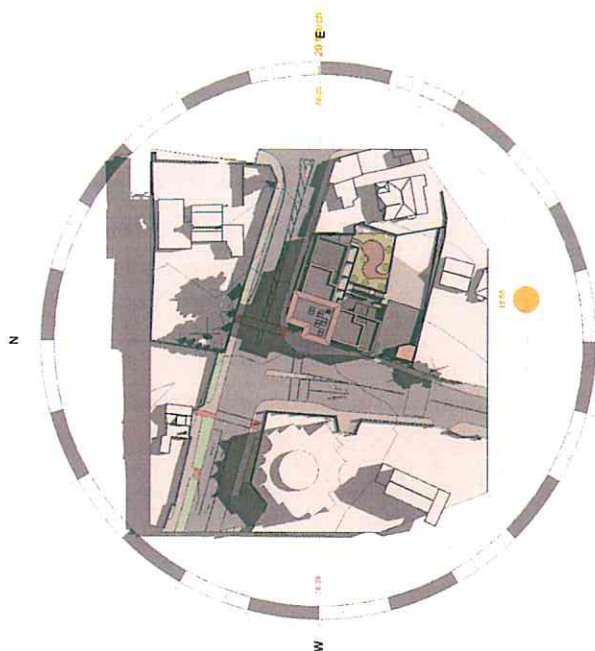
L. Patrick's House, Newtown, Waterford, X91 RR76, Ireland
+353 (0)51 876888 e: mail@cjale w: www.cjale

2019026	part 8 submission	S2
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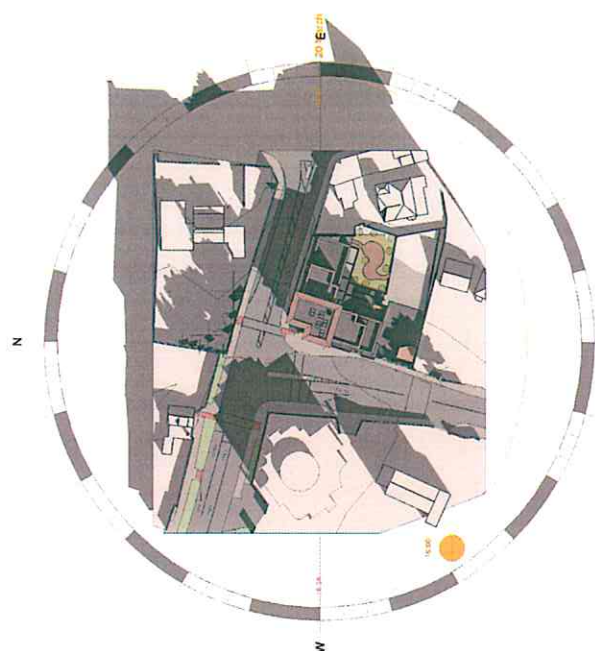
Waterford City & County Council
Social Housing Department at Mount Esker, Inner
Ring Road, Waterford

U.S. Attorney	U.S. District Court
San Francisco, CA	San Francisco, CA

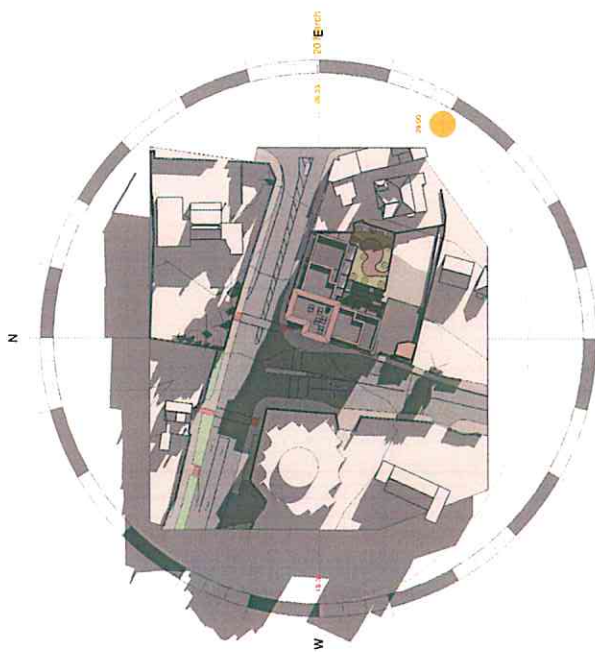
TR	CJFA	00	ZZ	DR	A	0901
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SPRING EQUINOX SOLAR STUDY
WITH PROPOSED MOUNT ESKE
DEVELOPMENT | 20th MARCH @
12PM



SPRING EQUINOX SOLAR STUDY
WITH PROPOSED MOUNT ESKER
DEVELOPMENT | 20th MARCH @
4PM



SPRING EQUINOX SOLAR STUDY
WITH PROPOSED MOUNT ESHER
DEVELOPMENT | 20th MARCH @
9AM



SPRING EQUINOX SOLAR STUDY
WITH PROPOSED MOUNT ESKER
DEVELOPMENT | 20th MARCH @
2PM

[illegible]

