



Chief Executive's Report

Chief Executive's Report on the Part VIII Planning Process for the proposed development of Town Centre Public Realm Works at The Square, Main Street, Cook Street, Port na hAbhann & Twig Bog, Cappoquin, Co. Waterford.

Cappoquin is a proposed Architectural Conservation Area.

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 of Town Centre Public Realm Works at The Square, Main Street, Cook Street, Port na hAbhann & Twig Bog, Cappoquin, Co. Waterford.

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).

A summary of this report is outlined below:

- 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 Town Centre Public Realm Works at The Square, Main Street, Cook Street, Port na hAbhann & Twig Bog, 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 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; cappoquinpublicrealm@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 of Town Centre Public Realm Works at The Square, Main Street, Cook Street, Port na hAbhann & Twig Bog, Cappoquin, Co. Waterford, including;

Public Realm Improvements including new pavements, new pedestrian crossings, widening of pavements, upgraded public lighting, relocation of existing sculptures/statues, new street furniture, soft landscaping, amendments to parking provision and traffic calming measures.

Pursuant to the requirements of the above, Waterford City & County Council proposes to redevelop a public space at The Square; new landscaping and a 9 no. space car park at Port na hAbhann; new access road and landscaping at the Rowing Club; new landscape proposal (and 8no. space overspill parking) at Twig Bog Boat Slip. The development, which is the subject of this Part 8 public consultation, will involve alterations and refurbishment works to existing pavements & roads to accommodate universal access, pedestrians, and other roads users. It is proposed for The Square and other areas to be flexible spaces to cater for a market and other events. The proposed development will also include associated conservation, site and ancillary works.

Cappoquin Town Centre is designated to be an Architectural Conservation Area (ACA) in the Draft Waterford City and County Development Plan 2022-2028.

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 of this Report includes 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 "Town Centre, 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

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."

Housing

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."

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 “Town Centre, 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 a long derelict property 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

Two submissions were received within the statutory timeframe from public/stakeholders and none from the prescribed bodies. 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 | | |
| Non received | | |

| Submission no. | Name | Address |
|---------------------------|--|---|
| Public Submissions | | |
| 1 | Valerie Delaney | (via email) No.1 Port na hAbhann, Cappoquin, Co Waterford. |
| 2 | Donal Connolly on behalf of Mr John Foley | (via email) Mr Foley, (adjoining property owner) Twig Bog, Cappoquin, Co Waterford. |
| 3 | Mrs Annie Shaw & Mr Christopher Shaw | (via email) 21, The Sycamores, Dungarvan, Co. Waterford. |

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 Public Submissions, the Chief Executive's Response, and Recommendations

| Submission No. / Ref | Name | Summary of Submission | Chief Executive Response & Recommendation |
|----------------------|---|---|--|
| 1 | Valerie Delaney | <ul style="list-style-type: none"> Concerns the proposed vehicular access to the Cappoquin Rowing Club will bring more cars to the area and cause parking issues. Concerns that sufficient structural retaining works are implemented between No1 Port na hAbhann and the proposed adjoining car park and amenity area. | <ul style="list-style-type: none"> The vehicular access road to Cappoquin Rowing Club is omitted from the proposal. Sufficient structural retaining works will be prepared at detail design stage and implemented at construction stage under the supervision of a suitably qualified Structural Engineer. |
| 2 | Donal Connolly on behalf of Mr John Foley | <ul style="list-style-type: none"> Concern the location of the proposed access road through Mr Foley's property as shown to the Cappoquin Rowing Club would seriously reduce the amenity value of the property. | <ul style="list-style-type: none"> The vehicular access road to Cappoquin Rowing Club across Mr Foley's property and the adjoining amenity area is omitted from the proposal. |
| 3 | Mrs Annie & Mr Christopher Shaw | <ul style="list-style-type: none"> Concerns the proposed works to the Square will negatively impact character and function and safety of the space. Concern as to the demolition of the old Depot Plant Building at Port na hAbhann and provision of footpaths at the car park/amenity area. | <ul style="list-style-type: none"> Current proposal seeks to de-clutter The Square, encourage the space to function as the nucleus at the town centre. The relocation of the two landmark sculptures, the removal of the redundant petrol pumps and dated street furniture will allow the development of a freer space addressing the quality and uses of the adjoining buildings. The introduction and arrangement of a high quality palette of materials and bespoke street furniture will enhance the current ambience of the space. The revised planting scheme and railings, including the arrangement Main Street will provide shelter and protection without being perceived as barrier. The Depot Plant Building is of no architectural merit and not in habitable condition. The proposed foot paths give access to the river and the rear of adjoining residential properties. |

