



**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: 20th September 2021

Proposed Development: Demolition of existing properties and construction of 14 no. dwellings comprising; (i) 6 no. 2-bed two-storey duplex dwellings, and (ii) 6 no. 1-bed single-storey dwellings, and (iii) 2 no. 1-bed single-storey units (potential for wheelchair occupancy), and; (iv) vehicle access and car parking provision for 14 nr. spaces will be via Ard Mhuire, with supporting development works to include for (i) temporary construction signage, (ii) drainage, and (iii) all associated site works, on lands at 62 Fountain Street and 63 Fountain Street (formerly Flynn's Bar).

SITE CONTEXT:

The overall site is located within the Waterford City Development Plan extents, is brownfield and WC&CC owned – it is located in the townland of Mountsion in Ferrybank, is accessed from Fountain Street (R711) to the south and Ard Mhuire (L90012) to the east. It is bordered by private residential and commercial premises to the north and west.

RELEVANT PLANNING HISTORY:

PD 00502420 Development description – extension to public house. This application was granted (date, January 1974).

PD 00503510 Development description – car park. This application was granted with conditions (date, December 1976).

PD 00507788 Development description – extension to licensed premises (date, June 1990).

PD 00500356 Development description – demolish existing shop, repair bays and service station and develop a new Esso Service Station including forecourt canopy, petrol pumps, underground fuel storage tanks, carwash, electrical room and ancillary signage. This application was granted with conditions (date, October 2000).

PD 09500127 Development description – to construct new single storey extension to the side/front of existing off-licence, associated elevational alterations, signage to side and front, and all associated site development works. This application was granted with conditions (date, August 2009).

THE PART 8 PROCESS

The Part 8 process started on Monday 17th May 2021, with Notification of commencement at the Waterford Metropolitan District Meeting.

2.x site notices were erected on the existing site boundary – one on the front elevation of 63 Fountain Street (formerly Flynn's Bar) fronting onto Fountain Street and one on the boundary wall beside the existing site access fronting onto Ard Mhuire. 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 15th June 2021 up to and including 16th July 2021, (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 Department, WC&CC, 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 pm. on 30th July 2021.

PUBLIC SUBMISSIONS:

Prior to the 30th July deadline, 94 submissions were received and after the deadline, 1 was received on the 5th of August;

1. Jack Cunningham, 2 Ard Mhuire; received 15th July 2021.
2. Aisling O'Brien, 6 Ard Mhuire; received 15th July 2021.
3. Bernard Power, 38 Ard Mhuire; received 15th July 2021.
4. Joan Shako, 48 Ard Mhuire; received 15th July 2021.
5. C. Fitzgerald, 50 Ard Mhuire; received 15th July 2021.
6. Kathleen Ronan, 57 Ard Mhuire; received 15th July 2021.
7. Michael Cunningham, 62 Ard Mhuire; received 15th July 2021.
8. Brid Fetton, 63 Ard Mhuire; received 15th July 2021.
9. Breda and Billy Sinnott, 69 Ard Mhuire; 15th July 2021.
10. Angela O'Brien, 78 Ard Mhuire; 15th July 2021.
11. George Kavanagh, Sion Hill House received 22nd July 2021.
12. Fiona Kavanagh (no address provided); received 22nd July 2021.
13. Bride Doyle (no address provided); received 22nd July 2021.
14. Frank & Jacqui Sinnott, 94 Ard Mhuire; received 22nd July 2021.
15. Theresa Rowe, 91 Marymount; received 22nd July 2021.
16. Unknown, 89 Ard Mhuire; received 22nd July 2021.
17. Liam Griffith, 84 Ard Mhuire; received 22nd July 2021.
18. Unknown, 82 Ard Mhuire; received 22nd July 2021.
19. Maura Foskin, 81 Ard Mhuire; received 22nd July 2021.
20. Dymphna Morrissey, 79 Ard Mhuire; received 22nd July 2021.
21. Unknown, 77 Ard Mhuire; received 22nd July 2021.
22. Jennifer McDonald, 74 Ard Mhuire; received 22nd July 2021.
23. Libby Cavanagh, 73 Ard Mhuire; received 22nd July 2021.
24. Unknown, 64 Ard Mhuire; received 22nd July 2021.
25. Sandra Shevlin, 61 Ard Mhuire; received 22nd July 2021.
26. Peggy Buggy, 60 Ard Mhuire; received 22nd July 2021.
27. M. Hennessy, 59 Ard Mhuire; received 22nd July 2021.
28. Anne O'Keefe, 58 Ard Mhuire; received 22nd July 2021.
29. Aisling Heffernan, 56 Ard Mhuire; received 22nd July 2021.
30. Unknown, 53 Ard Mhuire; received 22nd July 2021.
31. Unknown, 52 Ard Mhuire; received 22nd July 2021.
32. Unknown, 47 Ard Mhuire; received 22nd July 2021.
33. Unknown, 45 Ard Mhuire; received 22nd July 2021.

