



Chief Executive's Report

Chief Executive's Report on the Part VIII Planning Process for the proposed development of a Housing Pilot Scheme at No's 6, 7 & 8 Main Street and connected properties on The Green, Cappoquin, Co., Waterford.

September 2021

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Revision No.	Prepared by	Checked	Approved	Date
Final	MC	PF	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 Cappoquin Housing Pilot Scheme Development, including;

- 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 of a Housing Pilot Scheme at No's 6, 7 & 8 Main Street and connected properties on The Green, Cappoquin, Co., Waterford, was advertised in two local newspapers, details below and placed on public display from July 16th 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 were made available to view on the Waterford City & County Council website at www.waterfordcouncil.ie from 16th July up to and including 2nd September 2021.

<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 cappoquinhousingpilot@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: -

- The refurbishment and reconstruction of three number, three storey, three bedroom terraced town houses on Main Street (No's 6,7 & 8 Main Street) as dwelling units, with ancillary mews type accommodation on The Green.
- Demolition and reconstruction of five premises on The Green.
- The use of the ground, first and second floors on Main Street as dwelling units.
- The use of the ground floor and first floor on The Green as ancillary accommodation, office or workshop space.
- External modifications to the existing structure including the alteration & formation of openings.
- Internal modifications on all levels including; provision of new staircases, alteration of internal walls and floors at all levels.
- General refurbishment of the existing structure including repair of facades, replacement of windows, doors and roofs.
- Associated conservation, site and ancillary works.
- This application also includes an Appropriate Assessment screening report, an Environmental Impact Assessment screening report and an Architectural Heritage Impact Assessment.
- Cappoquinn Town Centre is designated to be an Architectural Conservation Area (ACA) in the Draft Waterford City and County Development Plan 2022-2028.

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

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 'Town Centre 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

Section 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".*

Section 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."*

Section 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."

Section 4.8 Rural Housing Policy

Opening statement *“The rural housing policy must find a balance between reinforcing and strengthening rural communities whilst protecting the rural environment from over-development.”*

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. In meeting this commitment, the Council recognises the need to permit the development of rural housing in suitable locations, on a scale and pace, which will not diminish County Waterford’s high quality rural environment.”

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.”

1.3.1 Assessment & Evaluation

The proposed development is zoned as 'Town Centre 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 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

No submissions were 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
Prescribed Bodies		
No submissions received.		
Public Submissions		
No submissions received.		

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.