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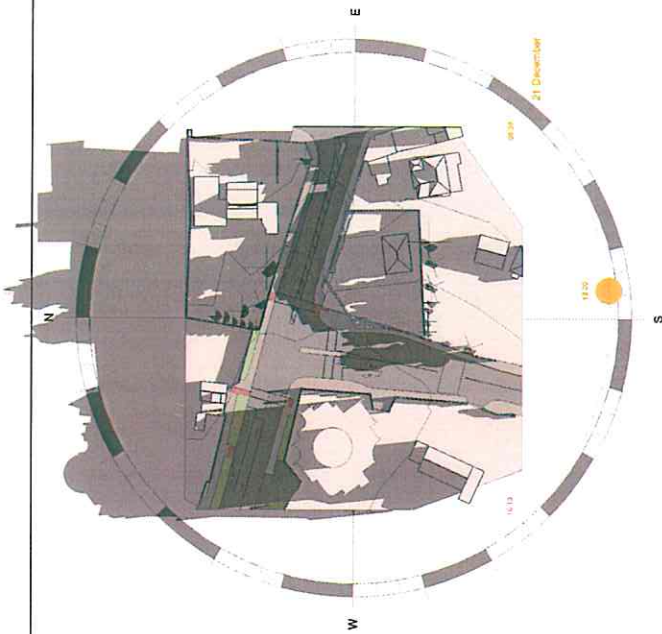
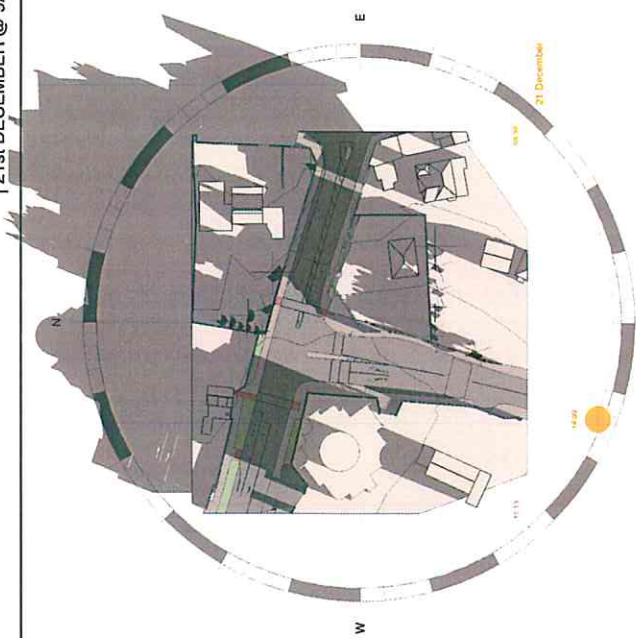
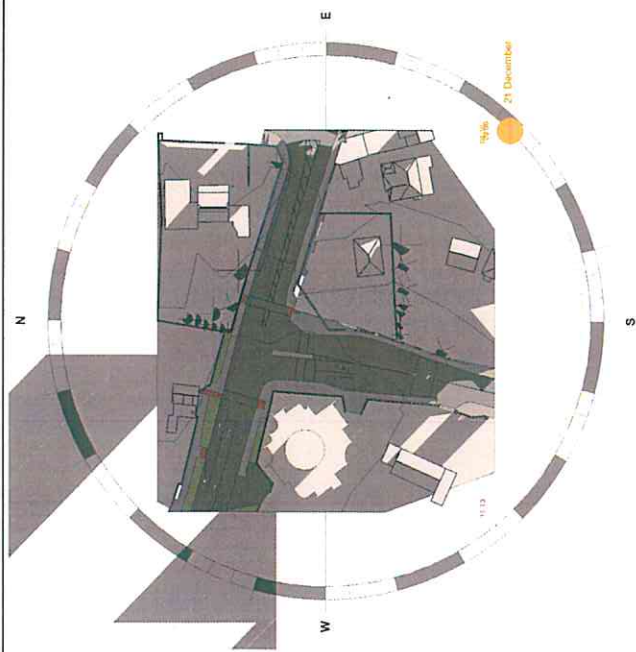
Patrick's House, Newtown, Waterford, X91 RR76, Ireland
+353 (0)51 876888 e: mail@cfa.ie w: www.cfa.ie

ISSN NUMBER	ISSN 0013-7901
DATE RECEIVED	20190226
PART # SUBMISSION	S2
PAGE TOTALS	

Waterford City & County Council
Social Housing Development at Mount Esker, Inver
Ring Road, Waterford

PROPOSED SPRING EQUINOX SOLAR STUDY

NAME: J. D. W. B.	NAME: J. D. W. B.				
TR	CJFA	00	ZZ	DR	A
0907	0907				

[illegible]

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NEW NUMBER	FORM NUMBER	DATE IN USE
2019026	PLANNING	52

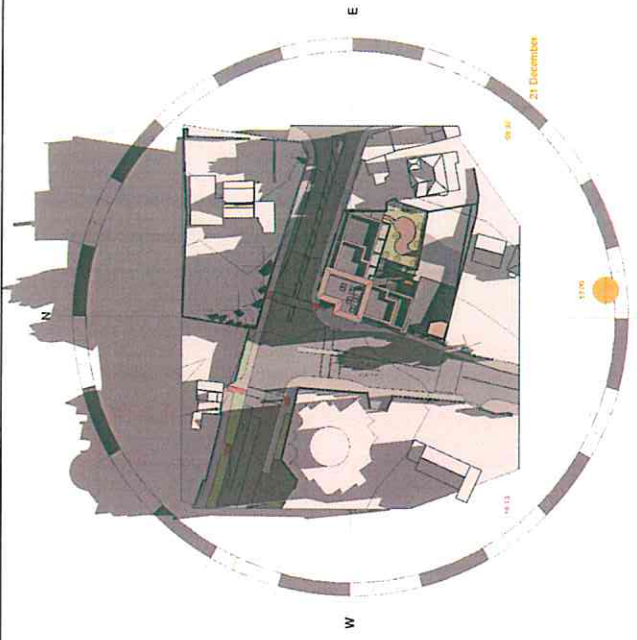
108 Social Housing Development at Mount Esker, Brier
Ring Road, Waterford

EXISTING WINTER SOLSTICE SOLAR STUDY

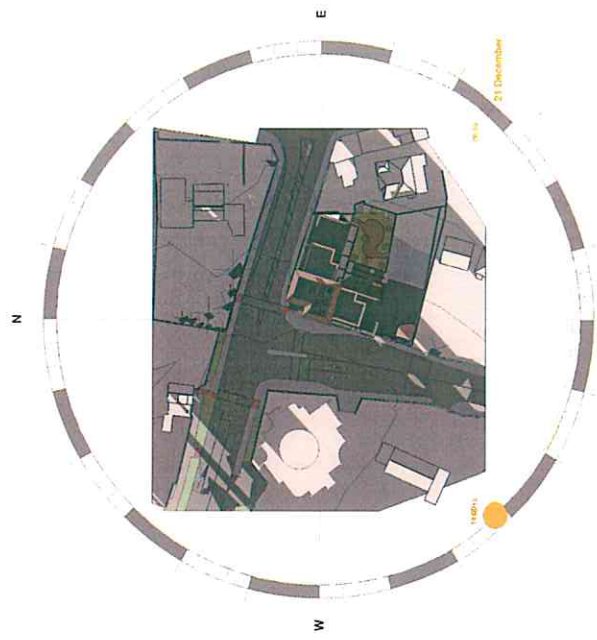
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STATION	OFFICER	DATE	TIME	FILE	REMARKS
BTR	CJFA	00	ZZ	DR A	0902