3. RECOMMENDATION

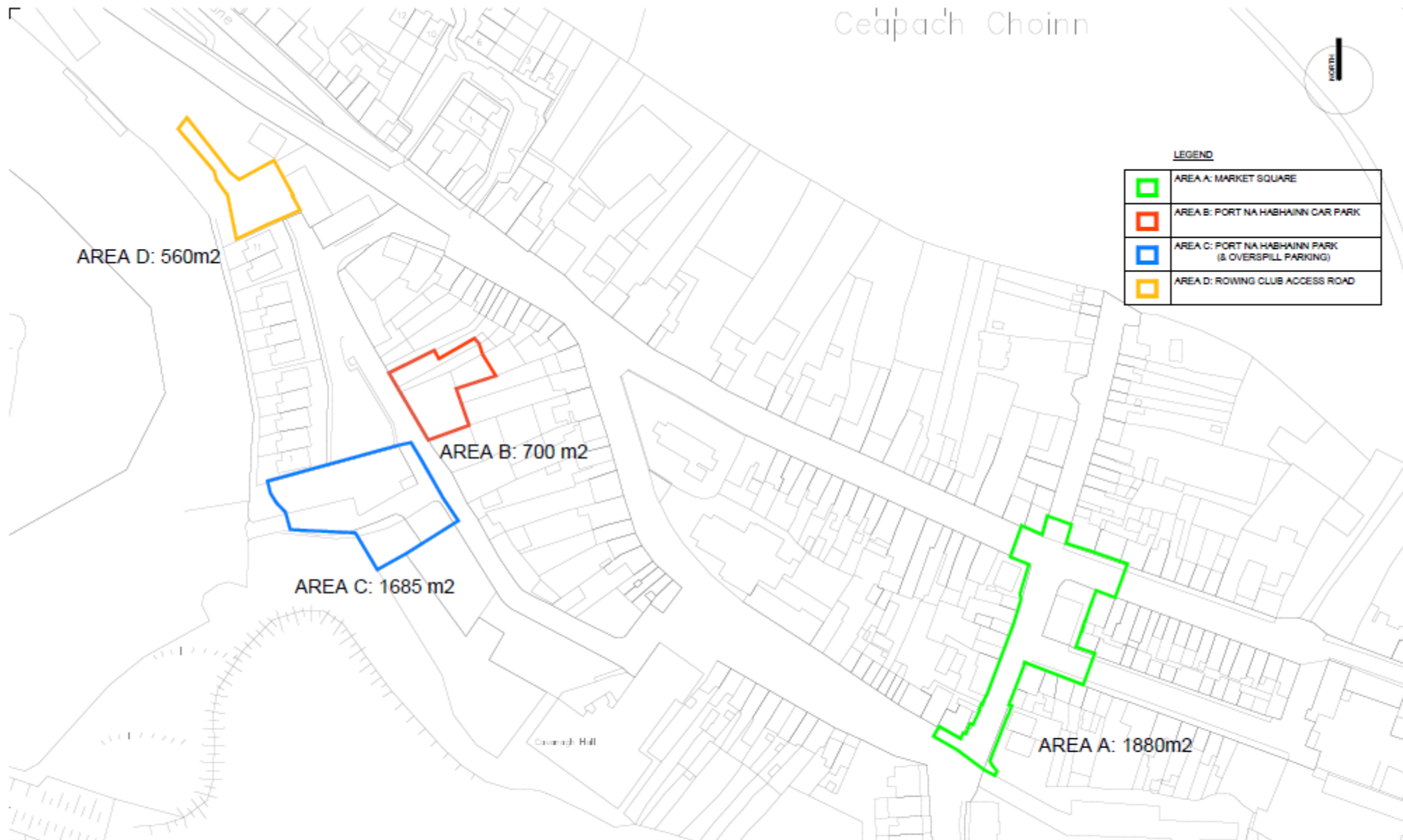
The proposed development will support and complies with the policies and objectives of the current County Development Plan 2011-2017 (as amended) and complies with ministerial guidelines, government policies and with the Regional Planning Guidelines. It is considered therefore that the development is in accordance with the proper planning and sustainable development of the area. Thus having regard to the report and details submitted, it is recommended that it proceed as outlined and with the following amendment;

- The proposed vehicular access road to Cappoquin Rowing Club crossing the amenity area at Port na hAbhann and the adjoining private property is omitted.

