



MOUNT CONGREVE



**Mount Congreve Estate**  
*A World Class Visitor Experience*

# Chief Executive's Report

CHIEF EXECUTIVE'S REPORT ON SUBMISSIONS RECEIVED ON PART VIII  
PLANNING PROCESS FOR THE PROPOSED ALTERATIONS,  
REFURBISHMENT AND ANCILLARY WORKS AT MOUNT CONGREVE  
HOUSE, CO. WATERFORD

June 2021

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Revision No.	Prepared by	Checked	Approved	Date
Final	AJ	RM	BD	14/06/2021

## 1. INTRODUCTION

This Chief Executive's Report forms part of the statutory process as required by Part XI of the Planning and Development Act 2000 (as amended) and Part VIII of the Planning and Development Regulations 2001 (as amended).

The Chief Executive's Report summarises and details the outcomes of the public consultation on the Part VIII Planning Procedure relating to the proposed Mount Congreve Development:

- A description of the nature and extent of the proposed development including a plan of the proposed development and map of the area to which it relates (Section 1 and Appendix A).
- An evaluation of whether or not the proposed development is consistent with the proper planning and sustainable development of the area (Section 1.3).
- The screening determination on why Environmental Impact Assessment (EIA) is not required (Section 1.4).
- A list of the persons or bodies that made submissions or observations (Table 2.1).
- A summary of the issues raised and the response of the Chief Executive (Table 2.2 and Table 2.3) and;
- A recommendation as to whether or not the proposed development should proceed with as proposed, or as varied or modified as recommended in the report or should not proceed with, as the case may be (Section 3).

### 1.1 Description of the Proposed Works - Consultation

The notice of the Part VIII planning procedure for the proposed Mount Congreve Development was advertised in the Munster Express, a local newspaper on Tuesday 27<sup>th</sup> April 2021 and placed on public display until May 28<sup>th</sup> 2021

Plans and particulars of the proposed development were made available to view on the Waterford City & County Council website at [www.waterfordcouncil.ie](http://www.waterfordcouncil.ie) from 30<sup>th</sup> April up to and including 28<sup>th</sup> May 2021.

Submissions or observations could be made with respect to the development on or before 4.00pm on 11<sup>th</sup> June 2021, either in writing or via email submission to [mtcongreve@waterfordcouncil.ie](mailto:mtcongreve@waterfordcouncil.ie).

Notice was also given to prescribed bodies in accordance with Article 81 of Part 8 of the Planning and Development Regulations 2001 (as amended).

## 1.2 Summary of the Proposed Development

The nature and extent of the proposed works, as described in the public and site notice is as follows:

- The development, which is the subject of this Part 8 public consultation, will involve alterations and refurbishment works to accommodate visitor reception and access to the gardens in the principal ground floor rooms of the House and to provide catering and sanitary facilities and ancillary retail in the east courtyard. It is proposed to roof over the courtyard to create a flexible space which can cater to a variety of special events. It is also proposed to develop a car park and an integrated constructed wetland effluent treatment system.
- This application also includes an Appropriate Assessment screening report, an Environmental Impact Assessment screening report and an Architectural Heritage Impact Assessment.
- Mount Congreve is included in the Record of Protected Structures, RPS Ref. No. 35

**Appendix A** of this Report includes a plan of the proposed development and appropriate map of the area.

**Appendix B** contains a zoning Map of the area from the Waterford County Development Plan 2011-2017 as amended.

## 1.3 Planning Policy

The site is zoned for 'Integrated Rural Tourism & Recreational Complexes'. Goal No 4 under the Vision Statement is to 'Protect, enhance and promote access to the County's Built, Natural and Linguistic heritage' along with other relevant sections and objectives of the Waterford County Development Plan, 2011-2017 (as amended and extended following the merger of Waterford City and County Councils in 2014).