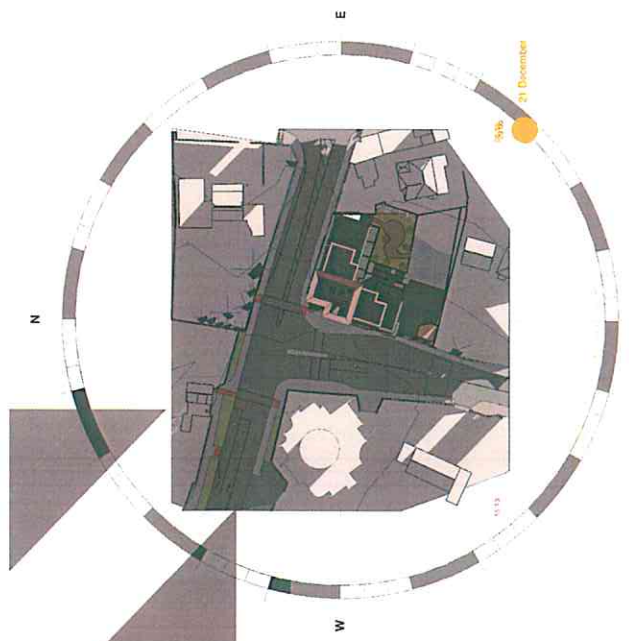
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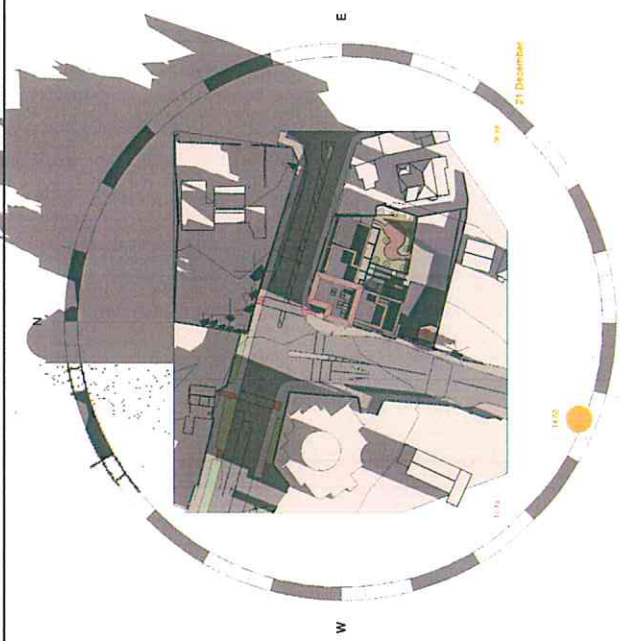
WINTER SOLSTICE SOLAR STUDY
WITH PROPOSED MOUNT ESKER
DEVELOPMENT | 21st DECEMBER
@ 12PM



WINTER SOLSTICE SOLAR
STUDY WITH PROPOSED MOUNT
ESKER DEVELOPMENT | 21st
DECEMBER @ 4PM



WINTER SOLSTICE SOLAR STUDY
WITH PROPOSED MOUNT ESKER
DEVELOPMENT | 21st DECEMBER
@ 9AM



WINTER SOLSTICE SOLAR STUDY
WITH PROPOSED MOUNT ESKER
DEVELOPMENT | 21st DECEMBER
@ 2PM

NO.	DATE	REVISION
1	20190206	ISSUED FOR PERMIT
2	20190206	ISSUED FOR PERMIT
3	20190206	ISSUED FOR PERMIT
4	20190206	ISSUED FOR PERMIT
5	20190206	ISSUED FOR PERMIT
6	20190206	ISSUED FOR PERMIT
7	20190206	ISSUED FOR PERMIT
8	20190206	ISSUED FOR PERMIT
9	20190206	ISSUED FOR PERMIT
10	20190206	ISSUED FOR PERMIT
11	20190206	ISSUED FOR PERMIT
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29	20190206	ISSUED FOR PERMIT
30	20190206	ISSUED FOR PERMIT
31	20190206	ISSUED FOR PERMIT
32	20190206	ISSUED FOR PERMIT

CJFA **C.J. Falconer**
ARCHITECTS **+ Associates**

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PROJECT: 20190206 PART 9 SUBMISSION
CLIENT: Watford City & County Council

101 South House Development at Mount Esker, Inner Ring Road, Watford

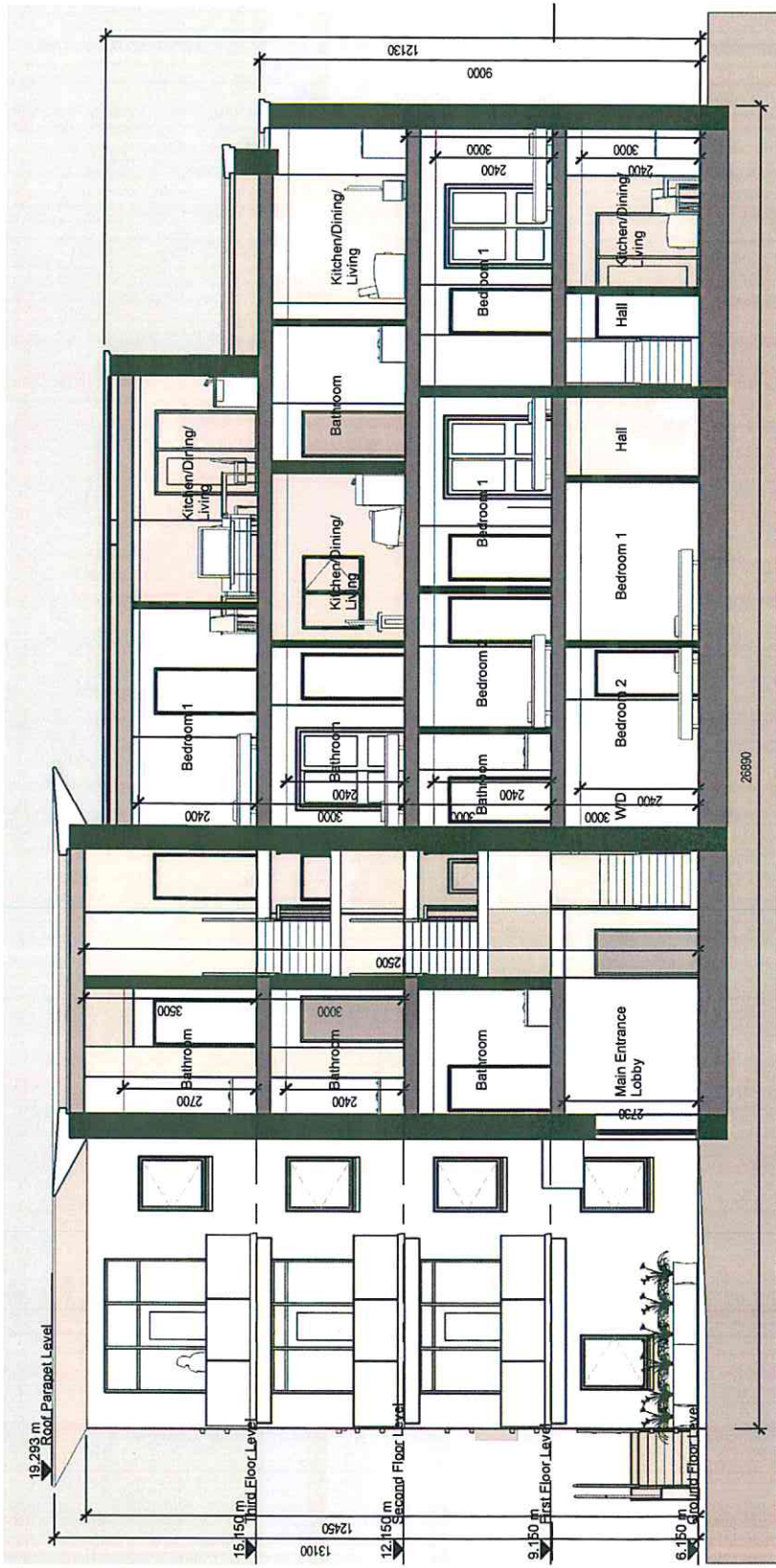
PROJECT: PROPOSED WINTER SOLSTICE SOLAR STUDY

