



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Chief Executive Report
Planning & Development Act, 2000 (as amended), Part XI
Planning & Development Regulations 2001 (as amended),
Part VIII

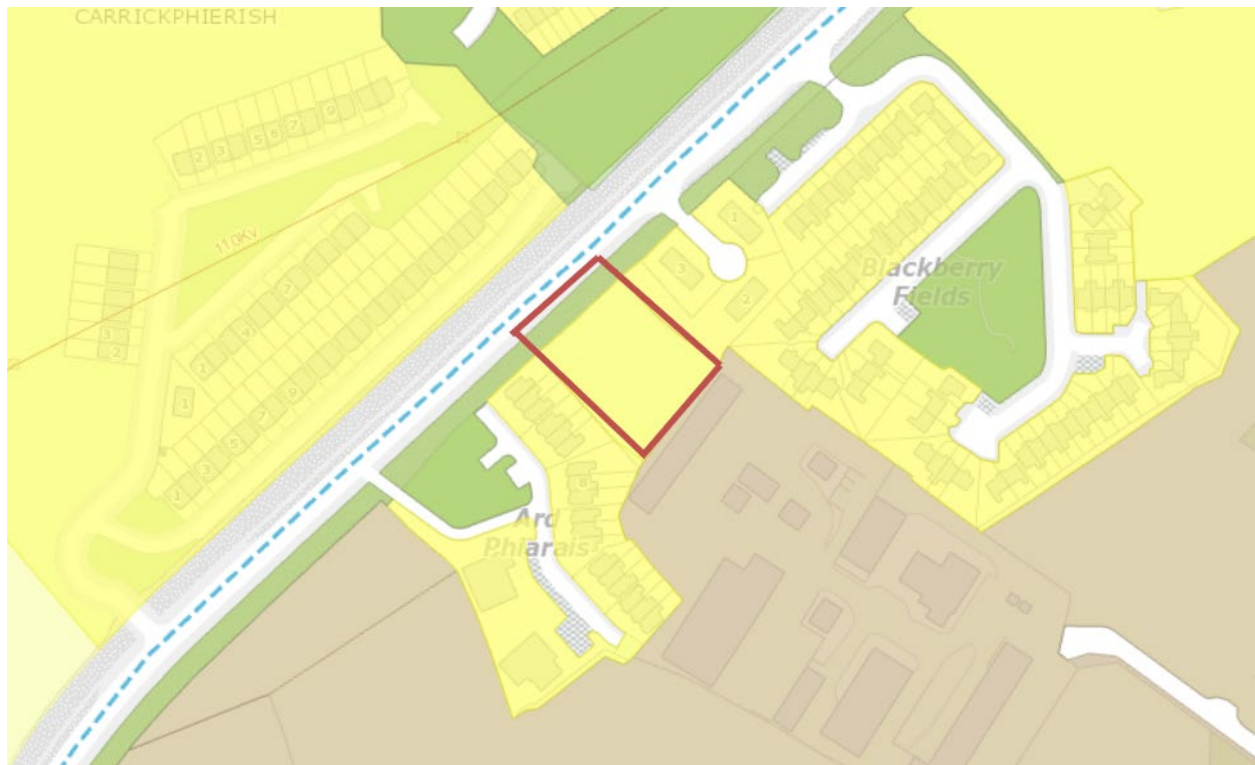
Proposed Development of (a) 5 number residential dwelling houses comprising of; (i) 1 no. 3-bed dwelling house, (ii) 3 no. 4-bed dwelling houses (iii) 1 no. 5-bed dwelling house. (b) Supporting development works including (i) temporary construction signage, (ii) demolition of existing buildings on site, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all associated site works at Carrickpherish Road, Waterford City.

Description of Proposed Works – Consultation:

Summary of the Proposed Works

The development relates to the construction of 5 number residential dwelling houses comprising of; 1 no. 3-bed dwelling house, 3 no. 4-bed dwelling houses and 1 no. 5-bed dwelling house and supporting development works including; temporary construction signage, demolition of existing buildings on site, boundary treatments, landscaping, ancillary accommodation and all associated site works at Carrickpherish Road, Waterford City.

Site Context



The site fronts onto the Carrickpherish Road (L1524) in Waterford City and is approximately 0.4225 hectares in area. The site is currently partially occupied by Traveller accommodation units. It is bounded by an existing three unit Traveller accommodation scheme to the north east, the Waterford City & County Council Depot to the south east, Ard Phiarais housing development to the south west and the Carrickpherish Road to the north west.

Consultation

Details of the proposed development at Carrickpherish Road, Waterford City 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 24th January 2023 to the 22nd February 2023, with written submissions and observations with respect to the proposed development invited up until 8th March 2023.

Third Party Submissions Received

No public submissions were received in relation to the proposed development. Roads Department requested two car parking spaces be provided per dwelling, this has been confirmed by the Housing Department.

