

Chief Executive Report

**Part XI of the Planning & Development Act, 2000 (as amended)
Part VIII of the Planning & Development Regulations 2001(as amended)**

Report resented to: Members of Waterford Metropolitan District

Date of Meeting: Monday 20th September 2021

Proposed Development: Social Housing Scheme, Fountain Street, Ferrybank, Waterford City

The proposed development would comprise:

The demolition of derelict properties on the site, including 62 Fountain Street, and 63 Fountain Street (formerly Flynn's Bar), and all associated stone sheds and out-buildings to the rear and side of same.

Na Lóistí / The Lodges, will provide for Social Housing need through the proposed 14 x dwellings in a 1-to-3 storey development as follows:

- 6 no. 2 bed two-storey duplex dwellings.
- 6 no. 1-bed single-storey dwellings.
- 2 no. 1-bed single-storey units (potential for wheelchair occupancy).

Vehicle access and car parking provision for 14 no. spaces will be via Ard Mhuire. Supporting development works include; (i) temporary construction signage; (ii) drainage and (iii) all associated site works.

Site Description and Summary of the Proposed Works

The subject site is located at Mulgrave Hill, Ferrybank (R711-1 - Lower Fountain Street), with an existing site entrance via Ard Mhuire (L90012-1, also known as Marymount). The site is bordered by private residential properties to the north and west and commercial premises to the east.

The proposed development consists of the demolition of derelict properties on the site, including 62 Fountain Street, and 63 Fountain Street (formerly Flynn's Bar), and all associated stone sheds and out-buildings to the rear and side of same.

Following works of demolition and site clearance, it is proposed to construct 14 no. social housing units (to be known as Na Lóistí / The Lodges) in a 1-to-3 storey development as follows:

- 6 no. 2 bed two-storey duplex dwellings.
- 6 no. 1-bed single-storey dwellings.
- 2 no. 1-bed single-storey units (potential for wheelchair occupancy).

Vehicle access and car parking provision for 14 no. spaces via Ard Mhuire. Supporting development works include; (i) temporary construction signage; (ii) drainage and (iii) all associated site works.

Public Consultation

Details of the proposed development were posted on site, advertised in the local press and placed on public display, in accordance with Part 8 of the Planning and Development Regulations 2001 (as amended), and the Planning and Development Act, 2000 (as amended). The public consultation process ran from the 15th June to the 16th July 2021, with written submissions and observations with respect to the proposed development invited up until 30th July 2021.

Ninety-five written submissions were received within the public consultation period. All comments and observations raised in the submissions received have been taken into account in the assessment of the proposed development. The main issues raised relate to concerns regarding the loss of the existing car park on site, and the shortage of car parking in the area generally, concerns regarding additional traffic generated by the development, the height and design of the proposed development and concerns regarding a perception that the development is not in keeping with the existing sense of place and identity of the area.

The issues raised in these submissions are summarised in the submissions report prepared by the Housing Department and that report includes consideration and commentary on each of the issues raised along with specific responses/recommendations in relation to each by the Director of services for Housing, Community and Emergency Services. Following a thorough assessment and consideration of each of the submissions received, it has been concluded that no material amendments to the proposed scheme are required. However, increased car parking provision and retention of an existing tree on site are recommended.

Referrals

Referrals received include the following;

- Irish Water – Received following pre-connection enquiry; Part 8 proposal can be facilitated.
- Water Services -
 - Storm Drainage design acceptable subject to:
 1. The surface water drainage network system shall be constructed in accordance with drawings and engineering report as submitted to the Water Services Dept;
 2. Following installation of the stormwater system a set of as-built drawings prepared and signed by the Project Engineer, Housing Department, WCCC to show that the surface water network system and associated works fully comply with no. 1 above and shall be submitted to the Water Services Dept for its written approval. The as-builts must include a full CCTV survey of the installation of the stormwater system and clearly demonstrate that the entire system has been installed in accordance with the drawings and particulars of the granted Part 8 permission.
 - Foul Drainage design acceptable subject to:
 1. The foul water drainage network system shall be constructed in accordance with drawings and engineering report as submitted to the Water Services Dept and subject to a connection agreement with Irish Water;
 2. Following installation of the foul sewer system a set of as-built drawings prepared and signed by the Project Engineer, Housing Department, WCCC to show that the surface water network system and associated works fully comply with no. 1 above and shall be submitted to the Water Services Dept for its written approval. The as-builts must include a full CCTV survey of the installation of the foul water system and clearly demonstrate that the entire system has been installed in accordance with the drawings and particulars of the granted Part 8 permission and subject to connection agreement with Irish Water.

