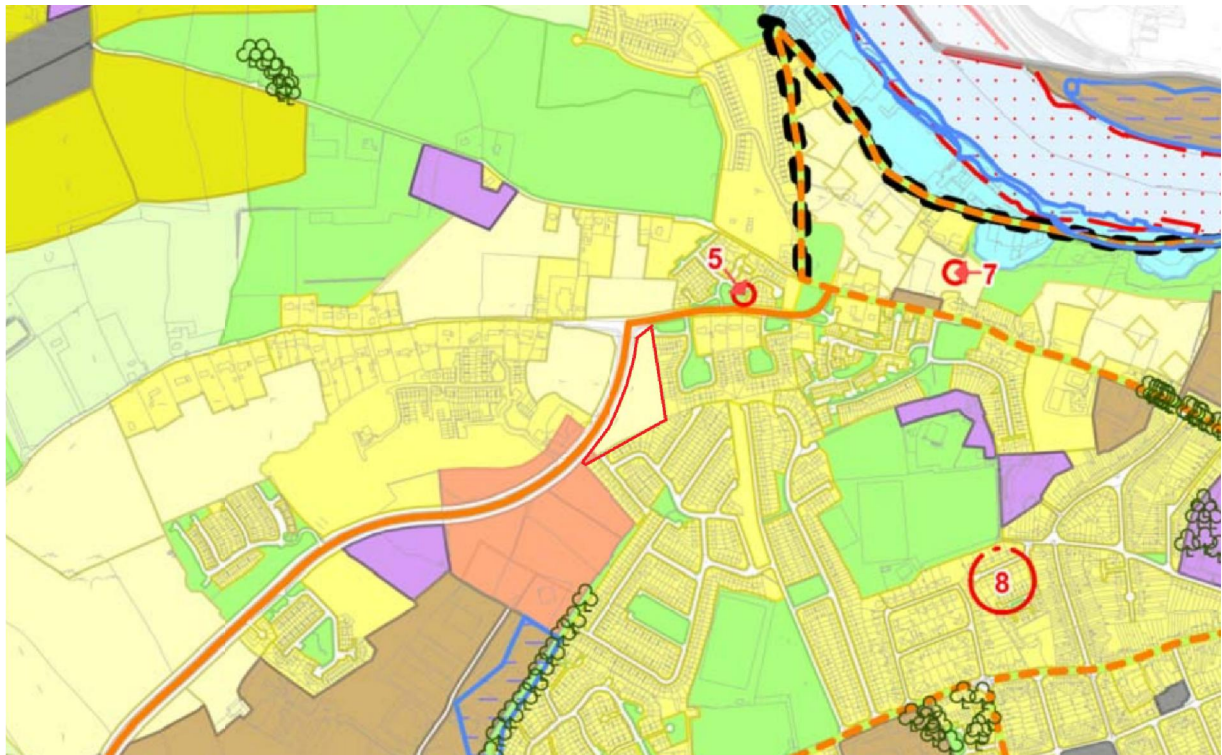


Planning Report

Proposed Development: Carrickphierish Road Affordable Housing Scheme

Proposed development is intended to provide serviced sites to facilitate an Affordable Housing Scheme of 28 no. three-bedroom semi-detached dwellings (subsequently revised to 26 no. dwellings) (subject to demand, detailed design and planning) on a local authority owned site at Carrickphierish, Gracedieu, Waterford City, in accordance with and under the Serviced Sites Fund 2019 (Circular APH02/2019).

The subject site is zoned “To provide new residential areas and their amenities” in the Waterford City Development Plan 2013-2019.



Development of infrastructure to facilitate an affordable housing scheme on this site would be in accordance with the broad policy objectives of the Waterford City Development Plan 2013-2019 (as varied and extended) subject to compliance with the standards as set down in:

- Chapter 13 of the Waterford City Development Plan - Development Management Standards
- Design Manual for Urban Roads and Streets (DMURS)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas
- ‘Site Development Standards and Procedures - Waterford City Council’ (2001)

- In addition, detailed designs for individual housing units, site subdivision, boundary treatments and site landscaping shall be subject to planning approval through a subsequent Part 8 process of Planning Permissions granted in accordance with section 34 of the Planning and Development Act 2000 (as amended).

Liam McGree
Senior Planner
Friday 5 February 2021