DATE: 20190206
BY: CJFA
CHECKED: JJ
APPROVED: JJ

PROJECT: 20190206 PART 9 SUBMISSION
CLIENT: Watford City & County Council
101 South House Development at Mount Esker, Inner Ring Road, Watford
PROJECT: PROPOSED WINTER SOLSTICE SOLAR STUDY
DATE: 20190206
BY: CJFA
CHECKED: JJ
APPROVED: JJ

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NOTES:



1 Section A-A
1 : 100

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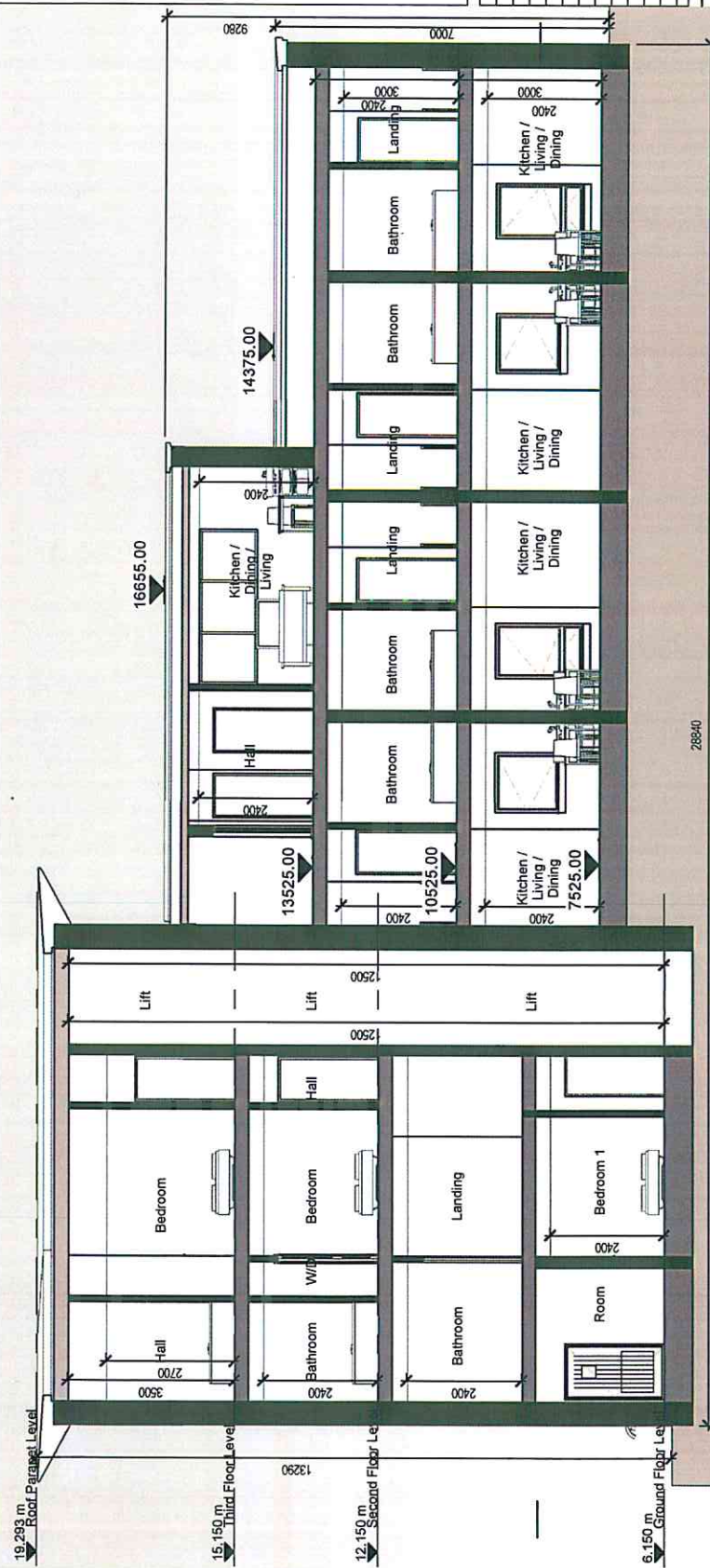
JOB NUMBER	DWG. SERIES	STATUS CODE
2019026	Part 8 Submission	S1

CLIENT	Waterford City & County Council
ADDR	Social Housing Development at Mount Esker, Inner Ring Road, Waterford
DRAWING	Section A-A
DATE	17/02/2020
DRAWN	David Dwyer
CHECKED	Gary Falconer
SCALE	1:100 @ A3

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	DISC.	NO.	REVISION
BTR	CJFA	00	ZZ	DR	A	0300	

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1 Section B-B
1:100

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JOB NUMBER	DWG. SERIES	STATUS CODE
2019026	Part 8 Submission	S1

CLIENT	Waterford City & County Council		
or			
	Social Housing Development at Mount Esker, Inner Ring Road, Waterford		
DRAWING	Section B-B		
DATE	17/02/2020	SCALE	1:100 @ A3
DRAWN	David Devine	CHECKED	Gary Falconer

PROJECT	DESCRIPTION	ZONE	LEVEL	TYPE	DATE	NUMBER	REVISION
BTR	CJFA	00	ZZ	DR	A	0301	

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2. The contractor is responsible for checking all levels and dimensions on site and that all drawings correspond to the Engineer.

