



Chief Executive's Report

Chief Executive's Report on the Part VIII Planning Process for a proposed development at the premises formerly known as Fennell's Pub & Uniacke's Shop, Main Street, Cappoquin, Co. Waterford

Protected Structures, RPS no's 494 and 497 respectively

September 2021

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Revision No.	Prepared by	Checked	Approved	Date
Final	MC	DW	MQ	06/09/2021

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 development at the premises formerly known as Fennell's Pub & Uniacke's Shop, Main Street, Cappoquin, Co. Waterford. A summary of the report is outlined below.

- 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;
- 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

Notice of the Part VIII planning procedure for the proposed development at the premises formerly known as Fennell's Pub & Uniacke's Shop, Main Street, Cappoquin, Co. Waterford, was advertised in two local newspapers details below and placed on public display until August 13th 2021, at the Civic Offices, Dungarvan.

- Munster Express, Tuesday, 13th July 2021
- Dungarvan Leader, Friday, 16th July 2021

Plans and particulars of the proposed development are available to view on the Waterford City & County Council website at www.waterfordcouncil.ie from 16th July. <http://waterfordcouncil.ie/projects/public-consultations/index.htm>.

Submissions or observations could be made with respect to the development on or before 4.00pm on 27th August 2021, either in writing or via email submission to cappoquinfennellsuniack@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 consist of the following: -

Development at the premises formerly known as Fennell's Pub & Uniacke's Shop, Main Street, Cappoquin, Co Waterford, RPS No's 494 and 497 respectively, will include;

- Use of the ground floor as café restaurant / delicatessen and or shop,
- Use of the first & second floors as a separate 3 bed dwelling unit,
- Extension to the rear of the ground floor to include WC's, store and kitchen,
- Provision of external covered bin & bike area at ground floor,
- Extension to the rear of the first floor to include bedroom & bathroom,
- Provision of a courtyard at first floor as private open space,
- External modifications to the existing structure including widened opes/doors & new opes/doors to the rear at ground and first floor,
- Internal modifications to the existing structure including; removal of the non-original concrete floor slab & structure to ground level, removal of staircase at ground level, removal of internal walls at first floor, replacement of partitions, modifications to internal layout, replacing existing bathroom fittings, and relocation of kitchen,
- General refurbishment of the existing structure including repair of facades, replacement of the windows and roof, associated conservation works, site works and ancillary works.

This application also includes an Appropriate Assessment screening report and an Environmental Impact Assessment screening report.

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.

Appendix C Submissions received.

1.3. Planning Policy

With reference to **Waterford County Development Plan, 2011-2017** (as amended and extended following the merger of Waterford City and County Councils in 2014), the site is zoned as "R1 - Protect amenity of existing residential development and provide new residential development – Medium Density and Streetscape of Distinctive Character". The proposed development adheres to and/or satisfies the criteria set out in the following sections;

Development Plan;

Vision Statement

Goal 1. *Support and facilitate the development of sustainable vibrant communities and the provision of necessary supporting services and amenities.*

Goal 7. *Create an inclusive society by encouraging a partnership approach between statutory bodies, community groups and all other relevant stakeholders.*

County Settlement Strategy

4.3 County Development Strategy

Opening statement; *"The Settlement Strategy for the County has always been to encourage the growth of the County's towns and villages, whilst catering for genuine housing needs in the rural countryside".* Also identified as a key issue is *"smaller towns and villages to be strengthened"*.

4.4.3 District Service Centre

Cappoquin is designated as a District Service Centre. *"The District Service Centres are so designated, because they are important resources for their hinterlands, providing community and infrastructural facilities and services and the population base to maintain them."*

4.5. Sustainable Community Settlement

Opening statement *"The County Settlement Strategy is aimed at ensuring that towns and villages offer attractive and affordable housing options to meet the housing needs of urban and rural communities. Sensitively scaled and phased residential developments, with an appropriate housing-mix, will be encouraged in settlements to create sustainable communities and to help deliver the critical mass of population needed for the provision and support of educational, community and social services, improved amenities and sustainable employment opportunities."*

Policy SS1

"To ensure that development takes place in an orderly, rational and sustainable manner avoiding environmental degradation and in accordance with the recommendations of the DoEHLG publications; the Sustainable Rural Housing Guidelines (2005), the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009) and any subsequent Guidelines issued by the DoEHLG."

Policy SS2

"To give priority to the development in settlements with adequate wastewater and water supply infrastructure and those settlements targeted for infrastructural investment within the plan period."