34. Mary Griffin, 42 Ard Mhuire; received 22nd July 2021.
35. Mary Frayne, 41 Ard Mhuire; received 22nd July 2021.
36. Unknown, 39 Ard Mhuire; received 22nd July 2021.
37. Anne Cullinane, 36 Ard Mhuire; received 22nd July 2021.
38. Michael Walsh, 34 Ard Mhuire; received 22nd July 2021.
39. Unknown, 32 Ard Mhuire; received 22nd July 2021.
40. Unknown, 29 Ard Mhuire; received 22nd July 2021.
41. Philip Frisby, 28 Ard Mhuire; received 22nd July 2021.
42. Unknown, 26 Ard Mhuire; received 22nd July 2021.
43. Unknown, 25 Ard Mhuire; received 22nd July 2021.
44. Unknown, 18 Ard Mhuire; received 22nd July 2021.
45. Owen Wall, 12 Ard Mhuire; received 22nd July 2021.
46. Adrian Barry, 11 Ard Mhuire; received 22nd July 2021.
47. Laura and Bernard Boyle, 9 Ard Mhuire; received 22nd July 2021.
48. Kieran Murphy, 8 Ard Mhuire; received 22nd July 2021.
49. Deirdre Kavanagh, 4 Ard Mhuire; received 22nd July 2021.
50. Unknown, 3 Ard Mhuire; received 22nd July 2021.
51. Catherine Howard, 23 Ard Mhuire; received 22nd July 2021.
52. Emma Cummins, 110 Ross Road; received 27th July 2021.
53. Mariano Koleiamion, 2 Ross Road; received 27th July 2021.
54. Bride Doyle, 4 Ross Road; received 27th July 2021.
55. Joan Quigley, Rockshire Court; received 27th July 2021.
56. Lyla Carew, Rockshire Court; received 27th July 2021.
57. Nancy Newman, Rockshire Court; received 27th July 2021.
58. Patricia McDonald, Rockshire Road; received 27th July 2021.
59. Geraldine Jacob, Rockshire Road; received 27th July 2021.
60. Lorraine Richards, 5 Ard Mhuire; received 27th July 2021.
61. Breda Wells, 12 Ard Mhuire; received 27th July 2021.
62. Rose Sullivan, 92 Ard Mhuire; received 27th July 2021.
63. Michael Carberry, 83 Ard Mhuire; received 27th July 2021.
64. Unknown, 80 Ard Mhuire; received 27th July 2021.
65. Anette Williams, 76 Ard Mhuire; received 27th July 2021.
66. Unknown, 46 Ard Mhuire; received 27th July 2021.
67. Michelle Carberry, 43 Ard Mhuire; received 27th July 2021.
68. Unknown, 33 Ard Mhuire; received 27th July 2021.
69. Davy and Betty Walsh, 30 Ard Mhuire; received 27th July 2021.
70. Bernie Dunphy, 16 Ard Mhuire; received 27th July 2021.
71. Pat Meehan, 14 Ard Mhuire; received 27th July 2021.
72. P. Long and G. Mapstone, 20 Ard Mhuire; received 27th July 2021.
73. Ennis Gough Property, 52 Fountain Street; received 29th July 2021.
74. Michael Casey, Ard Mhuire; received 29th July 2021.
75. Unknown, Ard Mhuire; received 29th July 2021.
76. Unknown, Ard Mhuire; received 29th July 2021.
77. Amy Kelly, Ard Mhuire; received 29th July 2021.
78. Edel Cummins, Ard Mhuire; received 29th July 2021.
79. Lizz Folly, Ard Mhuire; received 29th July 2021.
80. Unknown, Ard Mhuire; received 29th July 2021.
81. Unknown, 15 Ard Mhuire; received 29th July 2021.
82. Keith Malone, 17 Ard Mhuire; received 29th July 2021.
83. Unknown, 19 Ard Mhuire; received 29th July 2021.
84. Angela Power, 35 Ard Mhuire; received 29th July 2021.