Signed

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

APPENDIX A – PROPOSED DEVELOPMENT AND MAP OF AREA

Planning Pack Map

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National Mapping Agency

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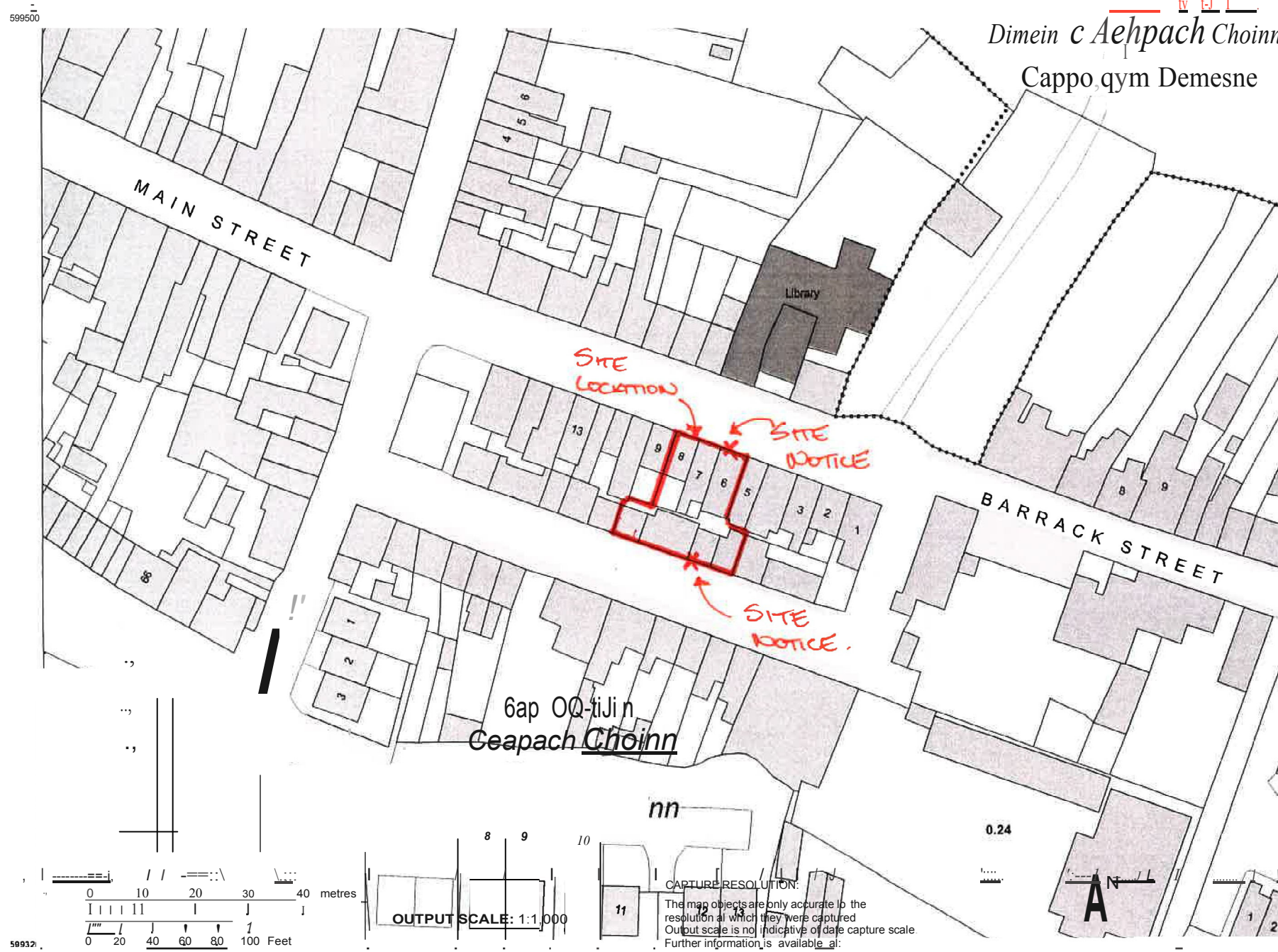
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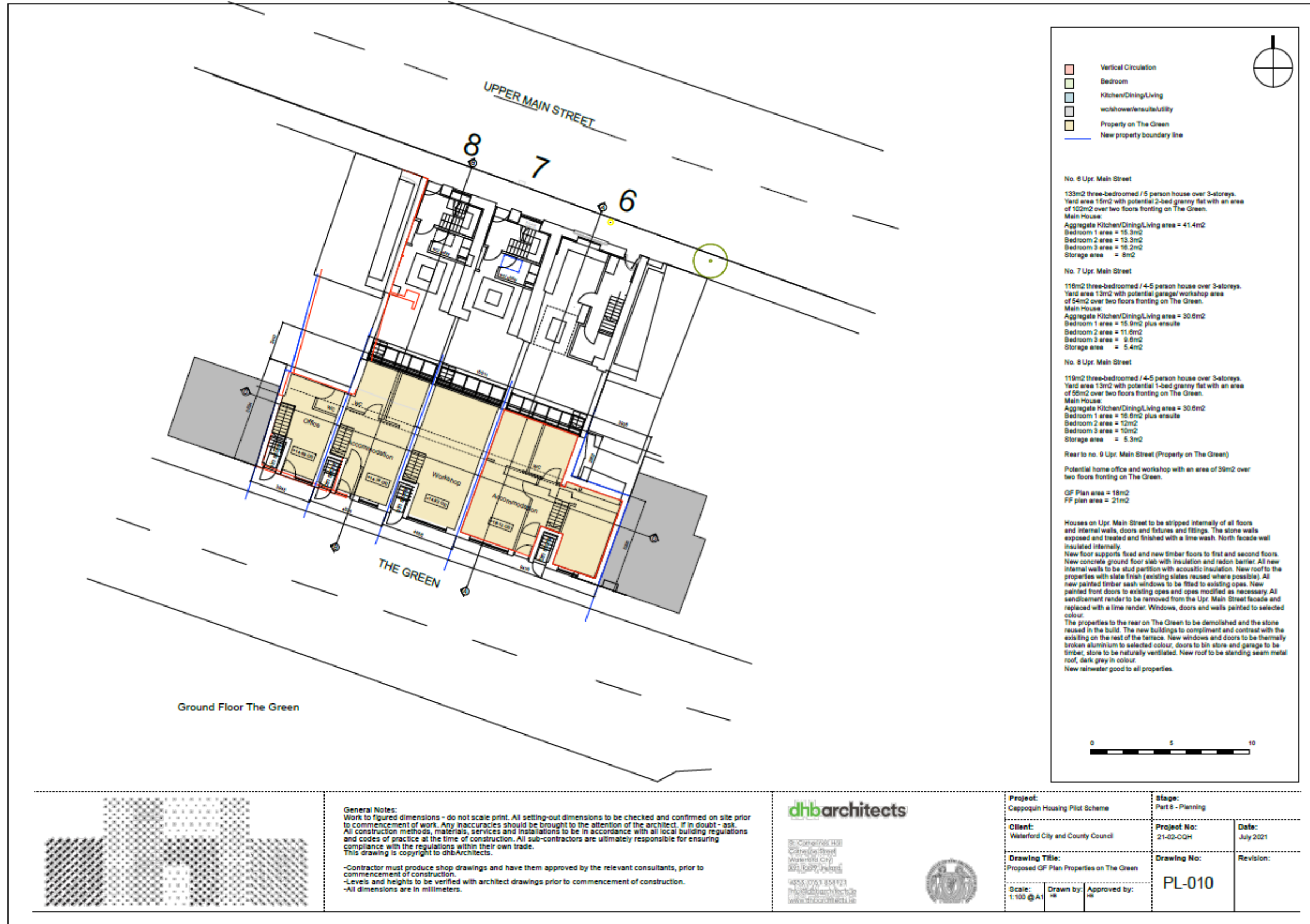
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LEGEND:
<http://www.osi.ie>;
search 'Large Scale Legend'



OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
<http://www.osi.ie>; search 'Capture Resolution'



Legend:

- Vertical Circulation
- Bedroom
- Kitchen/Dining/Living
- w.c./shower/ensuite/utility
- Property on The Green
- New property boundary line