3. Only drawings issued for CONSTRUCTION shall be used for construction purposes.

4. Work to figured dimensions only. Do not scale print.

5. Check size of drawing sheet against dimension marks at bottom left and corner of sheet.



+ WATERMAIN TO BE LOCATED PRIMARILY UNDER ROADS, IN 150mm GRIT SURROUND WITH TARGET 1200mm COVER

*** PROVIDE CONCRETE ANCHOR BLOCKS TO ALL FITTINGS, INCLUDING BOTH SIDES OF SLUICE VALVES AND AT ALL BENDS**

**+ ALL FITTINGS TO BE MARKED WITH INDICATOR
PLATES TO BS.3251**

+ INDIVIDUAL UNIT CONNECTIONS TO BE Ø 25mm (Ø 20mm INTERNAL DIAMETER) HEAVY GAUGE POLYETHYLENE PIPE WITH BOUNDARY BOX TO IRISH WATER REQUIREMENTS

[H] FIRE HYDRANT TO EN 14339 WITH OUTLET COMPLYING WITH BS 750 AND TO IRISH WATER REQUIREMENTS (OUTLET NOT MORE THAN 300mm BELOW COVER LEVEL)

AV AIR VALVE

09/08/2017

SCV SCOUR VALVE

Rev:	Note:	
p2		
Date:	24 FEB '20	Drawn: JH Approved: CB
Rev:	Note:	
p1		
Date:	22 OCT '19	Drawn: PN Approved: GOS



**DAVID KELLY
PARTNERSHIP
CHARTERED ENGINEERS**

Nelson House, Emmet Place,
Youghal, Co. Cork.
t. +353 (0)21 92412
e. info@dkn.ie www.dkn.ie

Project:

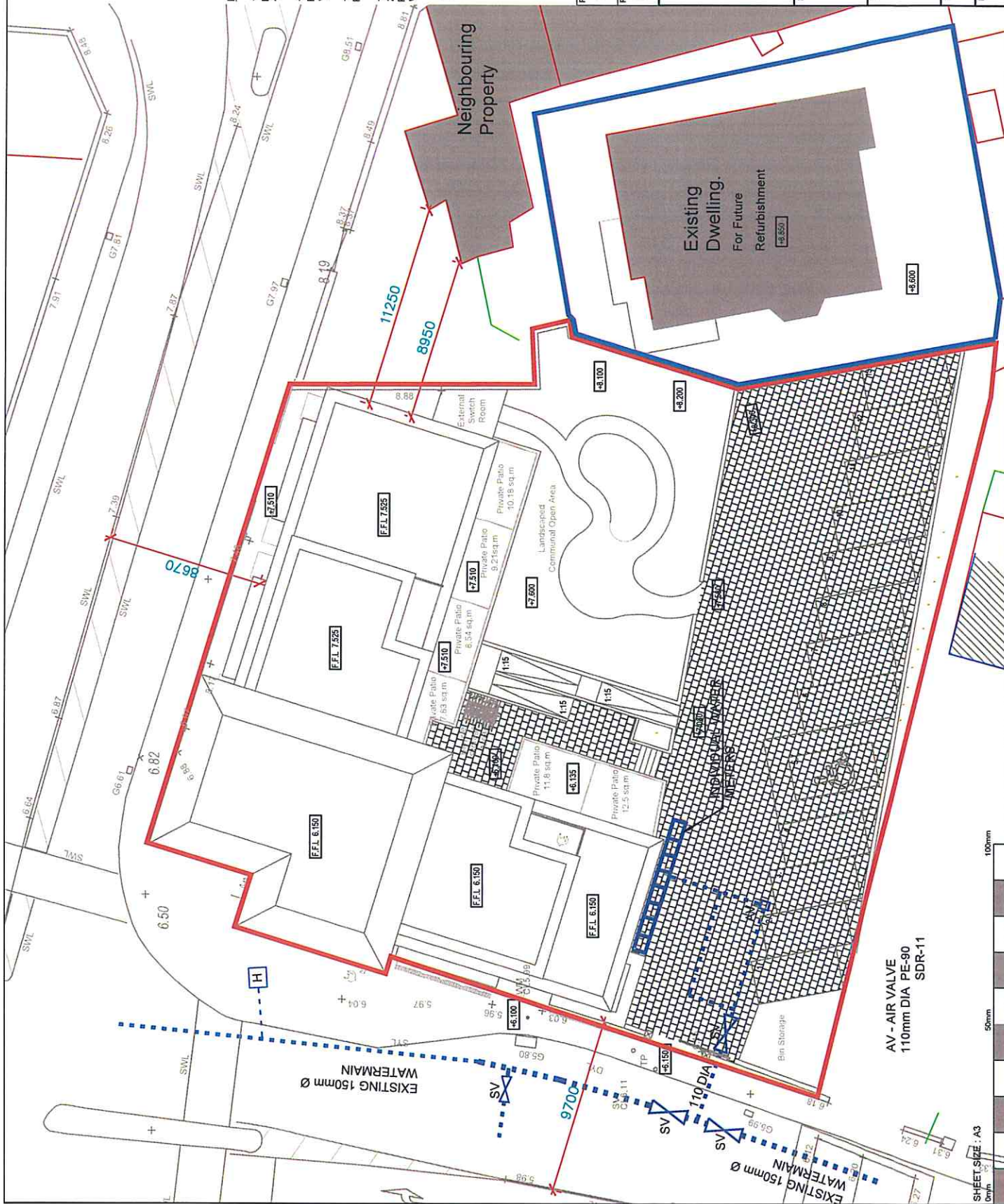
**SOCIAL HOUSING DEVELOPMENT
AT MOUNT ESKE, INNER RING ROAD,
CO. WATERFORD**

Time:

WATERMAIN LAYOUT

Purpose of Issue :	Scale :
PLANNING	1 : 200

Project No. :	Drawing No. :	Issue No. :
19088	103	P2



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2. The contractor is responsible for checking all levels and dimensions on site and shall refer all discrepancies to the Engineer.
3. Only drawings issued for CONSTRUCTION shall be used for construction purposes.
4. Where dimensions are given, they shall be in millimetres. Do not scale print.
5. Check size of drawing sheet against dimension marks at bottom left hand corner of sheet.