85. Unknown, 54 Ard Mhuire; received 29th July 2021.
86. Unknown, Rockshire Court; received 29th July 2021.
87. Unknown, Rockshire Court; received 29th July 2021.
88. Elaine Searson, 22 Marymount; received 29th July 2021.
89. Maria Ronan, 21 Marymount; received 29th July 2021.
90. Kay Carberry, 83 Ard Mhuire; received 29th July 2021.
91. Sean Flynn, Rockshire Court; received 29th July 2021.
92. Eileen Atkins, Rockshire Court; received 29th July 2021.
93. Anne Marie Brennan, 27 Ard Mhuire; received 24th July 2021.
94. Billy Murphy, Ard Mhuire; received 30th July 2021.
95. Patrick Searson, 40 Ard Mhuire; received 5th August 2021.

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 WC&CC, during the Part 8 Public Consultation period.

SUMMARY AND MAIN EXTRACTS FROM SUBMISSIONS:

1. Car Parking;
2. Traffic;
3. Height and Privacy;
4. Construction;
5. Built Environment;
6. Place and Identity;
7. Amenities;
8. Planning Advertisement;
9. Use;
10. Ownership.

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.

COUNCILLORS WORKSHOP:

WC&CC Housing met Waterford Metropolitan District Councillors for a Workshop review on 14th September 2021.

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 Planning Report.

HOUSING DEPARTMENT RECOMMENDATION:

The objective of the proposal is to provide the provision of 14 housing units in Waterford city. The proposed scheme meets the objectives of Waterford City & County Council and DHLGH.

The proposed scheme has been approved in principle and funding-approved by DHLGH.

The proposal provides for the objectives and aims of Housing for All by delivering social housing, supporting social inclusion, improving options and supports for people with a disability and the elderly, tackling vacancy and enabling a sustainable housing development in a central location.

The statutory requirements of the Part 8 planning process have been completed and complied with.

94 Public Observations were received within the deadline date and 1 after the deadline date – full consideration to these submissions has been given and certain amendments are proposed. See main items below and the Summary Spreadsheet attached to this Report.

Public Observations;

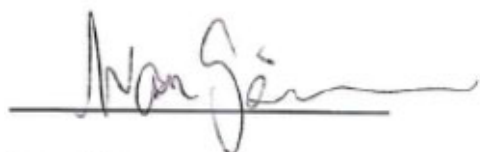
1. **Issue;** *Car parking – local need and use.*

Amendment; The proposed car parking is appropriate and in accordance with the requirements of the Waterford City & County Council Development Plan, however WC&CC have taken comments / observations onboard with further considered and developed design of the car park area. The amended design includes for the provision of 19 nr. car parking spaces with 14 identified for occupants of the 14 nr. units and 5 available for visitors / general public use. It should be noted that car parking will not be designated and all spaces will be available to the general public.

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.

A handwritten signature in black ink, appearing to read 'Ivan Grimes', written over a horizontal line.