No. 6 Upr. Main Street
133m² three-bedroom / 5 person house over 3-storays.
Yard area 15m² with potential 2-bed granny flat with an area of 102m² over two floors fronting on The Green.
Main House:
Aggregate Kitchen/Dining/Living area = 41.4m²
Bedroom 1 area = 15.3m²
Bedroom 2 area = 13.3m²
Bedroom 3 area = 16.2m²
Storage area = 8m²

No. 7 Upr. Main Street
116m² three-bedroom / 4-5 person house over 3-storays.
Yard area 13m² with potential garage/workshop area of 54m² over two floors fronting on The Green.
Main House:
Aggregate Kitchen/Dining/Living area = 30.6m²
Bedroom 1 area = 15.9m² plus ensuite
Bedroom 2 area = 11.6m²
Bedroom 3 area = 9.6m²
Storage area = 5.4m²

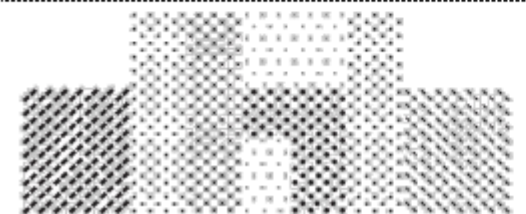
No. 8 Upr. Main Street
110m² three-bedroom / 4-5 person house over 3-storays.
Yard area 15m² with potential 1-bed granny flat with an area of 56m² over two floors fronting on The Green.
Main House:
Aggregate Kitchen/Dining/Living area = 30.6m²
Bedroom 1 area = 16.8m² plus ensuite
Bedroom 2 area = 12m²
Bedroom 3 area = 10m²
Storage area = 5.3m²

Rear to no. 9 Upr. Main Street (Property on The Green)
Potential home office and workshop with an area of 39m² over two floors fronting on The Green.
GF Plan area = 18m²
FF plan area = 21m²

Houses on Upr. Main Street to be stripped internally of all floors and internal walls, doors and fixtures and fittings. The stone walls exposed and treated and finished with a lime wash. North facade wall insulated internally.
New floor supports fixed and new timber floors to first and second floors.
New concrete ground floor slab with insulation and radon barrier. All new internal walls to be stud partition with acoustic insulation. New roof to the properties with slate finish (existing slates reused where possible). All new painted timber sash windows to be fitted to existing apes. New painted front doors to existing apes and apes modified as necessary. All settlement render to be removed from the Upr. Main Street facade and replaced with a lime render. Windows, doors and walls painted to selected colour.
The properties to the rear on The Green to be demolished and the stone reused in the build. The new buildings to compliment and contrast with the existing on the rest of the terrace. New windows and doors to be thermally broken aluminium to selected colour, doors to lin stone and garage to be timber, stone to be naturally ventilated. New roof to be standing seam metal roof, dark grey in colour.
New rainwater good to all properties.

0 5 10

Ground Floor The Green



General Notes:
Work to figured dimensions - do not scale print. All setting-out dimensions to be checked and confirmed on site prior to commencement of work. Any inaccuracies should be brought to the attention of the architect. If in doubt - ask. All construction methods, materials, services and installations to be in accordance with all local building regulations and codes of practice at the time of construction. All sub-contractors are ultimately responsible for ensuring compliance with the regulations within their own trade. This drawing is copyright to dnbArchitects.

- Contractor must produce shop drawings and have them approved by the relevant consultants, prior to commencement of construction.
- Levels and heights to be verified with architect drawings prior to commencement of construction.
- All dimensions are in millimeters.

