



Waterford City & County Council

**Planning & Development Act, 2000 as amended
Planning & Development Regulations 2001 as amended Part VIII
Recommendation to Commence Part VIII Process**

**Proposed commencement of Part 8 Planning Process for Serviced Site Infrastructure for
the Proposed Development of an Affordable Housing Scheme at Carrickphierish,
Waterford City.**

Objective

In accordance with DHPLG Circulars APH01/02-2018 and APH01/02-2019, Waterford City & County Council are proposing to provide serviced sites to facilitate a scheme of approximately 28 new affordable dwellings on a local authority owned site at Carrickphierish, Gracedieu, Waterford City. The site is located within the North West Suburbs neighbourhood.

In accordance with the Rebuilding Ireland Action Plan for Housing and Homeless Action Plan, this proposal is to relieve critical infrastructural blockages to enable the delivery of housing on key development sites, and to improve the economic viability and purchaser affordability of new housing projects.

Action 3.3 of the Plan aims to facilitate the delivery of on-site infrastructure releasing the delivery of housing on key development sites, thereby improving the economic viability of such developments.

Action 3.5 aims to ensure an active and healthy supply and market for development land, to identify scope to use State lands for housing and to support coordinated mixed-tenure development on publicly owned lands.

Brief

This proposal is to provide serviced sites to facilitate an affordable housing scheme of 28 3-bed semi-detached 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).

Site Appraisal

The site is adjacent to the approved Gracedieu LIHAF project that will deliver private and social housing on sites owned privately and in the Land Aggregation Scheme. The infrastructure being provided under the LIHAF scheme includes access roads, a roundabout and services including surface water, foul sewers and water mains. The proposed affordable scheme is located adjacent to the proposed roundabout and will indirectly benefit from the LIHAF infrastructure.

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

WCCC is very anxious 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

15th September 2020