Ivan Grimes
Director of Services
Housing Community & Emergency Services

Observations - Summary Spreadsheet

Item	Topic	Observations	Consideration by Housing Department	Response
1	Car Parking	<p><u>Car park used by businesses and residents and the development will add to the existing shortage of parking.</u></p>	<p><i>The occupancy of the car park during July and August was measured at an average of 3.4 vehicles (cars), with no occupancy for extended periods. It is not sustainable to retain a large area for car parking given the low requirements identified. Nonetheless, an additional 5 spaces have been provided.</i></p>	<p>Amend layout to provide 19 nr. car parking spaces.</p>
2	Traffic	<p><u>Development will significantly increase the amount of traffic entering and leaving Ard Mhuire.</u></p>	<p><i>The proposal is to provide 14 dwellings at a central location and in proximity to amenities, including the proposed transport hub. Social housing is not considered a generator of traffic or significant traffic movements.</i></p> <p><i>Residential developments distribute vehicle trip movements throughout the day. It has been calculated that the proposed development could potentially generate approximately 3 two-way trips during the am and pm peak periods. As a result, the impact can be considered sub-threshold.</i></p> <p><i>Given the proposal provides for a new entrance/exit, provides capacity within the proposed car park and that the existing left-in/left-out is already in place to access Marymount, the proposal will not adversely affect existing traffic patterns in the vicinity.</i></p> <p><i>As noted previously, the car park at the rear of the former Flynn's Bar currently has an average occupancy of 3.4 vehicles. It is</i></p>	<p>No change.</p>

Item	Topic	Observations	Consideration by Housing Department	Response
			<p><i>proposed to increase the parking provision of the development to 19 spaces.</i></p>	
3	Height and Privacy	<p><u>The proposed height of the development will result in a loss of privacy. The living quarters and gardens of a number of residents will be overlooked.</u></p> <p><u>The height of the proposed development is out of scale with existing buildings on Fountain Street. Balconies are proposed on the northern elevation, overlooking gardens and properties in Ard Mhuire and Rockshire Court.</u></p>	<p><i>The proposed development is generally in keeping with existing buildings in the surrounding area. The Fountain Street elevation is in keeping with the adjacent Cellar Court development to the west and the proposed building is one storey higher than the existing Flynn's Bar on-site. The maximum height of the building is approx. 12m which is less than the maximum height permitted of 15m.</i></p> <p><i>Due to the topography of the existing area i.e. level difference between the front and back of the site; the proposed units when viewed from Ard Mhuire are actually two storey and in-line with the lowest houses in Marymount – please refer to Section 2 on Drg. No. A270.</i></p> <p><i>Waterford City Development Plan 2013-2019 states that a general minimum distance of 22m should be retained between directly opposing first floor windows:</i></p> <ol style="list-style-type: none"> <i>1. All units that have north facing windows are not directly opposing neighbouring windows;</i> <i>2. All first floor windows are >22m from neighbouring buildings;</i> <i>3. The sightline from the western units is obscured by the two single storey units;</i> 	No change.

Item	Topic	Observations	Consideration by Housing Department	Response
			<p>4. <i>The eastern units are a minimum distance of 32m from the northern boundary.</i></p> <p>5. <i>Please refer to Drg. No. A270 for contiguous site sections;</i></p> <p><i>The two single storey units are located on the northern boundary and closest to the existing Marymount and Rockshire Court houses – no overlooking will occur from these units.</i></p> <p><i>Balconies are not proposed on the northern elevation of any units.</i></p>	
4	Construction	<p><u>There is insufficient parking for the construction workers and any plant/heavy machinery needed for the duration of construction.</u></p>	<p><i>Prior to commencement of onsite development works, a Construction Management Plan shall be submitted by the successful contractor. This plan shall provide details of intended construction practice for the development, including onsite storage arrangements, construction traffic, construction parking, and road cleaning of access/egress routes to/from the site.</i></p>	No change.
5	Built Environment impacts on Quality of Life	<p><u>Draft Waterford City and County Development Plan 2022-2028 states that ‘the built environment impacts on our quality of life’ – it is vital that the Council adheres to this objective.</u></p>	<p><i>The proposed development is in accordance with the Waterford City and County Council Development Plan.</i></p>	No change.
6	Place and Identity	<p><u>This development is in direct contradiction of the Draft Waterford City and County Development Plan 2022-2028 which aspires to create a sense of place and identity within</u></p>	<p><i>The proposed development is in accordance with the Waterford City and County Council Development Plan. The proposed development will provide housing to those in need at the location of their choice – 893 households qualify for Social Housing</i></p>	No change.