4.8 Rural Housing Policy

"The Council is committed to the maintenance and growth of strong rural communities living in rural villages and in the open countryside and to facilitating and supporting this through its rural investment programmes, policies and objectives"

Housing

5.1 Housing Policy

Two of the main elements of housing policy are;

1. *“Ensure proper planning and sustainable development of the County, in terms of the location and quality of housing including housing type and mix, to secure the development of sustainable communities.”*
6. *“Promote sustainable energy efficient building construction and maintenance.”*

Policy H1

“To promote the development of sustainable communities by requiring all new residential development to comply with the principles set out in the DoEHLG publication, “Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes, Sustainable Communities, 2007.”

5.2 Sustainable Communities

“Sustainable Communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and secure, well planned, constructed and maintained, inclusive and accessible to all.”

5.7 Building Re-use and Brownfield Site Development

“The house vacancy rate in the County, according to the last census (2006) was 20%, whilst in fifteen Electoral Divisions more than a quarter of the housing stock was vacant. This is the result of the conversion of existing habitable dwellings to second and holiday homes and the construction of new holiday homes or houses built for investment purposes and left empty. The Council will encourage the re-use of vacant dwellings for use as permanent homes. Where appropriate, and subject to resources, the Council will acquire derelict or vacant land within towns and villages for the purposes of providing new dwellings.

The Council will also will encourage the utilisation and redevelopment of obsolete and vacant sites by developers in preference to green-field development.”

5.8 Sustainable Building Design

“In line with Council’s Climate Change Strategy, the Council will encourage Sustainable Energy considerations in the construction and maintenance of housing.”

Economic Development

6.2 Sustainable Economic Development

Policy ECD 6

“Develop sustainable communities as attractive places to live and work.”

1.3.1 Assessment & Evaluation

The proposed development is zoned as 'R1 - Protect amenity of existing residential development and provide new residential development – Medium Density and Streetscape of Distinctive Character' in the Waterford County Development Plan, 2011 – 2017 as amended (refer to drawing included in Appendix B) where the objective DO1 is to *“to strengthen the village core by promoting the redevelopment of underused village centre sites such as the derelict house on Mill Street.”* This current proposal seeks to bring two vacant/derelict properties on Main Street back into use. 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, details submitted and submissions received 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

One submission was received within the statutory timeframe from public/stakeholders and none from the prescribed bodies. The person/organisation 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
Prescribed Bodies		
None received		

Submission no.	Name	Address
Public Submissions		
1	Tessie Daly	Castle Street, Cappoquin, Co. Waterford.

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

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	Tessie Daly	<ul style="list-style-type: none"> • Concerns as to car parking capacity on Castle Street. • Does the Council have plans to provide additional parking in the immediate area. • Could Castle Street become a Residents Only Parking Area. 	<ul style="list-style-type: none"> • The proposal reuses existing vacant buildings, two residential over commercial properties with no additional capacity. • The Council is currently proposing to add an additional 14 car parking spaces at Port na hAbhann. • This is not being considered at this time.

