

Waterford City & County Council

Traveller Accommodation Programme – Green Road, Waterford City

Planning & Development Act, 2000 as amended

Planning & Development Regulations 2001 as amended Part VIII

Recommendation to Commence Part VIII Process

Objective

- To provide a 5 No. Group Houses under the TAP scheme, at Green Road, Waterford City.

Housing Need

- In accordance with the Waterford City and County Council Traveller Accommodation Programme 2019-2023, the net Housing need at Green Road is 5 units.
- The scheme layout / unit type / sizes are designed to meet the proportionate need of the TAP needs in the area, and provides for Housing need through the proposed 5 No. dwellings as follows:
 - 2 no. 2 bed / 4 person single-storey units.
 - 2 no. 1 bed / 2 person single-storey units.
 - 1 no. 4 bed / 7 person single-storey unit.

Site Appraisal

- The development is located on the Green Road (L5520) within the Waterford City South Electoral area, Ballybeg South electoral division and the townland of Ballybeg.
- The site is located within “Industrial” zoning in accordance with the Waterford City Development Plan 2013-2019. Traveller accommodation is permitted under this zoning within the Waterford City Development Plan 2013-2019.
- There is one historical planning application associated with the site as follows: *Reg. Ref. P8 05/05 P8 09/03 Part VIII (Council) Planning Application – construction of single dwelling on site adjacent to Green Road with access from the Green Road on a site adjacent to the proposed Group Housing Scheme;*

Scheme Delivery

- The scheme delivery will be managed in-house by WCCC staff (Contracting Authority) with approval and oversight from the Sanctioning Authority (DHPLG) in accordance with the Social Housing Approval Process.
 - Part 8 planning – Q3 2021
 - Detail/Tender design – Q4 2021
 - Commence Construction – Q2 2022
- Scheme construction is proposed to be provided by an externally procured contractor following a suitability assessment procedure and tender assessment.
- All external appointments and procurement will be in accordance with National Procurement Guidelines and CWMF documents.
- Waterford City & County Council will have 100% tenancy nomination rights for the completed dwellings and will be responsible for the ongoing tenancy and maintenance of the dwellings.

The scheme now being proposed has been approved by WCCC Housing Section and has received approval from the Department of Housing, Planning and Local Government.

This proposal, as presented, offers an enormous opportunity to secure suitable accommodation, in a good location for families in urgent need.

WCCC is keen to proceed with this proposal as presented and as a consequence are seeking approval from the elected members of the Metropolitan District to commence the Part 8 process.

Ivan Grimes,

Director of Services,

Housing, Community and Emergency.

Waterford City & County Council

17th May 2021