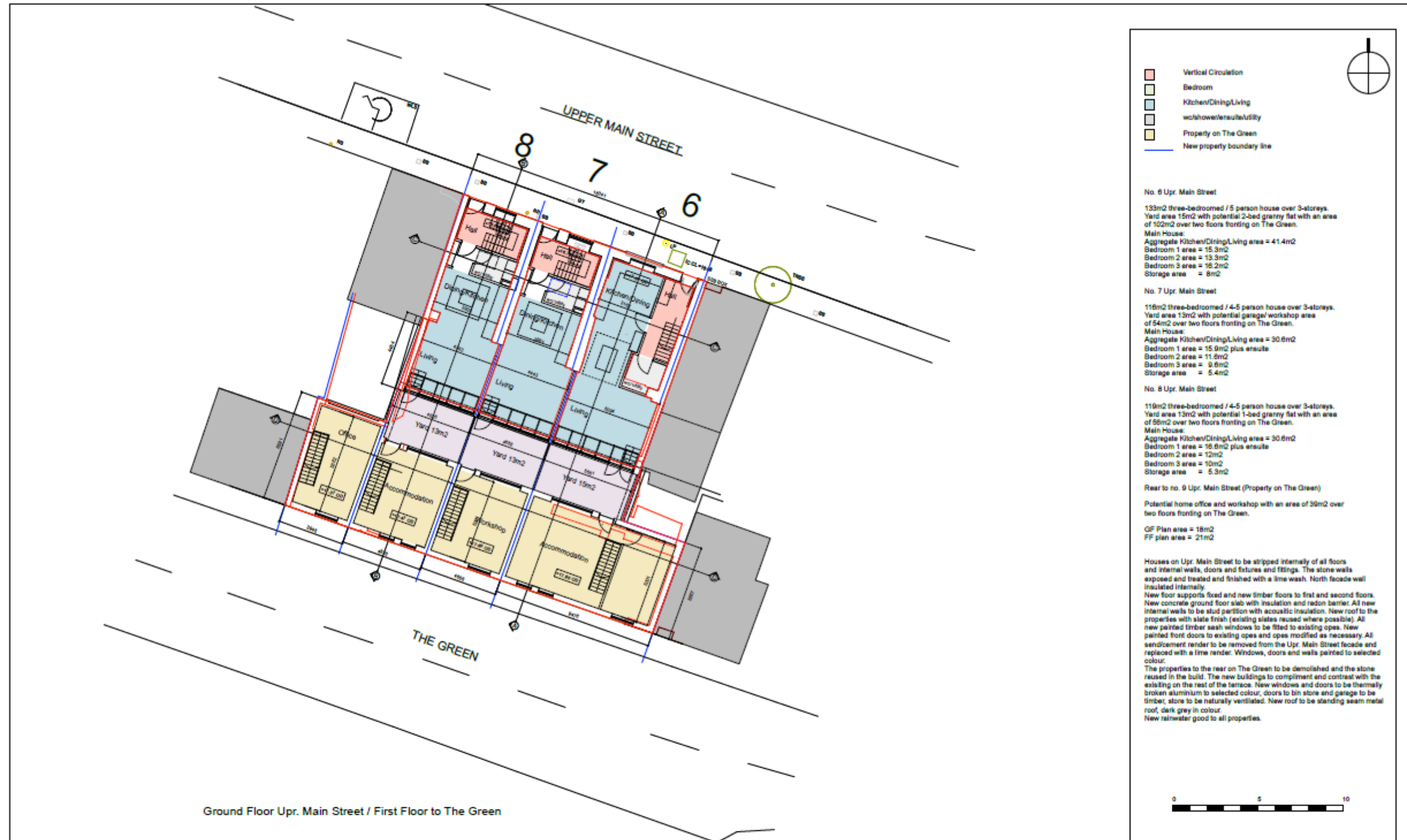
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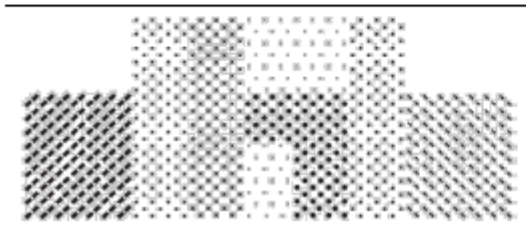
4055 7551 354121
info@dnbarchitects.ie
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Project: Cappoquin Housing Pilot Scheme	Stage: Part 8 - Planning	
Client: Waterford City and County Council	Project No.: 21-02-0GH	Date: July 2021
Drawing Title: Proposed GF Plan Properties on The Green	Drawing No.: PL-010	Revision:
Scale: 1:100 @ A1	Drawn by: HB	Approved by: HB