**Vision Statement Goal No 4** - Protect, enhance and promote access to the County's Built, Natural and Linguistic heritage

**Section 6.16** of the Development plan titled '**Heritage & Culture**', makes a particular reference to developing the Mount Congreve estate and gardens into a major tourist attraction, to be enjoyed by public and visitors.

The following policies and objectives of the development are also relevant to the development:

### **Policy ECD 26**

To protect and enhance Waterford County's architectural and cultural heritage as a strong tourism product in a sustainable manner

### **Objective ECD 8**

To identify and develop visitor trails where appropriate to promote the landscape heritage, demesnes and great gardens open to the public and promoting appropriate accessible sites of industrial heritage in the County

### **Objective ECD 9**

To retain and project the unique architectural heritage of villages and towns in the County

**Section 8.32** of the Development plan titled '**Historic Landscapes**', makes further reference to the potential development of Mount Congreve Gardens and **Objective AH1** of same section states,

*'It is an objective of the Council to produce Guidance notes for the Appraisal of Historic Gardens, Demesne Estate's and their settings, these guidelines will provide advice on new developments proposed in historic gardens and demesne estates and their impact on existing heritage.'*

#### **1.3.1 Assessment & Evaluation**

The proposed development is zoned as 'Integrated Rural Tourism & Recreational Complexes' in the Waterford County Development Plan, 2011 – 2017 as amended (refer to drawing included in Appendix B) where the objective is to '*support the development of Integrated Rural Tourism and Recreational Complexes at Mount Congreve Estate*'. This evaluation has found that this development supports and is consistent with the zoning and planning objectives for the area as set out in the relevant sections of the development plan as outlined above.

Thus having regard to the report and details submitted, there is no objection to the development as proposed and it is recommended that it proceeds as outlined.

#### **1.4 Environmental Impact Assessment Screening Determination**

Waterford City and County Council has carried out an Environmental Impact Assessment (EIA) Screening Report in accordance with requirements of Section 120(1B)(b)(i) and has determined that there is no real likelihood of significant effects on the environment. Accordingly, it has determined that an EIA is not required in respect of this proposed development. The EIA report and recommendation of the screening were made available with the Part VIII planning application for the duration of the consultation period.

## 2. SUBMISSIONS RECEIVED

1 submission was received within the statutory timeframe from prescribed bodies and none from the public/stakeholders. The person/organization and/or prescribed bodies who made the submissions are detailed in Table 2-1 below.

**Table 2-1 Submissions received within the statutory timeframe**

Submission no.	Name	Address
<b>Prescribed Bodies</b>		
1	Fáilte Ireland	88-95 Amiens St, Dublin 1, D01 WR86

<b>Public Submissions</b>
<b>No submissions received.</b>

A summary of the issues raised, and the Chief Executive's response and any recommendation is provided in **Table 2.2**

**Table 2.2 Summary of Prescribed Bodes Submissions, the Chief Executive's Response, and Recommendations**

Submission No. / Ref	Name	Summary of Submission	Chief Executive Response & Recommendation
1	Fáilte Ireland	Submission fully in favour of the proposed development once in line with the proper planning and that environmental requirements are complied with.	Noted - submission welcomed. <b>Recommendation:</b> No Change