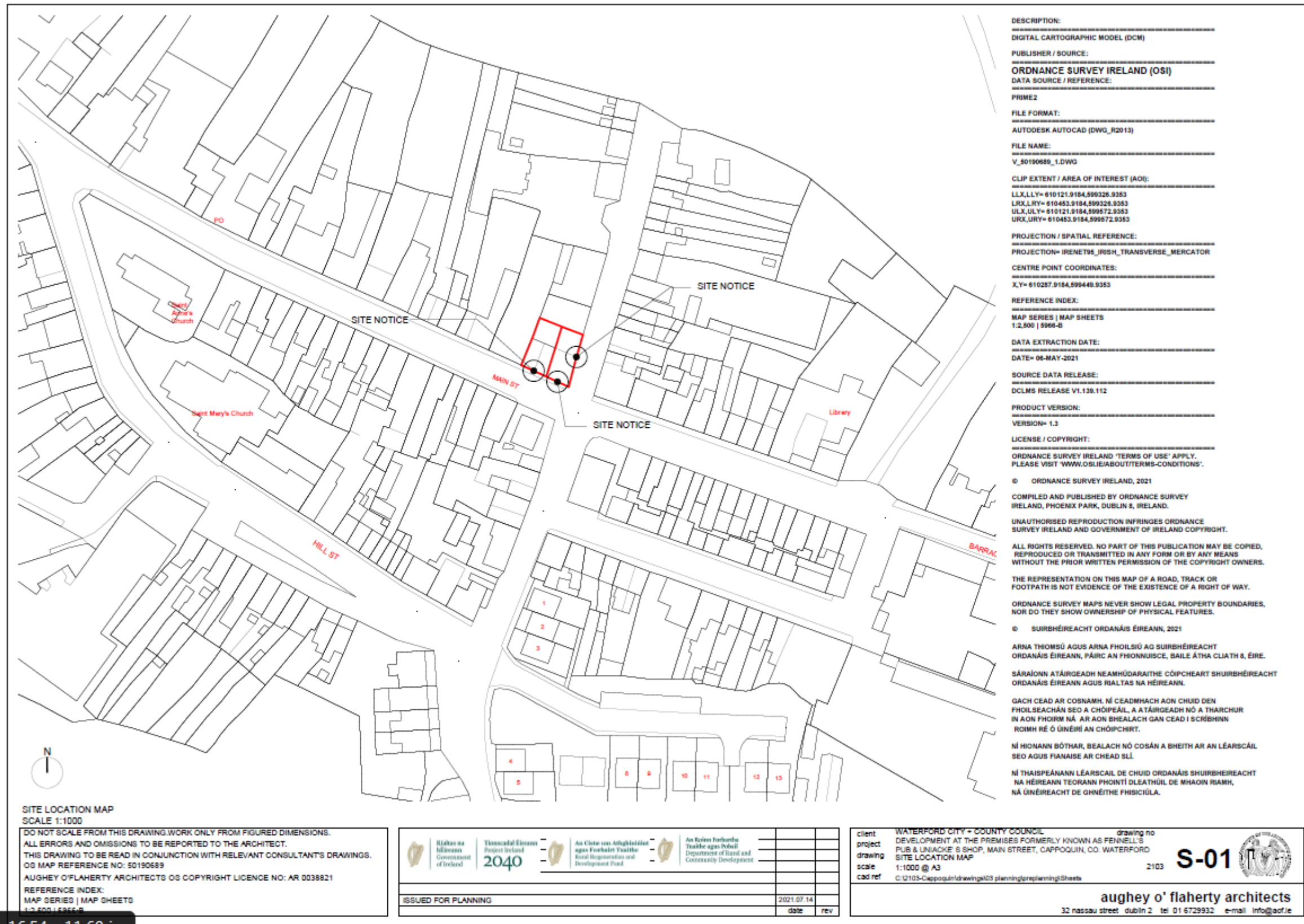
3. RECOMMENDATION

The proposed development will support and comply 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, details and observations submitted, it is recommended that it proceeds as outlined.