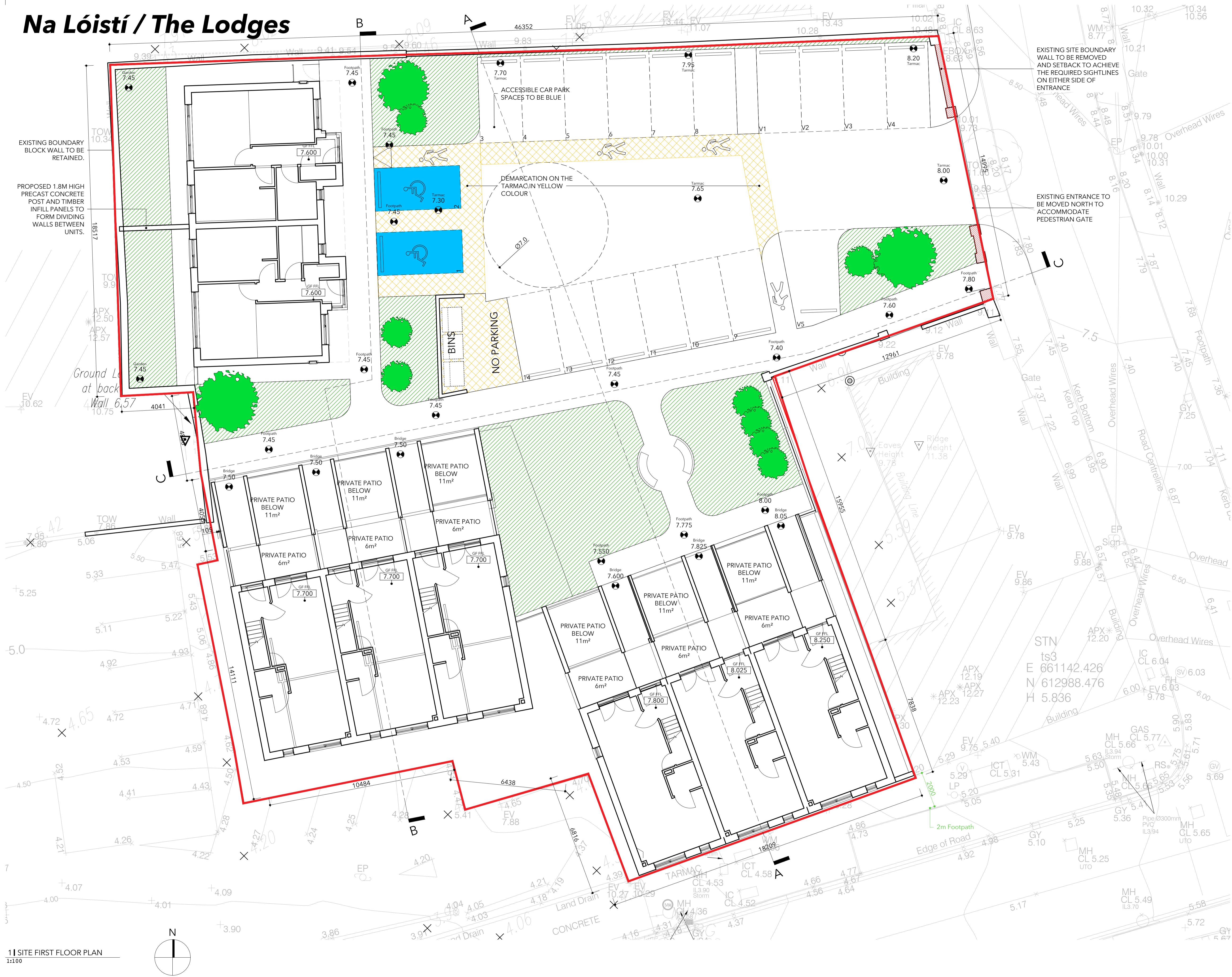
Item	Topic	Observations	Consideration by Housing Department	Response
		<p><u>communities.</u></p> <p><u>This car park is an integral piece of the jigsaw which binds the community, both business and residential.</u></p> <p><u>Ferrybank does not need another of such proportion and completely out of keeping with the style of this older established village.</u></p>	<p><i>support in the Ferrybank area (current Housing Needs Assessment).</i></p> <p><i>The proposed development is generally in keeping with existing buildings in the surrounding area. The Fountain Street elevation is in keeping with the adjacent Cellar Court development to the west and the proposed building is one storey higher than the existing Flynn's Bar on-site. The maximum height of the building is approx. 12m which is less than the maximum height permitted of 15m.</i></p> <p><i>Due to the topography of the existing area i.e. level difference between the front (south) and back (north) of the site; the proposed units when viewed from Ard Mhuire are actually two storeys and in-line with the lowest houses in Marymount – please refer to Section 2 on Drg. No. A270.</i></p>	
7	Amenities	<p><u>Ferrybank is being developed for residential purposes yet there is a glaring paucity of establishments such as coffee shops, gyms, restaurants, etc. as can be found in the city, Lisduggan, Ardkeen and other suburbs. The closest large shop is Aldi and that is situated in Kilkenny. Surely the old Flynn's Pus site can be used to provide Ferrybank residents with these much needed services.</u></p>	<p><i>There are a number of facilities in close proximity to the proposed development – Spar, Walsh's lotto shop, GP practice, pharmacy, dental practice, 3 take away restaurants, butcher, hair salon, barber, beauty salon, estate agent (<5min walk away) and post office, library, primary school, secondary school, church and sport ground (<10min walk away). Spirit Leisure Centre is located approx 1.2km from the development (<15min walk away). Please refer to Drg. No. P103 showing area within 250m of the site.</i></p> <p><i>Given the close proximity of the development to such facilities and it being located directly on a public transport bus route, the</i></p>	No change.