Assessment and Evaluation

The site is zoned general business in the Waterford City Development Plan, 2013-2019, (as varied and extended), wherein it is an objective: *“To provide for improve general business use”*.

Residential development is amongst the identified uses that are considered acceptable in areas zoned for general business. The proposed development is in accordance with the zoning objectives for the site as set out in the Waterford City Development Plan 2013-2019 (as varied and extended).

The proposed development consists of 6 no. three storey blocks fronting onto Mulgrave Hill/Fountain St. and two single storey units. The finishes of the proposed development consist of brick and render, and tie in with the existing commercial/residential development to the west of the subject site. The overall design and finishes of the development are deemed acceptable and compatible with the pattern of development in the area.

The development involves the redevelopment of a brownfield site and is an infill development in an existing urban area, as such reduced development management standards can be applied in terms of open space and car parking in accordance with *Guidelines for Planning Authorities on Sustainable*

Residential Developments in Urban Areas (Department of Environment, Heritage and Local Government, 2009).

Whilst the proposed car parking is appropriate and in accordance with requirements, following public consultation and the submissions received regarding car parking, the car park area has been further considered and amended. The amended design includes for the provision of 19 number car parking spaces.

The existing lime tree at the entrance to the development at Mary Mount has been surveyed and will be re-planted within the development, a condition will be attached to this effect.

Having regard to the foregoing, it is considered that the proposed development would be in accordance with the zoning objectives for the site. The proposed development has been designed to take account and comply with the development management standards of the Waterford City Development Plan 2013-2019 (as varied and extended) and of relevant national guidance and standards.

Recommendation

The purpose of the proposed development is to deliver fourteen number social housing units in an already built-up urban area.

It is considered that the proposed development would support the policies and objectives of the current City Development Plan 2013-2019 (as amended and extended) and complies with relevant Ministerial Guidelines, Government Policies and with the Southern Regional Assemblies adopted Regional Spatial and Economic Strategy. It is therefore considered that the development would be in accordance with the proper planning and sustainable development of the area.

Thus having due regard to the third party submissions received, relevant national, regional and local planning policy, and the reports and recommendations of the relevant technical units of the local authority, I recommend that the members of the planning authority resolve to approve the proposal as outlined subject to the following conditions:

Condition 1: Nineteen car parking spaces shall be provided on site in accordance with Drawing Number P160.

Reason: In the interests of traffic management and proper planning and sustainable development.

Condition 2: The Lime tree at the entrance to the development from Ard Mhuire shall be carefully preserved and re-planted within the proposed development.

Reason: In the interests of proper planning and sustainable development.

Condition 3:

- a) Following installation of the storm water system a set of as-built drawings, and a full CCTV survey, prepared and signed-off by the Project Engineer, shall be submitted for the approval of the Water Services Department of Waterford City and County Council.
- b) The foul water drainage network system shall be subject to a connection agreement with Irish Water.
- c) Following installation of the foul sewer system a set of as-built drawings, and a full CCTV survey, prepared and signed-off by the Project Engineer, shall be submitted for the approval of the Water Services Department of Waterford City and County Council, and shall be subject to a connection agreement with Irish Water.

Reason: In the interest of public health, pollution control and the proper planning and sustainable development of the area.

Michael Quinn,
Director of Economic Development and Planning
16th September 2021