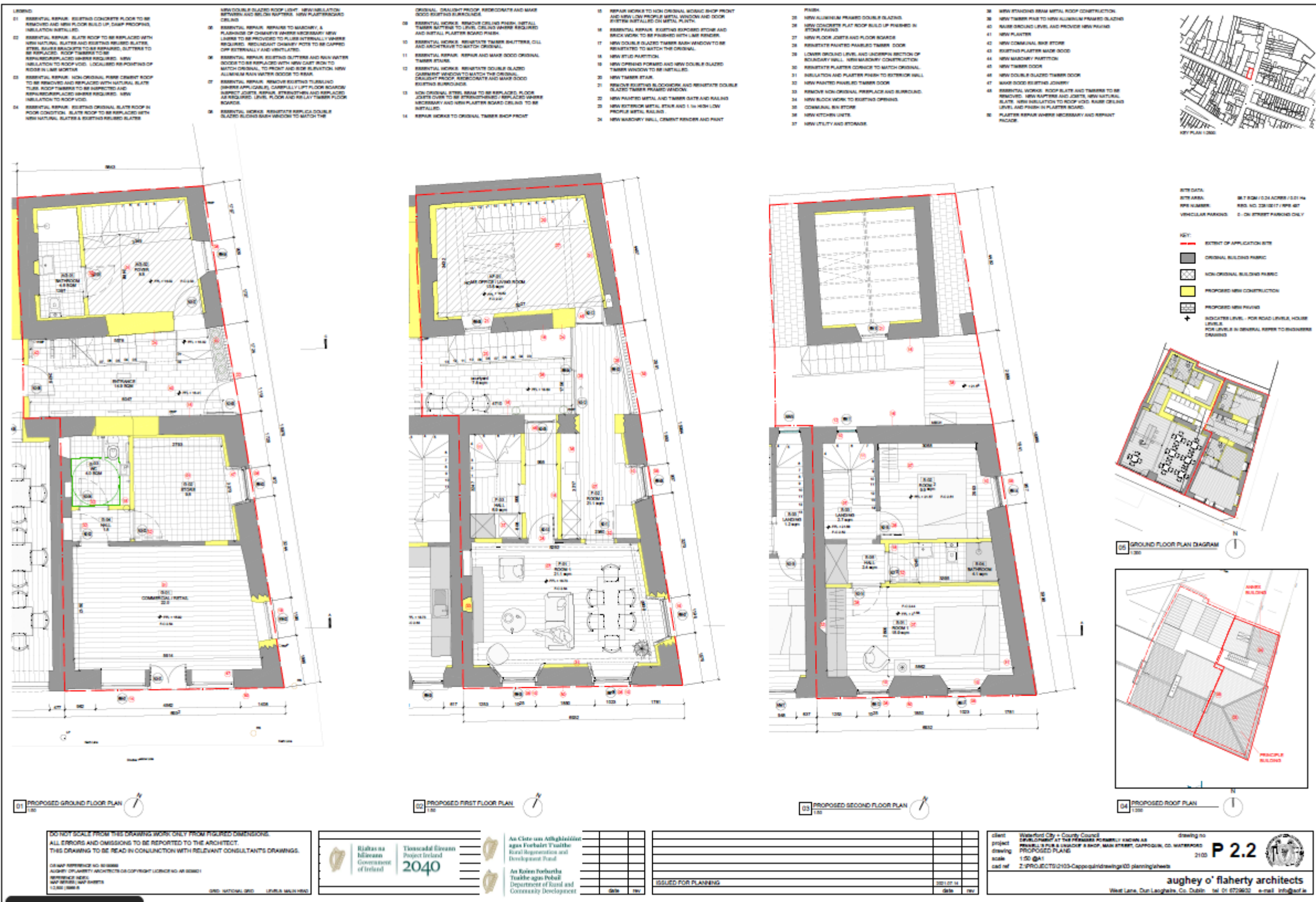
Signed

Michael Quinn
Director of Services
Economic Development & Planning
Waterford City & County Council

APPENDIX A – PROPOSED DEVELOPMENT AND MAP OF AREA







LEGEND:

- 01 ESSENTIAL REPAIR: EXISTING CONCRETE FLOOR TO BE REMOVED AND NEW FLOOR BUILT UP. DAMP PROOFING, INSULATION INSTALLED.
- 02 ESSENTIAL REPAIR: SLATE ROOF TO BE REPLACED WITH NEW NATURAL SLATES AND EXISTING REPAIRED SLATES. STEEL RAFTERS TO BE REPAIRED. BUTTRESSES TO BE REPLACED. ROOF TIMBERS TO BE REPAIR/REPLACED (AS REQUIRED). NEW INSULATION TO ROOF VOID. LOCALISED REPAIRS TO ROOF IN LINE WORK.
- 03 ESSENTIAL REPAIR: NON ORIGINAL 'FRISK' ROOF TO BE REMOVED AND REPLACED WITH NATURAL SLATE. TYLEE ROOF TIMBERS TO BE ASSESSED AND REPAIR/REPLACED (AS REQUIRED). NEW INSULATION TO ROOF VOID.
- 04 ESSENTIAL REPAIR: EXISTING ORIGINAL SLATE ROOF IN POOR CONDITION. SLATE ROOF TO BE REPLACED WITH NEW NATURAL SLATES & EXISTING REPAIRED SLATES.
- 05 NEW DOUBLE GLAZED ROOF LIGHT. NEW INSULATION BETWEEN AND BELOW RAFTERS. NEW PLASTERBOARD CEILING.
- 06 ESSENTIAL REPAIR: REPAIR TO GARDENY & PLASTER OF CHIMNEY WHERE NECESSARY. NEW LINING TO BE PROVIDED TO FLUE INTERNALLY WHERE REQUIRED. REDUCED GAP CHIMNEY POT TO BE CAPPED OFF INTERNALLY AND VENTILATED.
- 07 ESSENTIAL REPAIR: EXISTING SUPPER AND SUN WATER DOORS TO BE REPLACED WITH NEW CAPT ION TO MATCH ORIGINAL. TO FRONT AND REAR ELEVATION NEW ALUMINIUM MAIN WATER DOORS TO REAR.
- 08 ESSENTIAL REPAIR: REMOVE EXISTING TUBULAR DRAIN (WHERE APPLICABLE). CAREFULLY LIFT FLOOR BOARDS. INSPECT JOISTS. REPAIR, STRENGTHEN AND REPLACE AS REQUIRED. LEVEL FLOOR AND RE-LAY TIMBER FLOOR BOARDS.
- 09 ESSENTIAL WORKS: REINSTATE REPLICABLE DOUBLE GLAZED SLIDING BASH WINDOW TO MATCH THE ORIGINAL DRAUGHT PROOF, RECOGNISE AND MAKE GOOD EXISTING SURROUNDINGS.
- 10 ESSENTIAL WORKS: REMOVE CEILING FINISH. METALL TIMBER RAFTERS TO LEVEL CEILING WHERE REQUIRED AND INSTALL PLASTER BOARD FINISH.
- 11 ESSENTIAL WORKS: REINSTATE TIMBER SHUTTERS, CILL AND ARCHITRAVE TO MATCH ORIGINAL.
- 12 ESSENTIAL WORKS: REINSTATE DOUBLE GLAZED DRAUGHT PROOF, RECOGNISE AND MAKE GOOD EXISTING SURROUNDINGS.
- 13 NON ORIGINAL STEEL BEAM TO BE REPLACED. FLOOR JOISTS OVER TO BE STRENGTHENED/ REPLACED WHERE NECESSARY AND NEW PLASTER BOARD CEILING TO BE INSTALLED.
- 14 REPAIR WORKS TO ORIGINAL TIMBER SHOP FRONT.
- 15 REPAIR WORKS TO NON ORIGINAL MORGAN SHOP FRONT AND NEW LOW PROFILE METAL WINDOW AND DOOR. EXISTING INSTALLED ON METAL PLATE.
- 16 ESSENTIAL REPAIR: EXISTING EXPOSED STONE AND BRICK WORK TO BE FINISHED WITH LINE RENDER.
- 17 NEW DOUBLE GLAZED TIMBER BASH WINDOW TO BE REINSTATE TO MATCH THE ORIGINAL.
- 18 NEW BTJD PARTITION.
- 19 NEW OPENING FORMED AND NEW DOUBLE GLAZED TIMBER WINDOW TO BE INSTALLED.
- 20 NEW TIMBER STAIR.
- 21 REMOVE EXISTING BLOCKWORK AND REINSTATE DOUBLE GLAZED TIMBER FRAMED WINDOW.
- 22 NEW PAINTED METAL AND TIMBER GATE AND RAILING.
- 23 NEW EXTERIOR METAL STAIR AND 1 1/2" HIGH LOW PROFILE METAL RAILING.
- 24 NEW MASONRY WALL, CEMENT RENDER AND PAINT.
- 25 FINISH.
- 26 NEW ALUMINIUM FRAMED DOUBLE GLAZING.
- 27 NEW CONCRETE PLAT ROOF BUILT UP FINISHED IN STONE FINISH.
- 28 NEW FLOOR JOISTS AND FLOOR BOARD.
- 29 REINSTATE PAINTED FINISHED TIMBER DOOR.
- 30 LOWER GROUND LEVEL AND UNDERPIN SECTION OF BOUNDARY WALL. NEW MASONRY CONSTRUCTION.
- 31 REINSTATE PLASTER CORNICE TO MATCH ORIGINAL.
- 32 INSULATION AND PLASTER FINISH TO EXTERIOR WALL.
- 33 NEW PAINTED FINISHED TIMBER DOOR.
- 34 REMOVE NON ORIGINAL FINISH AND SURROUNDINGS.
- 35 NEW BLOCK WORK TO EXISTING OPENING.
- 36 COMMERCIAL SIX STORE.
- 37 NEW KITCHEN UNITS.
- 37 NEW UTILITY AND STORAGE.
- 38 NEW STANDING BEAM METAL ROOF CONSTRUCTION.
- 39 NEW TIMBER FINISH TO NEW ALUMINIUM FRAMED GLAZING.
- 40 RAISE GROUND LEVEL AND PROVIDE NEW FINISH.
- 41 NEW PLASTER.
- 42 NEW COMMERCIAL SIX STORE.
- 43 EXISTING PLASTER BASH DOOR.
- 44 NEW MASONRY PARTITION.
- 45 NEW TIMBER DOOR.
- 46 NEW DOUBLE GLAZED TIMBER DOOR.
- 47 MAKE GOOD EXISTING JOBBERY.
- 48 ESSENTIAL WORKS: ROOF SLATE AND TIMBER TO BE REMOVED. NEW RAFTERS AND JOISTS. NEW NATURAL SLATE. NEW INSULATION TO ROOF VOID. RAISE CEILING LEVEL AND FINISH IN PLASTER BOARD.
- 49 PLASTER REPAIR WHERE NECESSARY AND REPAINT FACADE.