SURFACE WATER			
MH	CL	INLET	INVERTS
SW01	7.6		6.182
SW02	7.9		6.105
SW03	6.5		5.45
SW04	7.7	5.998	5.498
SW05	6.5		5.413
SW06	6.11	5.3	4.79
SW07	6.1		5.555
SW08	6.9		5.467
SW09	6.5		5.44

LEGEND

- PROPOSED 150mm Ø PVC FOUL SEWER
- PROPOSED 225mm Ø STORM WATER

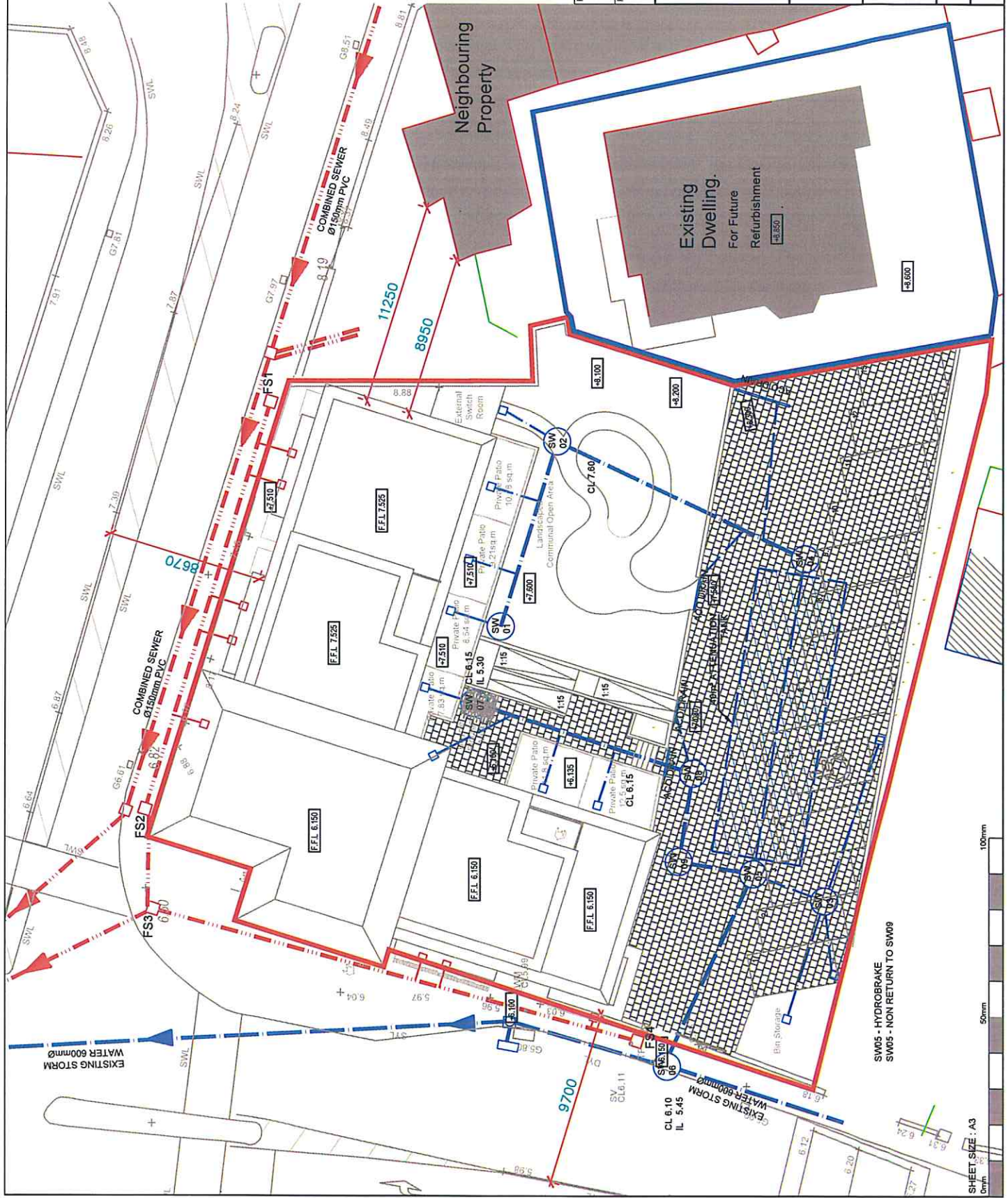
Rev:	Note:
P2	Date: 24 FEB 20 Drawn: JH Approved: CB
Rev:	Note:
P1	Date: 22 OCT19 Drawn: PN Approved: GOS

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CHARTERED ENGINEERS

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Project:
SOCIAL HOUSING DEVELOPMENT
AT MOUNT ESKEER, INNER RING ROAD,
CO. WATERFORD

Title:		Scale:	
DRAINAGE LAYOUT		1 : 200	
Purpose of Issue:	PLANNING	Project No.:	19088
Issue No.:	P2	Drawing No.:	102



SHEET SIZE: A3
Dym

Observation - Summary Spreadsheet

	Person/Group	Observations	Consideration by Housing Department	Director of Services Response
1	Caitriona Daly <i>St. Ursulas Primary School</i> (dated, 7th April 2020).	1. States collection and drop-off times at St. Ursulas Primary School (located across the road) are extremely busy; has contacted Gardai and WC&CC who visited and observed problems in September 2019, and feels the high density development will add further pressure to an already busy and dangerous junction. 2. Refers to footpath widening proposals by WC&CC, immediately adjacent to the site.	The original Part 8 site was increased in size to include the adjacent (Tower Lodge) site, in order to specifically provide safe off-road parking provision for residents. The existing Tower Lodge building itself is to remain, and will ultimately be refurbished - the site however will be developed to accommodate the parking provision as shown on the Part 8 drawings.	No change to Part 8 design.
			WC&CC Roads Department are currently considering road improvements that would help address the existing issues raised in this observation; bollards have been in-situ since January 2020 as a trial-run. This element of work will take place outside this current Part 8 application, by WC&CC Roads Dept.	No change to Part 8 design
2	Patricia Power Shauna de Paor <i>Avonlea, Ballytruckle Road</i> (dated, 6th March & 8th April 2020).	1. Suggests putting a 4-storey building next to the existing bungalows along the road will cause reciprocal overlooking in to the bedroom of her house from the balconies on the south side.	Ms. Powers property will be approximately 40m distance from the balconies on the south-side of the proposed development, which is far in excess of the minimum 22m reciprocal over-looking distance prescribed in planning legislation. There will be a new wall and screen planting along the boundary between the sites - some existing plants and hedging will inevitably be lost during construction work but it is intended to replace as much as possible with semi-mature screen planting.	No change to Part 8 design