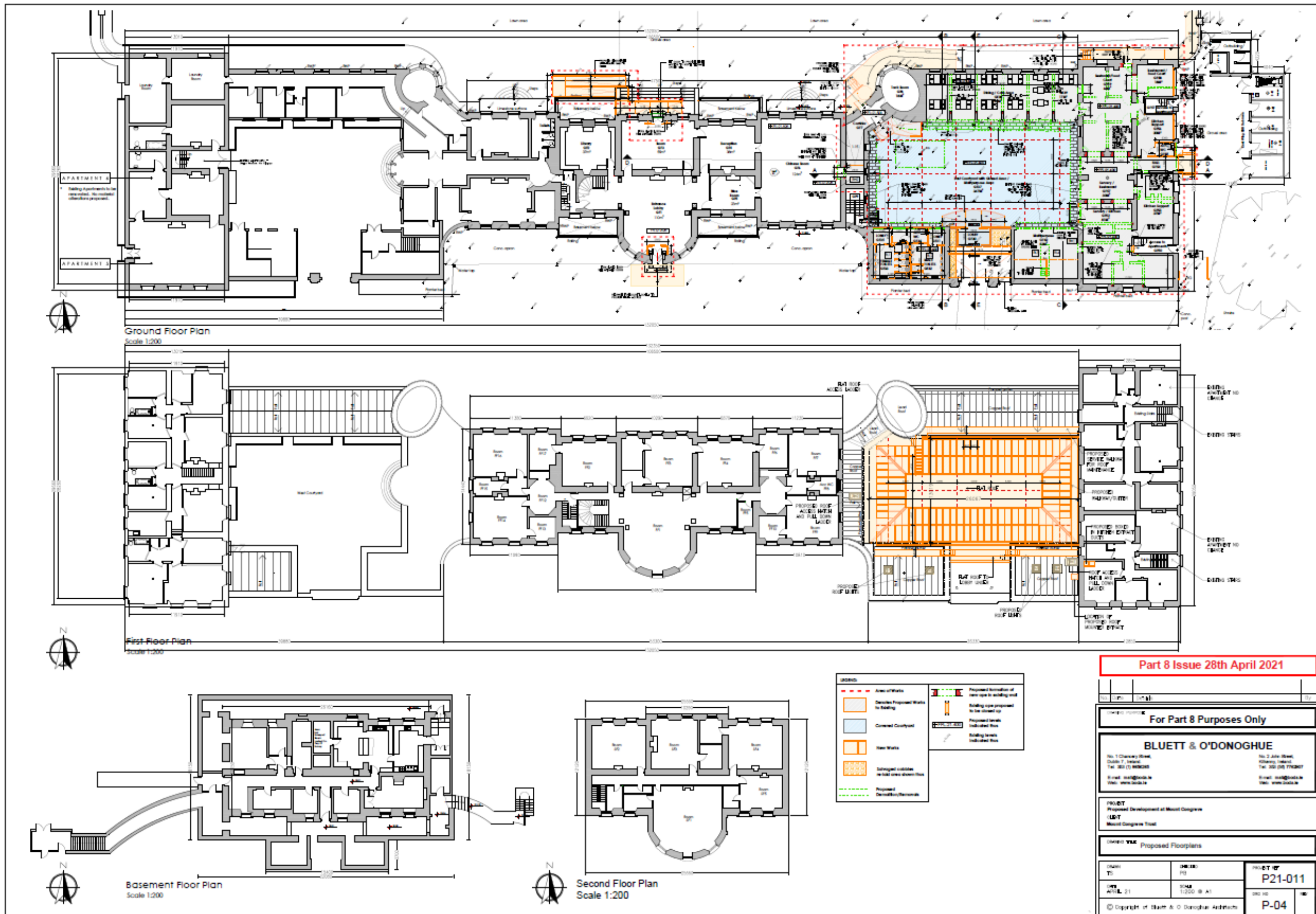
### **3. RECOMMENDATION**

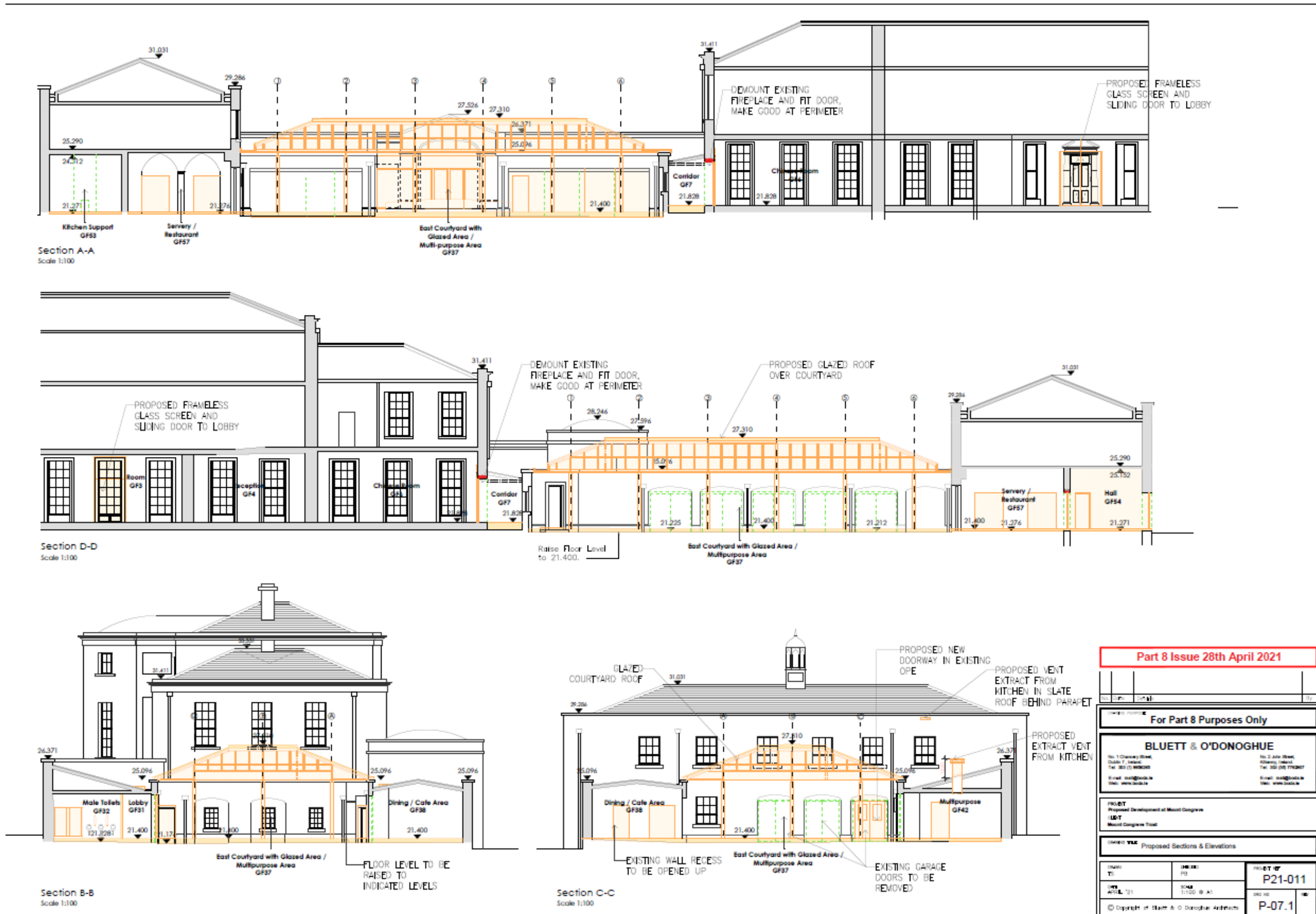
The proposed development will support and complies with the policies and objectives of the current County Development Plan 2011-2017 (as amended) and complies with ministerial guidelines, government policies and with the Regional Planning Guidelines. It is considered therefore that the development is in accordance with the proper planning and sustainable development of the area. Thus having regard to the report and details submitted, there is no objection to the development as proposed and it is recommended that it proceed as outlined.