01 PROPOSED SECTION AA
1:50

02 PROPOSED SECTION BB
1:50

03 PROPOSED SECTION DIAGRAM CC
1:50

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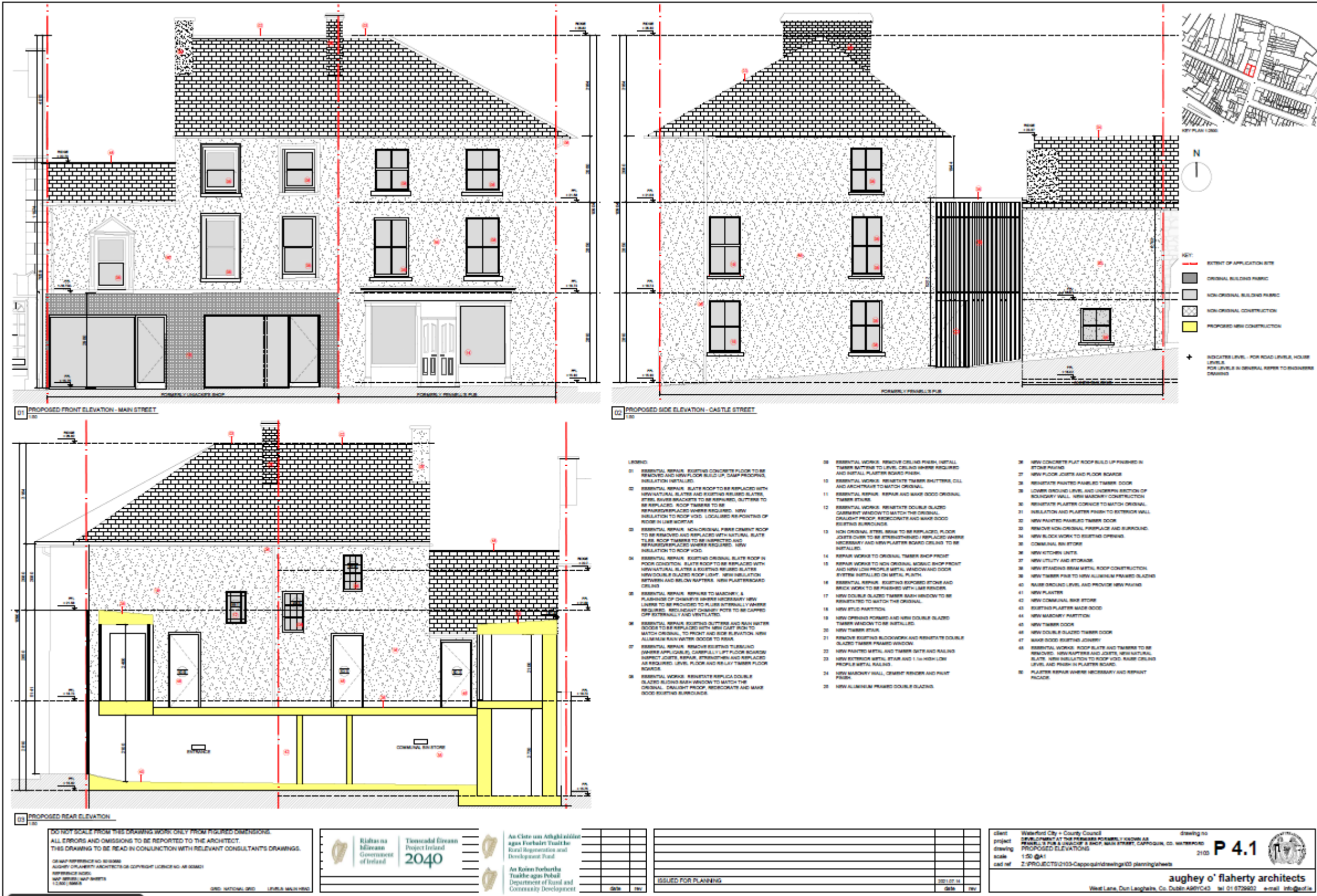
An Clár na hAghaidh
agus Forbairt Tuathla
Rural Regeneration and
Development Fund

An tAon Fiartha
Tuathla agus Tuathla
Department of Rural and
Community Development

client: Waterford City & County Council
project: DEVELOPMENT AT THE FORMER FENNEL'S & UNIACKE'S PREMISES
drawing: PROPOSED SECTIONS
scale: 1:50 / 1:200 @A1
cad ref: Z:\PROJECTS\2105-Cappoquin\drawings\03_planning\shws

drawing no: 2105 P 3.1
2105

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West Lane, Dun Laoghaire, Co. Dublin A6VYD3 tel: 01 8729632 e-mail: info@aof.ie