Ground Floor Upr. Main Street / First Floor to The Green



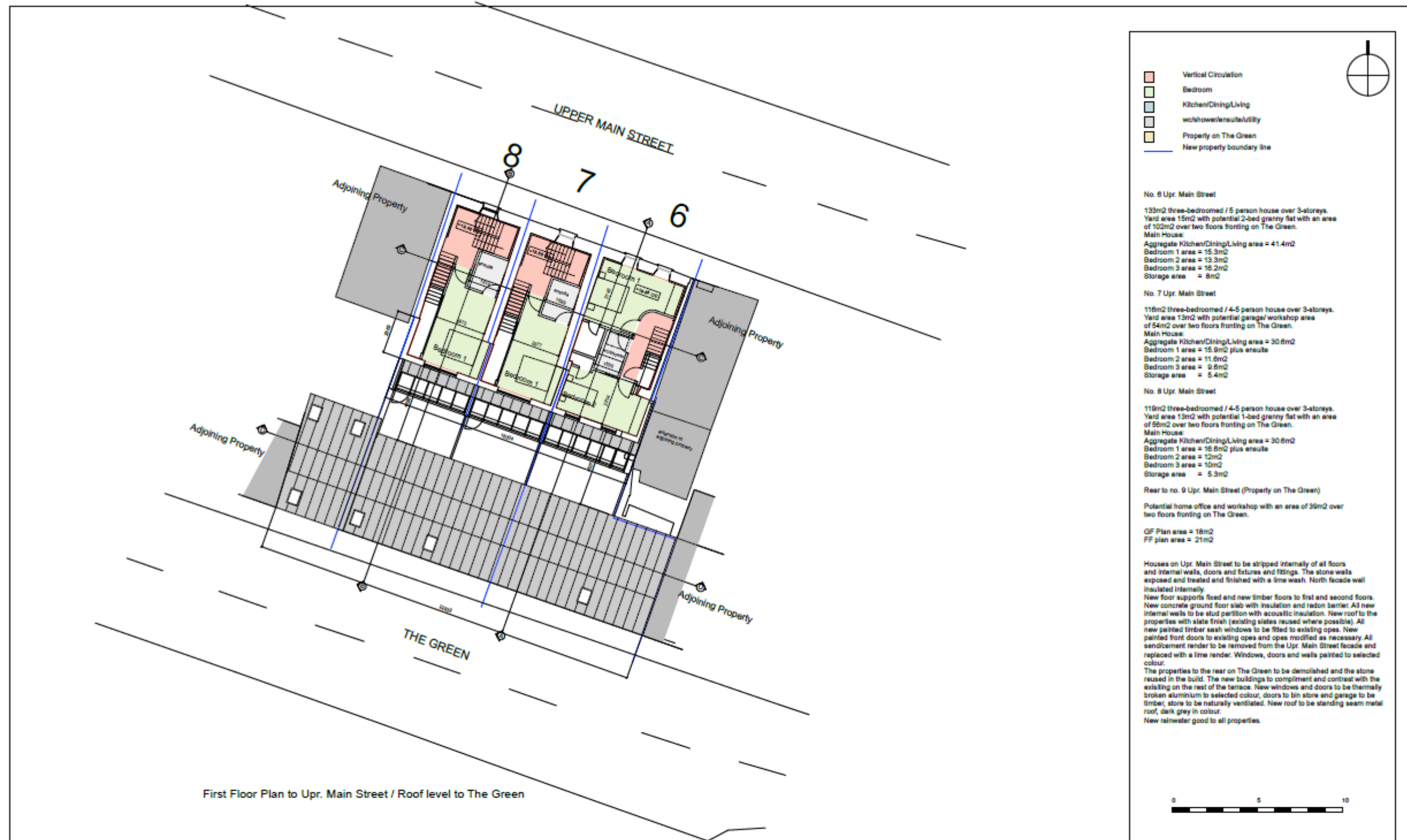
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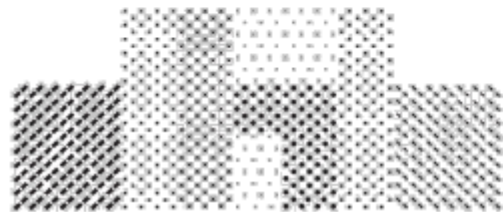
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Project: Cappoquin Housing Pilot Scheme	Stage: Part 8 - Planning	
Client: Waterford City and County Council	Project No.: 21-03-CQH	Date: July 2021
Drawing Title: Proposed GF Plan Upr. Main Street Houses 6,7,8 (FF Plan The Green Properties)	Drawing No.: PL-009	Revision:
Scale: 1:100 @A1	Drawn by: HB	Approved by: HB