## **APPENDIX A - PROPOSED DEVELOPMENT AND MAP OF AREA**









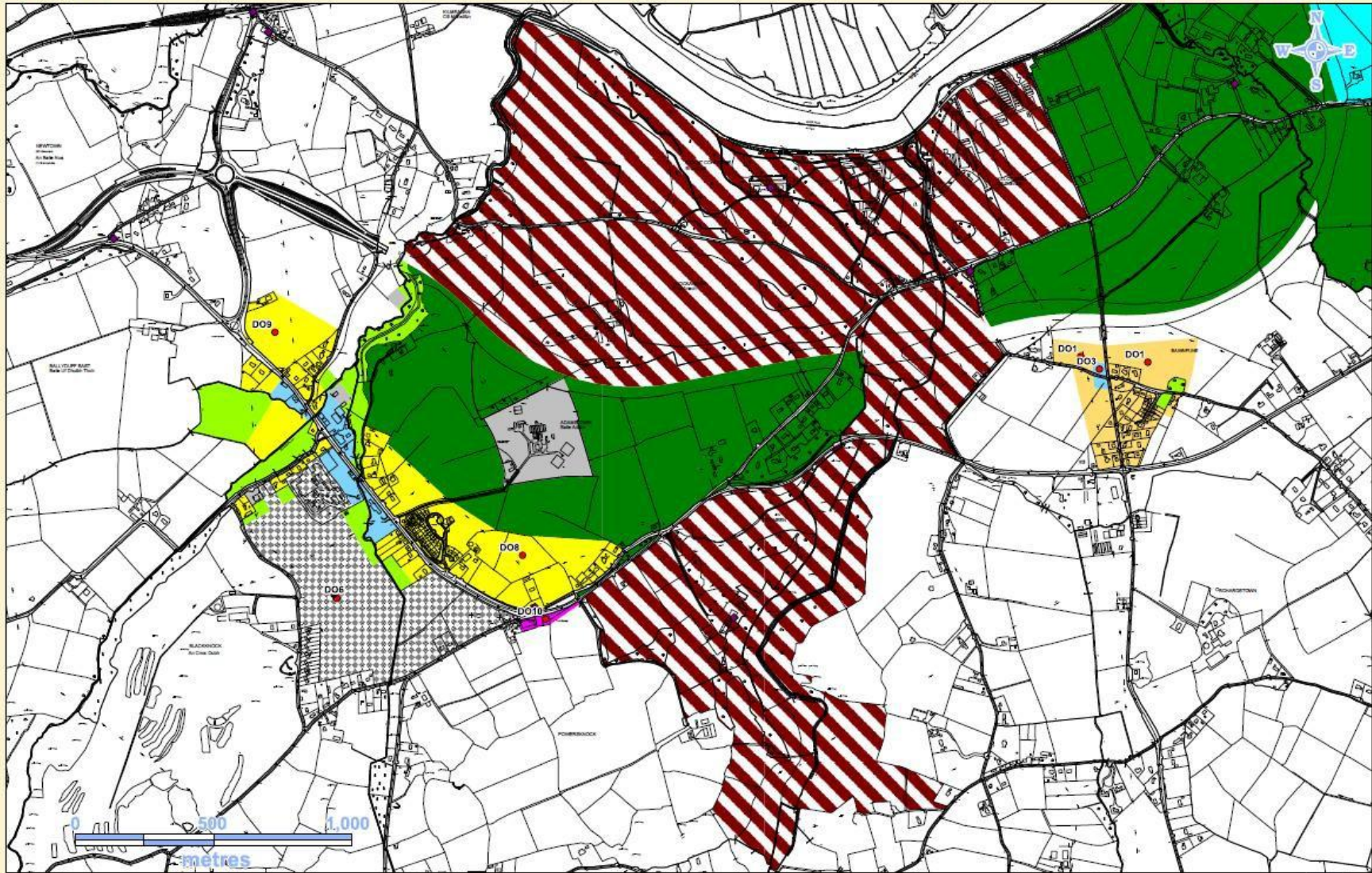
**APPENDIX B –  
SITE ZONING MAP FROM DEVELOPMENT PLAN**



Kilmeaden  
February 2011

# Kilmeaden

Waterford County Council  
County Development Plan 2011-2017





**KILMEADEN**

**Context**

Kilmeaden is located in the east of the County on the N25, 8km from Waterford City and is identified in the County Development Plan as a District Service Centre.