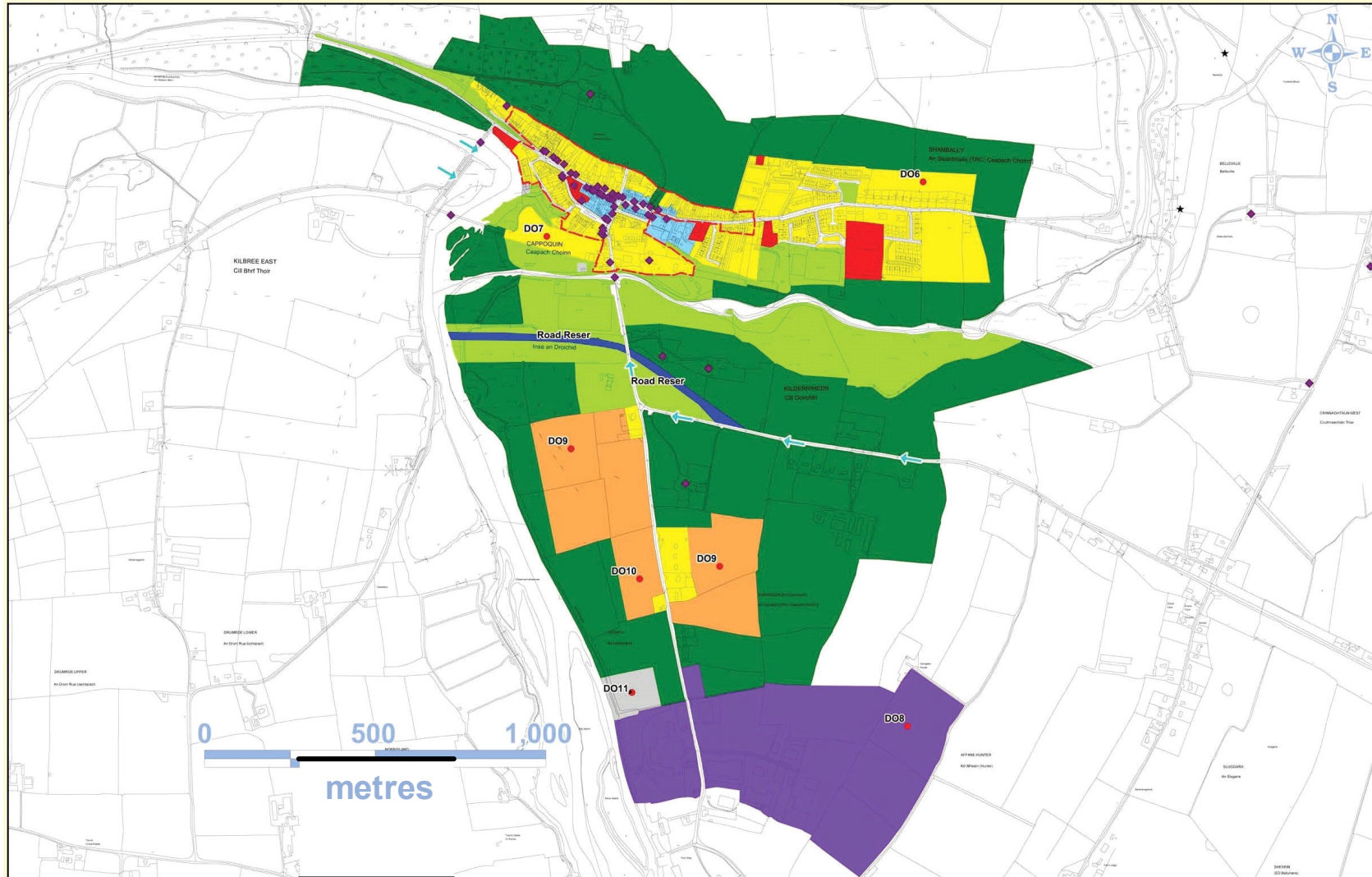


APPENDIX B – SITE ZONING MAP FROM DEVELOPMENT PLAN

Cappoquin
February 2011

Cappoquin

Waterford County Council
County Development Plan 2011-2017



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CAPPOQUIN**Context**

Cappoquin is one of the larger settlements in West Waterford and is identified in the County Development Plan as a District Service Centre.

