

## **Waterford City & County Council**

### **Traveller Accommodation Programme – Carrickpherish, Waterford City**

#### **Planning & Development Act, 2000 as amended**

#### **Planning & Development Regulations 2001 as amended Part VIII**

#### **Recommendation to Commence Part VIII Process**

##### **Objective**

- To provide 7 No. bays under the TAP scheme – each with its own 30m<sup>2</sup> Day House, with a single stand-alone Welfare Facility including WC and shower, at Carrickpherish, Waterford City.

##### **Housing Need**

- In accordance with the Waterford City and County Council Traveller Accommodation Programme 2019-2023, the net Housing need at Carrickpherish is 7 units.

##### **Site Appraisal**

- The development is located on the Carrickpherish Road (L1524) within the Tramore-Waterford City West Electoral area, Gracedieu electoral division and the townland of Carrickpherish.
- The site is located within ‘New Residential’ and ‘Residential Phasing – Phase 1’ zoning in accordance with the Waterford City Development Plan 2013-2019.
- There are two historical planning applications associated with the site, as follows:
  - Reg. Ref. P8 07/05 P8 09/03 Part VIII (Council) Planning Application – construction of 3 no. 4-bedroom houses and associated site works, on a site adjacent to Carrickpherish Road with access from Carrickpherish Road.
  - Reg. Ref. 16534 – construction of 18 no. two storey houses and 2 no. two storey apartment blocks. Block 1 will contain 6 no-two bedroom apartments. Block 2 will contain 5 no. two bedroom and 2 no. one bedroom apartments.
- There is other local authority Housing located in the vicinity of the property, as follows:
  - Blackberry Fields.
  - Ard Cluaine.

This proposed development seeks to utilise the existing infrastructure associated with the Group Houses adjacent to the proposed site and which are Traveller specific accommodation.

##### **Scheme Delivery**

- The scheme delivery will be managed in-house by WCCC staff (Contracting Authority) with approval and oversight from the Sanctioning Authority (DHPLG) in accordance with the Social Housing Approval Process.
  - Part 8 planning – Q4 2020
  - Detail/Tender design – Q1 2021
  - Construction – Q2 2021

- Scheme construction is proposed to be provided by an externally procured contractor following a suitability assessment procedure and tender assessment.
- All external appointments and procurement will be in accordance with National Procurement Guidelines and CWMF documents.
- Waterford City & County Council will have 100% tenancy nomination rights for the completed dwellings and will be responsible for the ongoing tenancy and maintenance of the dwellings.

The scheme now being proposed has been approved by WCCC Housing Section and has received approval from the Department of Housing, Planning and Local Government.

This proposal, as presented, offers an enormous opportunity to secure suitable accommodation, in a good location for families in urgent need.

WCCC is keen to proceed with this proposal as presented and as a consequence are seeking approval from the elected members of the Metropolitan District to commence the Part 8 process.

***Ivan Grimes,***

***Director of Services,***

***Housing, Community and Emergency.***

***Waterford City & County Council***

*15<sup>th</sup>. September 2020.*