Item	Topic	Observations	Consideration by Housing Department	Response
			<i>proposed development is considered appropriate for the location.</i>	
8	Planning Advertisement	<u>Planning permission notice was not printed in the local press, was this an attempt to hide notice? Why was notice not given to local press?</u>	<i>The planning notice was printed on Tuesday 15th June 2021 in The Munster Express on page 10.</i>	No change.
9	Use	<p><u>Ground floor in the proposed development should be for retail or hospitality, allowing for a wine bar/restaurant or further community use.</u></p> <p><u>Limited demolition has been carried out on site of Flynns Bar, the car park has been divided and very welcome fencing and CCTV has been installed to counter anti-social behaviour. However, someone is using the fenced off area as a storage area for stone and rubble unconnected to Flynns Bar site.</u></p>	<p><i>The zoning on the site allows for residential development and as such the proposed development is in accordance with the Waterford City Development Plan 2013-2019.</i></p> <p><i>There are a number of facilities in close proximity to the proposed development – Spar, Walshs lotto shop, GP practice, pharmacy, dental practice, 3 take away restaurants, butcher, hair salon, barber, beauty salon, estate agent (<5min walk away) and post office, library, primary school, secondary school, church and sport ground (<10min walk away). Spirit Leisure Centre is located approx 1.2km from the development (<15min walk away). Please refer to Drg. No. P103 showing area within 250m of the site.</i></p> <p><i>Private developers and business are always free to progress their own projects also.</i></p> <p><i>The demotion contractor has completed limited demolition works and all works have now ceased on-site, with the site now secured.</i></p>	No change.

Item	Topic	Observations	Consideration by Housing Department	Response
10	Ownership	<u>It appears that someone in the Council, purchased Flynn's Bar and car park without getting ownership of the car park.</u>	<i>The land in question is part of a registered property folio i.e. WD42790F.</i>	No change.