Historic Character

Cappoquin is located on the bend of the River Blackwater. The Main Street comprises predominately of two- and three-storey terraced houses mainly dating from the early 19th Century with classical proportions. There are some excellent examples of 19th Century shop fronts on the Main Street. Landmark buildings include an early 19th Century Catholic Church and Church of Ireland Church. Cappoquin House and Richmond House form prominent buildings within the townscape. Each approach to the town is complemented by mature trees and rubblestone walls bounding the road. The fine cut limestone Avonmore Bridge and the old Railway Bridge add to the setting of the Town

Infrastructure

Water supply: Cappoquin has a public water supply with limited spare capacity. An upgrade would be required to accommodate additional developments. It is anticipated that the water supply will be upgraded under the Water Services Investment Programme during the lifetime of the Plan.















Wastewater: The existing municipal wastewater treatment system is at capacity. However, Cappoquin is to be provided with a new sewerage scheme under the Waterford Grouped Towns and Villages Scheme. It is anticipated that the new plant will be constructed and commissioned within the Plan period.

Development Objectives

- DO₁ It is an objective of the Council to strengthen the village core by promoting the redevelopment of underused village centre sites such as the derelict house on Mill Street.
- DO₂ It is an objective of the Council to protect and promote the amenity and pedestrian access to the river Blackwater and enhance existing public walkways and riverside routes subject to compliance with Articles 6 and 10 of the Habitats Directive and ensuring no negative impact on the integrity on the River Blackwater SAC.
- DO₃ The flood plain of the River Blackwater shall be preserved free from development.
- DO₄ It is an objective of the Council to provide cycle-paths, footpath improvements and public lighting as the opportunity arises.
- DO₅ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath, public lighting and cycle-paths.
- DO₆ 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.
- DO₇ The Council shall facilitate the development of medium density housing of high quality design. The view of the development from the River Blackwater should enhance the visual setting of the site.
- DO₈ It is an objective of the Council to facilitate and encourage the development of new industrial/employment units of a scale appropriate to the village on this site.
- DO₉ This land shall be reserved for future sustainable residential development and shall not be developed within the Plan period.
- DO₁₀ It is an objective of the Council to retain and enhance the existing stone walls and trees on the approach roads into the town.
- DO₁₁ It is an objective of the Council to facilitate the development of the wastewater treatment plant which is to be provided under the Waterford Grouped Towns and Villages Scheme.

- DO₁₂ It is an objective of the Council to protect the vistas and settings of protected structures and the streetscape by the retention of vernacular houses such as those on Barrack Street, Main Street, the Green and Mill Street. Other features worthy of protection include rubblestone walls, free-standing water pumps and post boxes as identified on the NIAH survey.
- DO₁₃ It is an objective of the Council to retain original building features of vernacular structures such as lime mortar render, natural slate, shopfronts, timber sash windows. Where appropriate, the Council shall encourage the reinstatement of historically correct traditional features such as sliding sash windows and shopfronts, etc.
- DO₁₄ Any development which is proposed in a Streetscape of Distinctive Character shall have regard to the planning guidance set out in Section 10.46 of the Development Standards Chapter.

MAP LEGENDZoning and Principle Objectives

-  R1 – Protect amenity of existing residential development and provide new residential development – medium density
-  R3 – Reserved for future sustainable residential development 2017- 2023
-  Town Centre
-  Open Space and Amenity
-  Green Belt
-  Institutional, Educational & Community Development
-  Light Industry
-  Tourism
-  Utility
-  Development Objectives
-  Streetscape of Distinctive Character
-  Protected Structure
-  Scenic view
-  Scenic Route

APPENDIX C – SUBMISSIONS RECEIVED

Development at the premises formerly known as Fennell's Pub & Uniacke's Shop, Main Street, Cappoquin, Co. Waterford, protected structures, RPS No.s 494 and 497 respectively.

Received Submissions;

1.

From: Tessie Daly [mailto:tessiedaly79@gmail.com]

Sent: 16 August 2021 18:26

To: cappoquin fennell suniack

Subject: Query. Re Planning

To whom it may concern,

As a resident of Castle Street, Cappoquin, I am delighted to see old buildings being brought back to life.

My one concern, however is parking. As you probably know There are 16 residential premises on Castle Street,

The majority of these families own cars and need to find a space on the street, I would also add that as it is an old street the residents reflect this.

My question to you is,

Do you have plans to provide parking for the extra business and workers that will come to the immediate area.

My possible solution is that Castle Street becomes, "Residential Parking only"

Sincerely
Theresa Daly
P51X3K6