Assessment & Evaluation

The site has a stated area of 0.4225 hectares with the majority of the subject site zoned “Existing Residential” in the Waterford City & County Development Plan 2022-2028, with the objective to “Provide for residential development and protect and improve residential amenity”. The remainder of the site, a small portion of lands running parallel to the Carrickpherish Road are zoned as “Open Space” in the Waterford City & County Development Plan 2022-2028, with the objective to “Preserve and provide for open space and recreational amenities”. The proposed development does not contravene the zoning objectives for the site.

The site is not situated within a zone of archaeological potential, or a designated Architectural Conservation Area nor does it relate to a protected structure nor is it within the curtilage of a protected structure.

The proposed development will provide 5 residential units and meets with the objectives and aims of the Waterford City & County Development Plan 2022-2028, and government policy.

Environmental Assessment

The proposed development is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. Based on the information submitted with the application, Waterford City and County Council has considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the 2001 Regulations and is satisfied that EIA is not required.

Habitats Directive

A Habitats Directive Screening Assessment Report is attached. The following are the nearest instance of a SAC, SPA, Wetland, Fresh Water Pearl Mussel Catchment Area, and River:

- The site is 1.58km South West of the Lower River Suir SAC Special Area of Conservation (Site Code: 002137 Version: 1.08)
- The site is 423.6m South West of the Johns River river, which is a tributary of Suir.

Recommendation

The purpose of the proposed development is to provide 5 number residential units, supporting works including landscaping, boundary treatments and ancillary accommodation on site.

Development such as that currently proposed would be in accordance with the policy objectives of the Waterford City & County Development Plan 2022-2028.

The 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.

Thus having regard to the report and details submitted, and referral responses received I would have no objection to the proposal and would recommend that it proceed as outlined.

Kieran Kehoe,
Director of Services
Corporate Services, Culture & Planning

06/04/2023

Habitats Directive Project Screening Assessment

Table 1: Project Details

Development Consent Type	Part 8
Development Location	Carrickphierish Road, Gracedieu
Description of the project	5 number residential dwelling houses comprising of; 1 no. 3-bed dwelling house, 3 no. 4-bed dwelling houses and 1 no. 5-bed dwelling house and supporting development works including; temporary construction signage, demolition of existing buildings on site, boundary treatments, landscaping, ancillary accommodation and all associated site works at Carrickphierish Road, Waterford City.

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Number	Question	Response
1	Impacts On Freshwater Habitats Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same? Sites to consider: Blackwater River, Lower River Suir Habitats to consider: Rivers, Lakes and Lagoons.	N/A
2	Impacts On Wetland Habitats Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or within 1 km of same? Sites to consider: Comeragh Mountains Habitats to consider: Bogs, Fens, Marshes and Wet Heaths.	N/A
3	Impacts on Intertidal and Marine Habitats Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and/or marine habitats and species, or within the catchment of same. Sites to consider: Tramore Dunes and Backstrand, River Suir (Tidal Section as far as Carrick on Suir), River Blackwater (Tidal Section as far as Cappoquin), Waterford Estuary Habitats to consider: Mudflats, Sandflats, Saltmarsh, Estuary; Shingle, Reefs, Sea Cliffs.	N/A
4	Impacts On Woodlands , Grasslands and Dry Heaths Is the development within a Special Area of Conservation whose qualifying habitats include woodlands or grasslands habitats, or within 200m of same. Sites to consider: Glendine Wood Nire Valley Woods, Ardmore Head, Helvick Head Habitats to consider: Woodlands, Grasslands or Dunes.	N/A
5	Impacts On Birds Is the development within a Special Protection Area, or within 1 km of same. Sites to consider: Tramore Backstrand, Dungarvan Bay, Blackwater Callows, Blackwater Estuary, Helvick Head –Ballyquin Coast, Mid Waterford Coast	N/A

If the answer to all of these questions is No, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required, proceed to the Habitats Directive Conclusion Statement.

[Habitats Directive Screening Conclusion Statement](#)

Development Type	Part 8
Development Location	Carrickphierish Rd., Gracedieu
Natura 2000 sites within impact zone	
Description of the project	5 number residential dwelling houses comprising of; 1 no. 3-bed dwelling house, 3 no. 4-bed dwelling houses and 1 no. 5-bed dwelling house and supporting development works including; temporary construction signage, demolition of existing buildings on site, boundary treatments, landscaping, ancillary accommodation and all associated site works at Carrickphierish Road, Waterford City.
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s).	
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not.	
Conclusion of assessment	Having regard to the location of the subject site and to the nature of the proposed development, and the intervening distance with the identified Natura 2000 Sites, I consider that no appropriate assessment issues arise in this case. In my opinion the proposed development either individually or in combination with other plans or projects, would not be likely to have a significant effect on a Natura 2000 Site.
Documentation reviewed for making of this statement.	
Completed By	Hazel O’Shea, Senior Executive Planner
Date	6 th April 2023