Drawings

Na Lóistí / The Lodges



General Notes:
 THIS DRAWING IS NOT A COMPREHENSIVE GUIDE TO COMPLIANCE WITH THE BUILDING REGULATIONS. IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ENSURE THAT ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND THE CONSTRUCTION OF THE WORKS COMPLIES WITH THE DRAWINGS AND SPECIFICATIONS AND THE STANDARDS OF CONSTRUCTIONS ARE IN COMPLIANCE WITH ALL CURRENT BUILDING REGULATIONS.
 CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON-SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO ROJO STUDIO ARCHITECTS PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE
WORK TO FIGURED DIMENSIONS ONLY - DO NOT SCALE PRINT.
ALL DESIGNS SHALL BE REVIEWED PRIOR TO THE COMMENCEMENT OF WORKS BY A QUALIFIED AND REGISTERED ARCHITECT OR ENGINEER WHO WILL INSPECT THE BUILDING WORKS.

SPACE REQUIREMENTS

PRIVATE OPEN SPACE		
TYPE	REQUIRED	PROVIDED
DWELLING TYPE A - 1 BED (LGF)	3m ²	5m ²
DWELLING TYPE B - 2 BED (GF)	6m ²	6m ²
DWELLING TYPE C - 1 BED (GF)	3m ²	42m ²
COMMUNAL OPEN SPACE		
TYPE	REQUIRED	PROVIDED
DWELLING TYPE A - 1 BED (LGF)	6 x 5m ²	30m ² +
DWELLING TYPE B - 2 BED (GF)	6 x 6m ²	36m ² +
DWELLING TYPE C - 1 BED (GF)	2 x 5m ²	12 m ² +
TOTAL	76m ²	86m ²
SITE AREA		1706m ²

- LEGEND:**
- SITE BOUNDARY —
 - LANDHOLD BOUNDARY —
 - PROPOSED BUILDING BUILDINGS ■
 - PROPOSED METER ROOM ■
 - PROPOSED COMMUNAL BIN STORAGE ■
 - PROPOSED PUBLIC OPEN SPACE ■
 - RIGHT OF WAY ■
 - PROPOSED SITE SPOT LEVELS ●
 - LOCATION OF SITE NOTICE ✱
- REFER TO ENGINEERS DRAWINGS FOR FOUL, SURFACE WATER DRAINAGE AND MAINS WATER CONNECTION LAYOUTS.

INCLUDES ORDNANCE SURVEY IRELAND DATA REPRODUCED UNDER OSI LICENSE NUMBER 2015/18/CCMA/WATERFORD CITY & COUNTY COUNCIL.
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Revision notes:

No.	Description

PLANNING PART 8

ROJO STUDIO ARCHITECTS

ROJO Studio Architects
 Funnally Exchange,
 Grayfriars,
 Waterford City
 +353 (51) 51 38 68
 info@rojo-studio.com
 www.rojo-studio.com

Project: Na Lóistí/The Lodges, Fountain Street	Client: Waterford City and County Council	Purpose: PLANNING
Drawing Title: Site Plan - First Floor Plan - Upper Level	Date: 2021.08.27	Drawing No.: P160
Project No.: WCCPS	Rev:	

1 | SITE FIRST FLOOR PLAN
1:100

Na Lóistí / The Lodges



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- LEGEND:**
- SITE BOUNDARY —
 - LANDHOLD BOUNDARY —
 - PROPOSED BUILDING BUILDINGS ■
 - PROPOSED METER ROOM ■
 - PROPOSED COMMUNAL BIN STORAGE ■
 - PROPOSED PUBLIC OPEN SPACE ■
 - RIGHT OF WAY ■
 - PROPOSED SITE SPOT LEVELS ●
 - LOCATION OF SITE NOTICE ✱
 - REFER TO ENGINEERS DRAWINGS FOR FOUL, SURFACE WATER DRAINAGE AND MAINS WATER CONNECTION LAYOUTS.