		<p>2. Suggests that noise / fuel pollution from cars parking in the car park will be extremely distressing.</p>	<p>Proposed parking will be located behind a new boundary wall and screen planting. There are 13 spaces provided for - it should take 1-minute maximum to start a car, carry out a manoeuvre, and get on to Ballytruckle Road, (plus the same length of time upon return). This proposal is not for a car garage - engines will not be running for prolonged periods of time. In reality noise / fuel pollution will be more apparent from the existing traffic passing on Ballytruckle Road, than emanating from the proposed site next door.</p>	No change to Part 8 design
		<p>3. Concerned that the smell of 42 refuse bins (3 bins per apartment) "a few feet from my door will be nocuous and an environmental health risk".</p>	<p>There will be 3 large communal bins used for the entire building, and not 3 per apartment. WC&CC will enter into a contract with a Facilities Management company, who will be appointed with the responsibility for bin collection on a regular basis., and also to keep bins clean. The bins will also be located behind a new boundary wall and screen planting, approximately x feet from the front door to the residence. No storage on the public footpath is required.</p>	No change to Part 8 design
		<p>4. Suggests that the 14x apartments will lead to 30-40 cars owned by residents, and asks where all these will be located.</p>	<p>It is intended the apartments will accommodate families - a couple, or single-parents with children. It is considered therefore there will be 1x car per apartment max.</p>	No change to Part 8 design
		<p>5. Sewerage backflows each winter after heavy rain & at high tide times outside her property, which is at the lowest point of the street. The proposed development could counteract the flood prevention measures already in place or put the prevention measures under severe pressure.</p>	<p>Appropriate consideration will be given to this fact during design development of the project. This area is not in a Flood Zone according to the OPW Flood Maps. A pre-connection enquiry has been submitted to Irish Water.</p>	No change to Part 8 design

		<u>6. Suggests having so many people living in close proximity will not help control infectious diseases such as Covid-19.</u>	<i>Events such as the outbreak of Covid-19 is a once in a century occasion, which its proven can be controlled with considered and responsible public distancing measures.</i>	No change to Part 8 design
		<u>7. Asks if WC&CC is interested in acquiring her property.</u>	<i>WC&CC are not interested in acquiring her property or site as it is not necessary or required as part of this Part 8.</i>	No change to Part 8 design
3	Nicholas Abbott <i>Lower Grange.</i> <i>(dated, 23rd. March).</i>	<u>1. Increased activity and noise levels / pollution directly to the rear of my property as a result of the proposed parking arrangement.</u>	<i>Proposed parking will be located behind a new boundary wall, screen planting and the existing Tower Lodge residence. There are 13 spaces provided for - it should take 1-minute maximum to start a car, carry out a manoeuvre, and get on to Ballytruckle Road, (plus the same length of time upon return). This proposal is not for a car garage - engines will not be running for prolonged periods of time. In reality noise / fuel pollution from the new parking will be negligible compared to the existing traffic passing his own property at the Folly Roundabout Inner Ring Road junction.</i>	No change to Part 8 design
		<u>2. Concerns for future plans of Tower Lodge property.</u>	<i>WC&CC intend to refurbish the existing Tower Lodge house at some point in the future, and outside this scope of this current Part 8. There is concern from residents that it will be demolished to allow for development of a similar height and density of the proposed Part 8 building currently being presented, but this is not the case.</i>	No change to Part 8 design
		<u>3. Suggests the safety and security of own property is now impacted.</u>	<i>Mr. Abbotts property is more at risk and vulnerable now whilst the sites are empty and vacant, thereby allowing unauthorised and unmonitored access. Development of the site and eventual refurbishment of the existing Tower Lodge will provide 24-hour passive supervision.</i>	No change to Part 8 design

		4. Concerned that the height and density of the development will set a precedent for other future development in the area.	Precedent for height and density of local development has already been established by the 3-storey, (plus set-back floor), Caherane House opposite, plus the 3 to 5-storey Riverside Walk apartments on the Inner Ring Road. The proposed Part 8 building steps up in height from 2, to 3, and then to 4-storeys at the corner junction only	No change to Part 8 design
		5. Concerned that he will be over-looked.	There are no windows on the gable-end of the proposed Part 8 development over-looking Mr. Abbotts single-storey property. There is no view from the kitchen window of the set-back second floor Apartment no.9, of Mr. Abbotts property. Any windows directly facing Mr. Abbotts property are in excess of the minimum 22m reciprocal over-looking distance prescribed in planning legislation.	No change to Part 8 design.
		6. Concerned that he will be over-shadowed.	Mr. Abbotts property will not be affected by the proposed building, any worse than it already is by existing neighbouring structures. Refer to the Part 8 Solar Studys produced for presentation by CJFA.	No change to Part 8 design
4	Garry O'Neill Avoca Lodge, Lower Grange (dated 17th. March & 13th April).	1. Concerns regarding extreme privacy intrusion to the side and rear of property.	The single-storey Avoca Lodge property is on the other side of the Inner Ring Road to the north of the proposed Part 8 development, and behind a 3m high boundary wall with a very mature sycamore tree on same. Any windows directly facing the side of Mr. O'Neills property are in excess of the minimum 22m reciprocal over-looking distance prescribed in planning legislation.	No change to Part 8 design
		2. Concerned that the height and density of the development will set a precedent for other future development in the area.	Precedent for height and density of local development has already been established by the 3-storey, (plus set-back floor), Caherane House opposite, plus the 3 to 5-storey Riverside Walk apartments on the Inner Ring Road. The proposed Part 8 building steps up in height from 2, to 3, and then to 4-storeys at the corner junction only	No change to Part 8 design