First Floor Plan to Upr. Main Street / Roof level to The Green



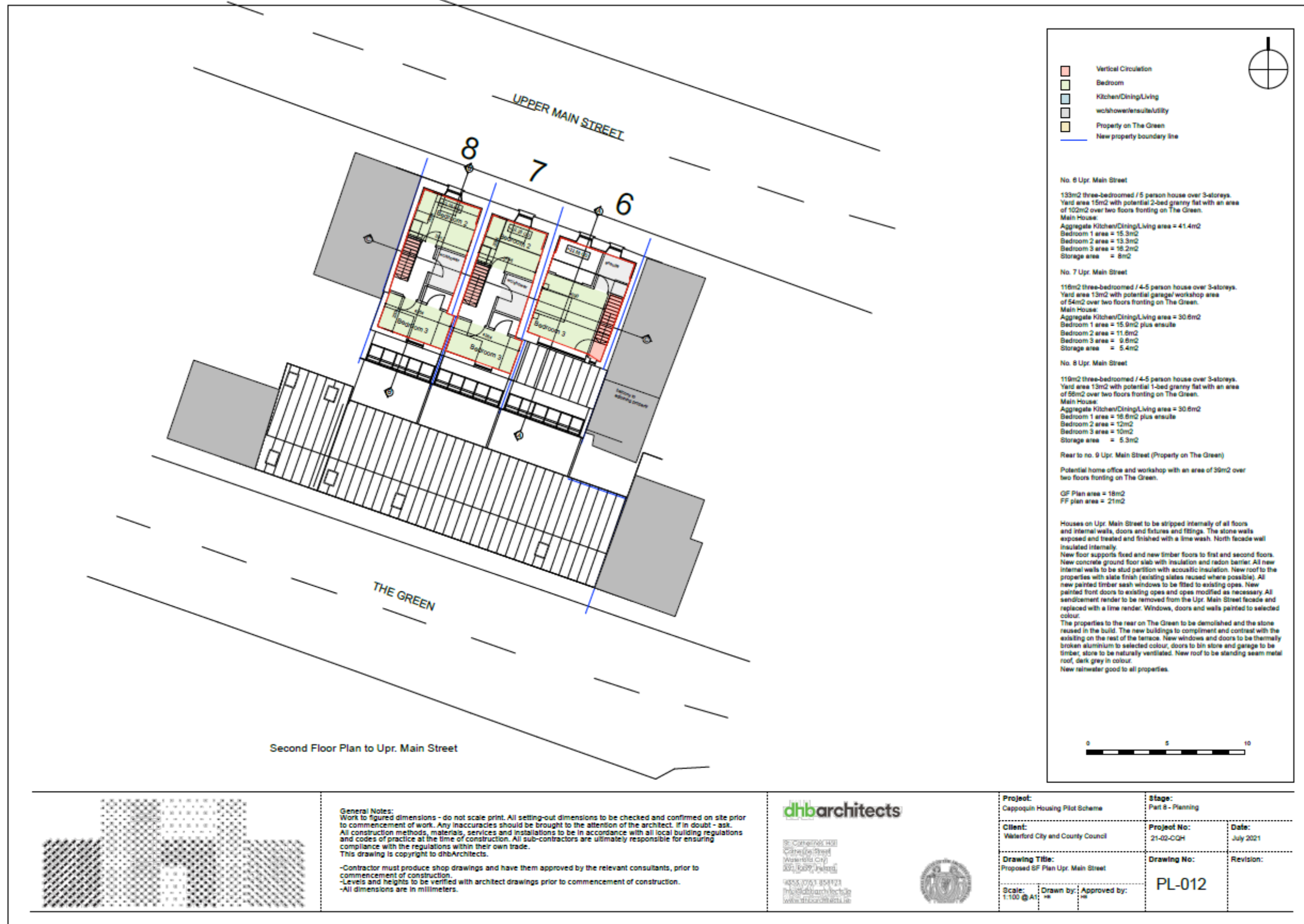
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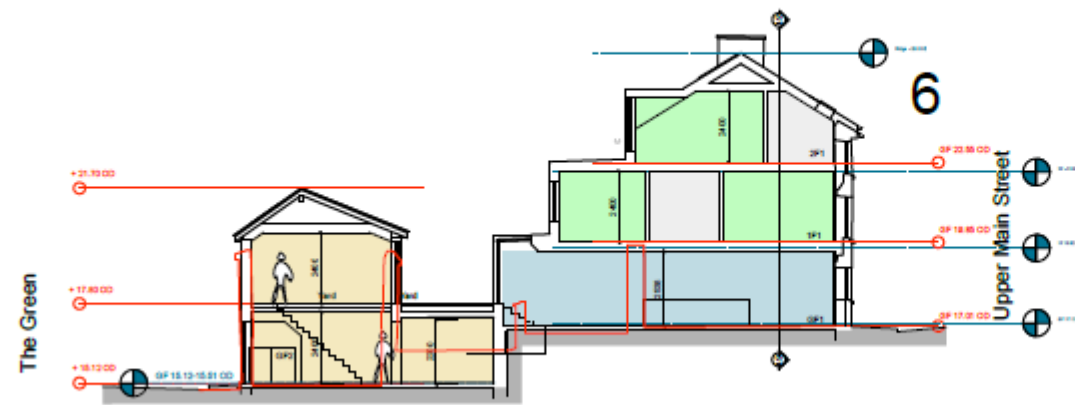
Project: Cappoquin Housing Pilot Scheme	Stage: Part 8 - Planning	
Client: Waterford City and County Council	Project No.: 21-02-CQH	Date: July 2021
Drawing Title: Proposed FF Plan Upr. Main Street / Roof Plan to Properties on The Green	Drawing No.: PL-011	Revision:
Scale: 1:100 @ A1	Drawn by: HB	Approved by: HB