**Infrastructure**

**Water supply:** The public water supply has limited spare capacity.

**Wastewater:** The wastewater treatment system has limited spare capacity and may require an upgrade to accommodate new development.












**Development Objectives**

- DO<sub>1</sub> It is an objective of the Council to strengthen the village core by promoting the redevelopment of underused village centre sites and the provision of community facilities and other town centre development within the village, at a scale appropriate to the village.
- DO<sub>2</sub> It is an objective of the Council to provide traffic calming, footpath improvements and public lighting through the village as the opportunity arises.
- DO<sub>3</sub> Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath, cycle-paths and public lighting.
- DO<sub>4</sub> As opportunities arise, the Council shall extend the public lighting to the development boundary.
- DO<sub>5</sub> It is an objective of the Council to facilitate the provision of a neighbourhood play area within Kilmeaden village.
- DO<sub>6</sub> It is an objective of the Council to facilitate and encourage the development of new industrial/enterprise/employment uses on this site which do not detract from the amenity of the existing village. The developers shall prepare a Masterplan for the overall development of the site prior to the submission of any application for development on the Master Plan lands to ensure the co-ordinated development of this strategic land bank. The Master Plan shall include proposed land uses, a detailed road layout, an infrastructural plan, evidence of permeability and connectivity with existing landuses, landscaping proposals, phasing options, compliance with the smarter travel initiative, and compliance with Sustainable Residential Density Guidelines for Urban Areas (DoEHLG). The lands shall be primarily developed for industrial /employment uses and limited consideration may be given to residential development on the lands fronting onto the R680 Road, former N25, (south eastern portion of the site). The Council shall seek the provision of a new focal point to the village centre and enhancement of the visual appearance of the Main Street. Particular regard to be had to the visual impact when viewed from the former N25, permeability through the site and its relationship with the existing village core. A streetscape shall be created along the north-eastern boundary. Proposals for community services, amenities and facilities shall be included as part of the Masterplan. The Glanbia portion of the mixed use lands will provide a strategic opportunity for the creation of an employment base in Kilmeaden, supporting the development of the Waterford Gateway. Any industrial units shall be of a high standard design and finish and any layout shall have due regard to non-compatible adjoining land uses.
- DO<sub>7</sub> Future applications for planning permission for retail development shall be accompanied by a retail impact assessment to protect the viability of the existing retail developments.
- DO<sub>8</sub> This site can accommodate medium density housing development and shall be developed as a whole and subject to a masterplan to indicate linkages to the existing residential area, access, etc.
- DO<sub>9</sub> Development on this site shall provide for medium density residential development and shall make provision for adequate pedestrian linkages with the village centre. The developer shall be required to have regard to the topography of the site, and proposed developments shall have an appropriate/sympathetic approach to design which utilises the existing contours. Due regard shall be had to visual impact of the site when viewed from the N25.

- DO<sub>10</sub> The Council shall facilitate the development of enterprise units at a scale appropriate to the village. A high standard of architectural design and finish shall be required.
- DO<sub>11</sub> It is an objective of the Council to protect the carrying capacity of the N25 until such time as it is downgraded from a National Route and to restrict the opening of new entrances onto same in the interests of road safety.

**MAP LEGEND**

Zoning and Principle Objectives

-  R1 – Protect amenity of existing residential development and provide new residential development – medium density.
-  Village Centre
-  Institutional, Educational & Community Development
-  Light Industry
-  Enterprise
-  Masterplan Area
-  Open Space and Amenity
-  Green Belt
-  Utility
-  IRTRC(Integrated Rural Tourism and Recreational Complexes)
-  Development Objectives