		3. Concerns for future plans of Tower Lodge property.	WC&CC intend to refurbish the existing Tower Lodge building at some point in the future, and outside this scope of this current Part 8 process. There is the concern from residents that it will be demolished to allow for a WC&CC development of a similar height and density of the proposed Part 8 building currently being presented, but this is not the case.	No change to Part 8 design
		4. Concerns regarding reduced natural light to own property due to height of proposed development; queries the accuracy of the Solar Studys produced by CJFA and asks, 'its very difficult to make out why the shadow cast by the new development is significantly less than the existing apartments (ie: Caherane House) shadows.	The design team architects have produced a series of computer generated Solar Studys which shows over-shadowing occurs on a very limited basis during the winter months only. As regards Mr. O'Neills query regarding the general accuracy of same when compared to the existing adjacent Caherane House, it must be remembered that Caherane house is a 3-storey building with a set-back terrace on top (effectively 4-storeys); the proposed Part 8 development facing Mr. O'Neills property actually starts at 2-storey, rises to 3-storey, and is 4-storey at the corner junction only. this would explain why the shadow cast is significantly less.	No change to Part 8 design
		5. Mention of the Right to Light Prescription Act in comments.	The Right to Light Prescription Act 1832, is UK legislation and deals with the right to light as a civil matter and separate from daylight and direct sunlight, as considered by Local Planning Authorities. The right is to a certain amount of light and not to all of the light that was once enjoyed. WC&CC are of the opinion that the Part 8 development will have minimal impact on such existing levels.	No change to Part 8 design
		6. Notes there are 13 car park spaces, and 14 apartments - asks where the other car is to park?	The provision of 13 car parking spaces and bicycle parking has been included in the development while being cognisant of the fact that there are public transport facilities in the area. Also it is likely not all future residents will have a car.	No change to Part 8 design

		7. Considers the development by reason of its design, form and layout, to be inappropriate form of development for such a visually prominent location, which in turn will have a negative impact on the corner and streetscape.	<i>The proposed Part 8 development, while actually considered and positively responding to its surroundings, will contribute to the identity and sense of place of this development and the area in general, through the use of considered and high-quality materials .</i>	No change to Part 8 design
		8. Suggests reducing the Part 8 proposal by 1-storey, and building accommodation on the site of the Tower Lodge building.	<i>Refurbishing the existing Tower Lodge building has a significantly smaller carbon-footprint than demolishing same and rebuilding on the site. Developing the Tower Lodge site would also reduce the overall site for car parking provision and communal open space requirements. Also there would be potentially significant overlooking issues to the rear of properties on Lower Grange. Therefore it does not make financial or practical sense to split the development as suggested.</i>	No change to Part 8 design
		9. Contiguous elevations – notes the drawings do not include the heights of the adjoining properties	<i>This information has been provided as Clarification of original Part 8 information, and is contained within the updated Part 8 drawings (where relevant) attached to this Report.</i>	No change to Part 8 design
		10. Seeks clarification on the cladded elements on the set-back upper-floors	<i>These are Apartments - on the north elevation (second floor) it is Apartment no. 9, and on the west elevation (third floor) it is Apartment no.14.</i>	No change to Part 8 design
		11. Increase in noise pollution.	<i>The source of noise pollution referred to here is not clear by the applicant, and is a vague comment.</i>	No change to Part 8 design
		12. Refers to fact there is a current restriction on HGV over 3.5 tonnes in the area.	<i>There is a 3.5 tonne weight restriction on this section of the Ballytruckle Road (L1019-3), except for access and deliveries, which are exempt.</i>	No change to Part 8 design

	13. Refers to previous planning application on the site, ref; 04/410, which was refused due to 'over-development of the site'	Planning application 04/410, (re; the construction of 5x 3-storey town-houses), was refused permission in October 2004. However the subsequent planning permission 05/561 (re; the construction of more 6x 3-storey duplex apartments), for a revised development of more units, was granted permission in March 2006. As mentioned in above comment no.2, there is precedent in the immediate locale for developments of this scale and density.	No change to Part 8 design
	14. Makes reference to previous planning application on this site, ref; 04/574, which was refused permission, and uses same as a precedent not to develop the site.	The planning reference mentioned relates to the development of 6x 3-bedroom duplex units over 3-floors, which was refused in August 2005. However the subsequent (revised) planning permission 05/561 (re; the construction of 6x 3-storey duplex apartments), was granted permission in March 2006. As mentioned in above comment no.2, there is precedent in the immediate locale for developments of this scale and density.	No change to Part 8 design
	15. Comments that it is always a busy area especially at school times, and at other times during the day the traffic is backed up in all directions approaching the Ballytruckle roundabout; suggests the proposed development will increase the existing bottleneck problems in this area and may very well be the cause of a more hazardous access / parking situation during school term times.	Existing traffic issues, eg; illegal parking and bottle-necked junctions, are associated with school drop off and collection times in the area. 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. The development is located within the city environs and close to public transport facilities. It provides new off-street parking.	No change to Part 8 design
	16. Queries the size of private open space for the 3-bedroom unit.	This information has been provided as Clarification of original Part 8 information, and is contained within the updated Part 8 drawings (where relevant) attached to this Report.	Balcony to unit no.5 lengthened

		<u>17. States the proposed development will devalue his property "resulting from increased traffic noise, the building height and loss of privacy"</u>	<i>The observers property is located in an urban environment surrounded by roads, other residential houses, apartments, commercial premises and the like. The value of property can generally be attributed to the property type and its general locality. It is reasonable to assume that in an urban environment, future development will take place and as such there is no basis for the suggestion that new development devalues existing property.</i>	No change to Part 8 design

Referrals



Gerard O'Sullivan
Nelson House, Emmet Place
Youghal
Cork

26 November 2019

Dear Gerard O'Sullivan,

**Re: Connection Reference No CDS19007701 pre-connection enquiry -
Subject to contract | Contract denied**

**Connection for Housing Development of 14 units at Mount Esker, Inner Ring Road,
Co. Waterford.**

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

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Mount Esker, Inner Ring Road, Co. Waterford.

Water

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network, 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 can be facilitated.

Wastewater

In order to accommodate the proposed connection to Irish Water wastewater network at the Premises, upgrade works may be required to extend the length of the network. Irish Water currently does not have any plans to extend its network in this area. Should you wish to progress with the connection you will be required to fund this network extension.

General

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 Alvaro Garcia from the design team on 022 54623 or email agarcia@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,

Maria O'Dwyer

Connections and Developer Services