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Project: Cappoquin Housing Pilot Scheme	Stage: Part 8 - Planning	
Client: Waterford City and County Council	Project No.: 21-02-CQH	Date: July 2021
Drawing Title: Proposed SF Plan Upr. Main Street	Drawing No.: PL-012	Revision:
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Section A-A (Typical Section House 6 - Proposed)



Section D-D Proposed

- Proposed level
- Existing level
- Vertical Circulation
- Bedroom
- Kitchen/Dining/Living
- w.c./showers/bath/utility
- Property on The Green
- New property boundary line

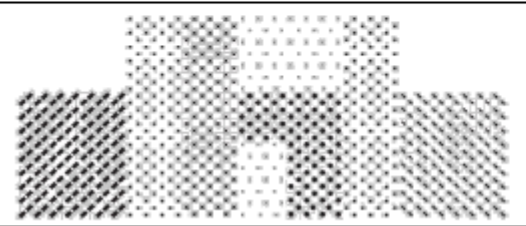
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Main House:
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Bedroom 1 area = 15.9m² plus ensuite
Bedroom 2 area = 11.6m²
Bedroom 3 area = 9.6m²
Storage area = 5.4m²

No. 8 Upr. Main Street
119m² three-bedroomed / 4-5 person house over 3-storleys.
Yard area 13m² with potential 1-bed granny flat with an area of 56m² over two floors fronting on The Green.
Main House:
Aggregate Kitchen/Dining/Living area = 30.6m²
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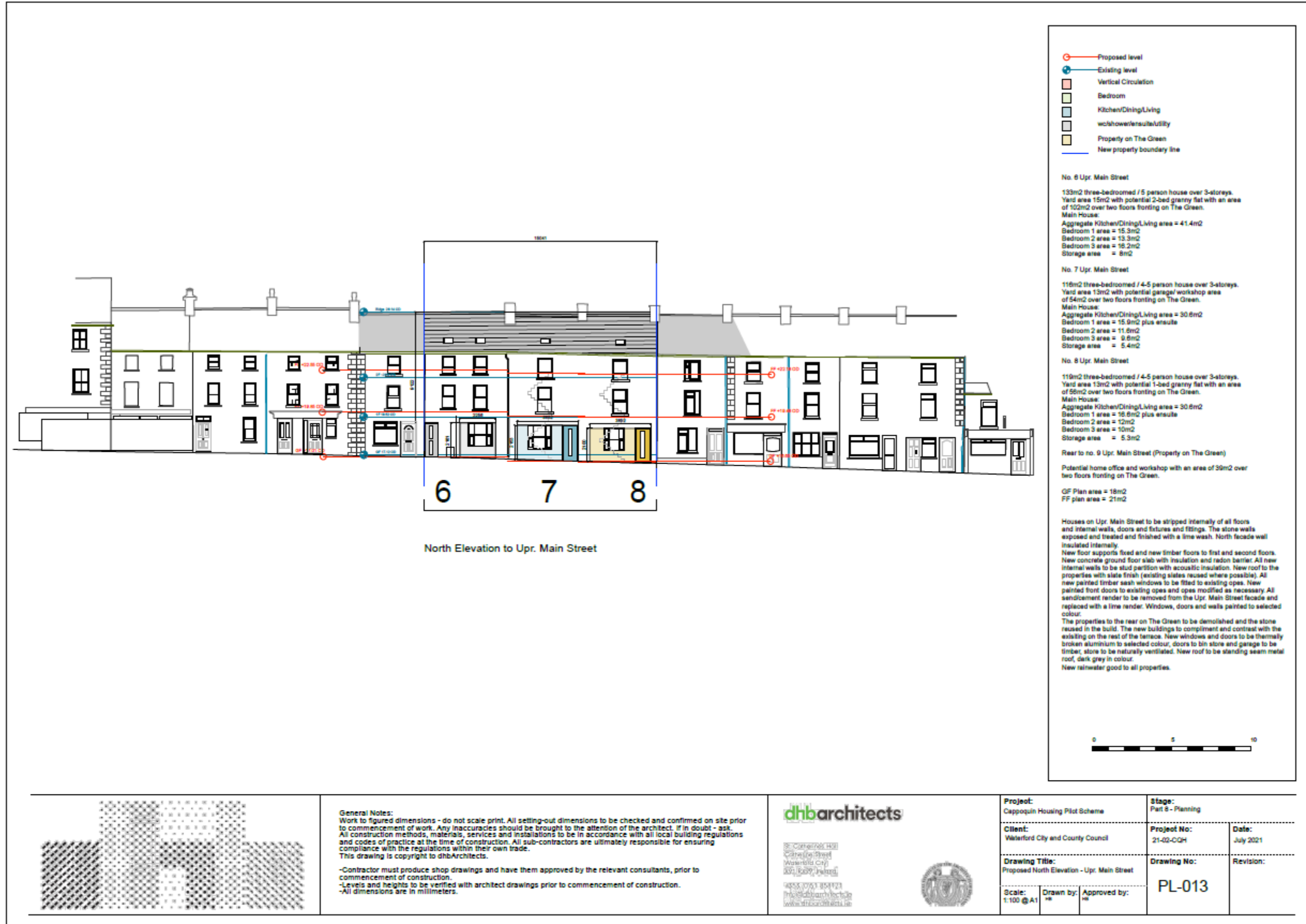
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New rainwater good to all properties.

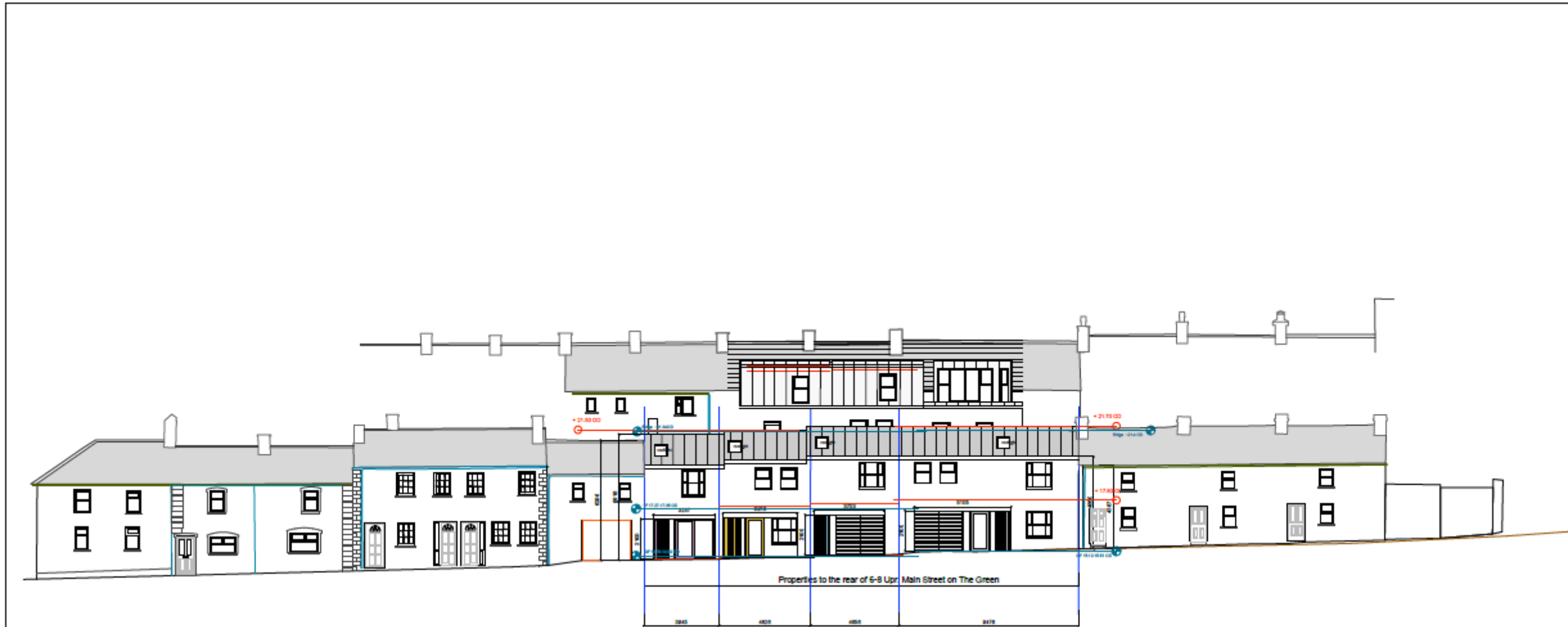


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Project: Cappoquin Housing Pilot Scheme		Stage: Part 8 - Planning	
Client: Waterford City and County Council		Project No.: 21-02-CQH	Date: July 2021
Drawing Title: Proposed Sections A-A and D-D		Drawing No.: PL-017	Revision:
Scale: 1:100 @ A1	Drawn by:	Approved by:	

