



**Comhairle Cathrach
& Contae Phort Láirge**
Waterford
City & County Council

PART 8 Report

Housing Department

Planning & Development Act, 2000 (as amended)

Planning & Development Regulations 2001

(as amended), Part VIII

Presented to: Waterford Metropolitan Meeting

Date of Meeting: Monday 17th April 2022

Proposed Development: The development is located on the Carrickpherish Road (L1524), will consist of; a). 5 no. residential dwelling houses comprising of; (i) 1 no. 3-bed dwelling house, (ii) 3 no. 4-Bed dwelling houses and (iii) 1 no. 5-bed dwelling house (b) Supporting development works including (i) temporary construction signage, (ii) demolition of existing buildings on site, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all associated site works

SITE CONTEXT:

The site is located on Carrickphierish Road (L1524). It measures 0.4225 hectares. It is currently partly occupied by an existing Traveller units and is partly Greenfield. It is bounded by an existing 3-units Traveller scheme to the N-E, Waterford City & County Council Northern Extension Depot to the S-E, Ard Phiarais housing to the S-W, and Carrickphierish Road to the N-W.

RELEVANT PLANNING HISTORY:

Planning Ref; 06500305, July 2006; The site formed part of a larger site seeking PP for construction of 26x two-storey houses and 2x blocks of apartments, and associated site works. Approved.

Part 8: February 2020. Proposed development consisting of 7 Traveller bays at Carrickphierish Road (L1524), Waterford city; The development will provide; a) Seven number bays, each with its own 30m2 day house. b) Supporting development works include; (i) a single standalone Welfare Facility, (ii) temporary construction signage; (iii) drainage and (iv) all associated site works.

THE PART 8 PROCESS

The Part 8 process started on Tuesday 24th January 2023.



1 No. site notices was erected along the existing site boundary –

An advert was placed in the Waterford News & Star 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 24th January 2023 up to and including 22nd February 2023, (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 08th March 2023.

PUBLIC SUBMISSIONS:

Prior to the 08th March 2023 deadline 0 public submissions were received and no submissions have been received after the deadline

SUMMARY AND MAIN EXTRACTS FROM SUBMISSIONS:

None received.

REFERRALS:

Referrals received include the following;

- Roads -
 - Please ensure 2 parking spaces are provided per house. Housing can confirm 2 parking spaces will be provide per house.

COUNCILLORS WORKSHOP:

WC&CC Housing met Waterford Metropolitan District Councillors for a Workshop review on 07th October 2022.

PLANNING DEPARTMENT'S CONSIDERATIONS:

The purpose of the proposed development is to deliver 5 residential units. The proposed development will support the policies and objectives of the current Waterford City & County Development Plan 2022-2028 and complies with ministerial guidelines, government policies and with the Regional Planning Guidelines.

Refer to separate Planning Report.

HOUSING DEPARTMENT RECOMMENDATION:

The objective of the proposal is to provide the provision of 5 residential 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.

0 Public Observations were received within the deadline date and 0 after the deadline date.

The proposed development complies with and meets all of the relevant national and local standards, requirements and guidelines.

The Planning Authority supports the proposed development and concludes proposed development will support the policies and objectives of the current City & County Development Plan 2022 - 2028 and complies with Ministerial Guidelines, Government policies and with the Regional Spatial &

Economic Strategy. It is considered therefore 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.

A handwritten signature in dark ink, appearing to read 'Ivan Grimes', with a long horizontal flourish extending to the right.

Ivan Grimes
Director of Services,
Housing Community & Emergency Service