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Revision notes:

No.	Description

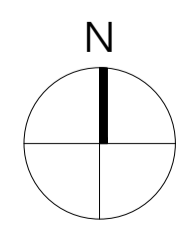
PLANNING PART 8

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Project: Na Lóistí/The Lodges, Fountain Street Waterford City and County Council	Client: Waterford City and County Council	Purpose: PLANNING
Drawing Title: Site Plan - Second Floor	Date: 2021.08.03	Drawing No: A104
Project No: WCCPS	Rev:	

11 SITE PLAN SECOND FLOOR
1:100



Na Lóistí / The Lodges



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- LEGEND:**
- SITE BOUNDARY —
 - LANDHOLD BOUNDARY —
 - PROPOSED BUILDING BUILDINGS ■
 - PROPOSED METER ROOM ■
 - PROPOSED COMMUNAL BIN STORAGE ■
 - PROPOSED PUBLIC OPEN SPACE ■
 - RIGHT OF WAY ■
 - PROPOSED SITE SPOT LEVELS ●
 - LOCATION OF SITE NOTICE ✱
 - REFER TO ENGINEERS DRAWINGS FOR FOUL, SURFACE WATER DRAINAGE AND MAINS WATER CONNECTION LAYOUTS.

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Revision notes:

No.	Description

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Project: Na Lóistí/The Lodges, Fountain Street

Client: Waterford City and County Council

Purpose: PLANNING

Drawing Title: Site Plan - Roof Plan

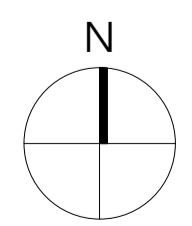
Date: 2021.08.03

Drawing No: A105

Project No: WCCPS

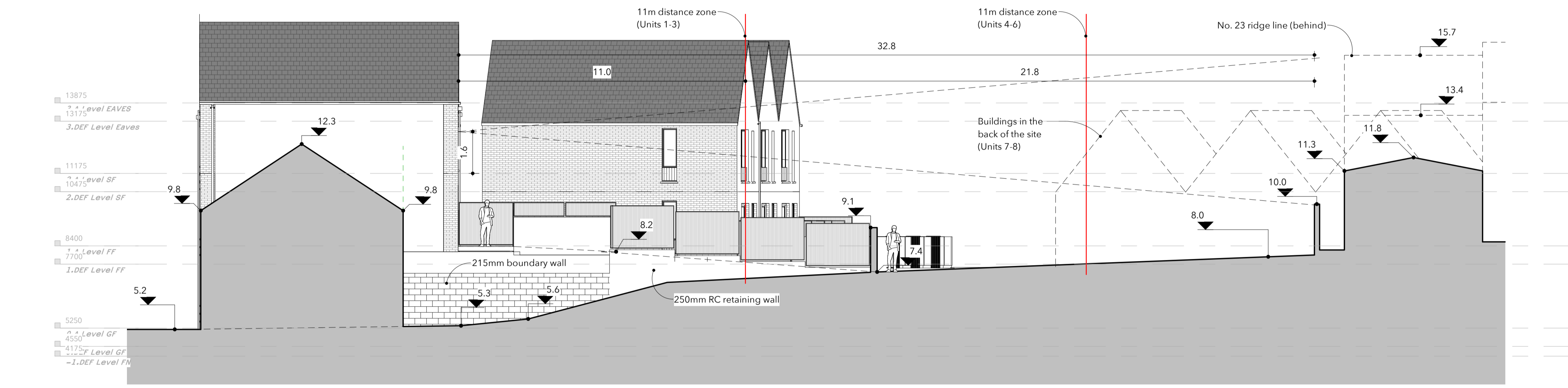
Rev:

11 SITE PLAN ROOF PLAN
 1:100





1 | Contiguous South Elevation
1 : 100



2 | Contiguous Site Section
1 : 100

31/08/2021 01:28:34

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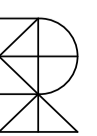
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Revision notes:

Rev	Description	Date

NOT FOR CONSTRUCTION

Project: The Lodges, Fountain Street, Waterford	Client: Waterford City & County Council	Purpose: DETAILED
Drawing Title: Elevations	Date: 08/27/21	Drawing No: A270
Project No: WCCCF5	Rev:	



Na Lóistí / The Lodges



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Project: Na Lóistí/The Lodges, Fountain Street	Client: Waterford City and County Council	Purpose: PLANNING
Drawing Title: Public / Private Car parks	Date: 2021.08.03	Drawing No: P103
Project No: WCCCP5	Rev:	

11 CAR PARK CATCHMENT AREA
1:1000