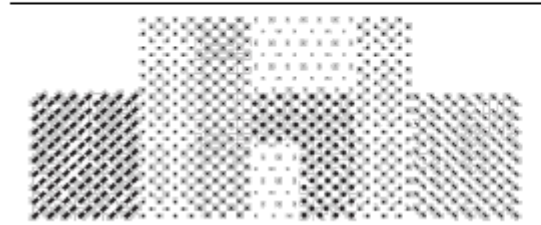




South Elevation to The Green

	Proposed level
	Existing level
	Vertical Circulation
	Bedroom
	Kitchen/Dining/Living
	w/shower/en suite/utility
	Property on The Green
	New property boundary line

0 5 10



General Notes:
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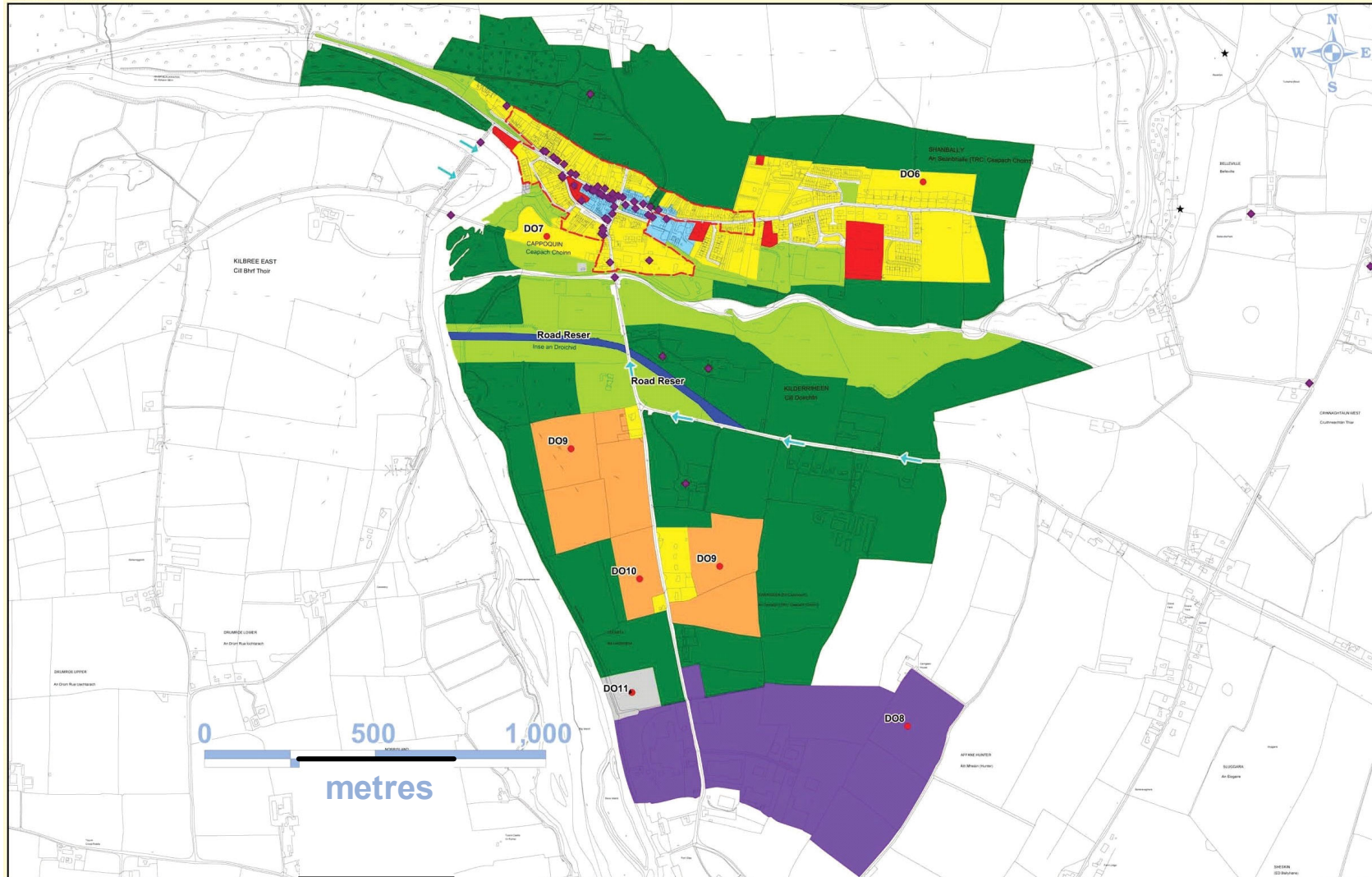
Project: Cappoquin Housing Pilot Scheme		Stage: Part 8 - Planning	
Client: Waterford City and County Council		Project No.: 21-02-CQH	Date: July 2021
Drawing Title: Proposed South Elevation - The Green		Drawing No.: PL-014	Revision:
Scale: 1:100 @ A1	Drawn by: [Signature]	Approved by: [Signature]	

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 LEGEND**Zoning 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