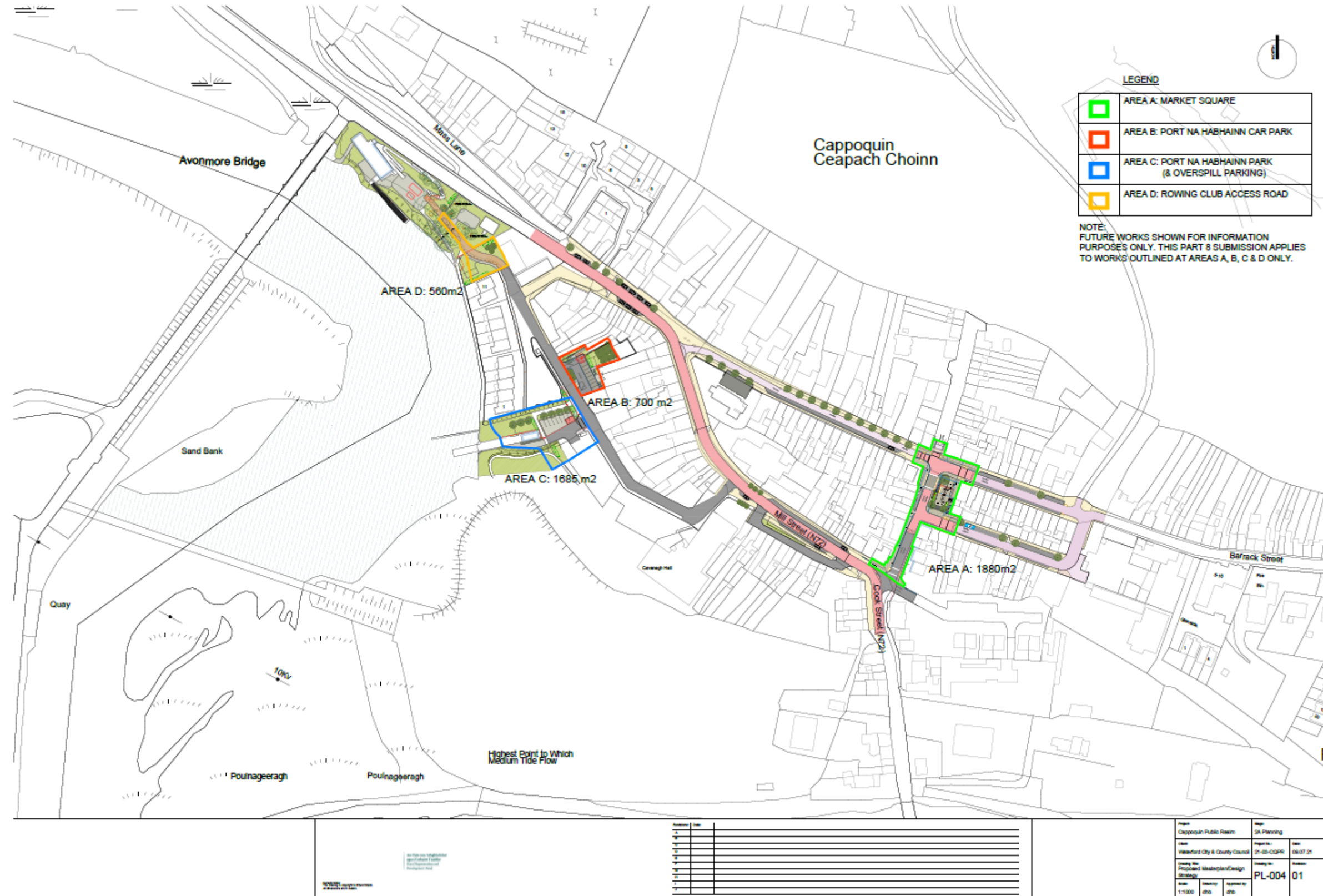
Signed

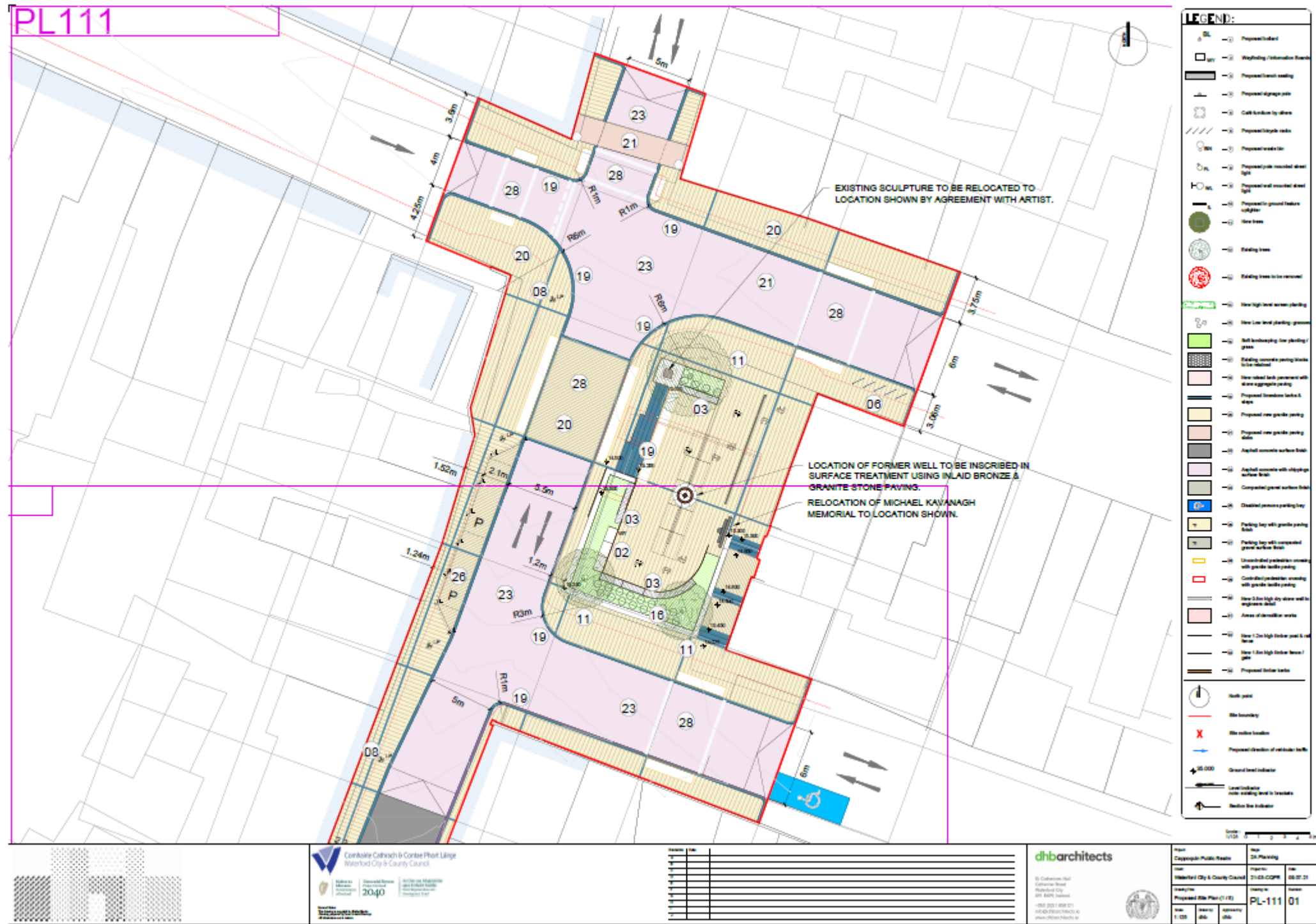
Michael Quinn,
Director of Services,
Economic Development & Planning,
Waterford City & County Council.

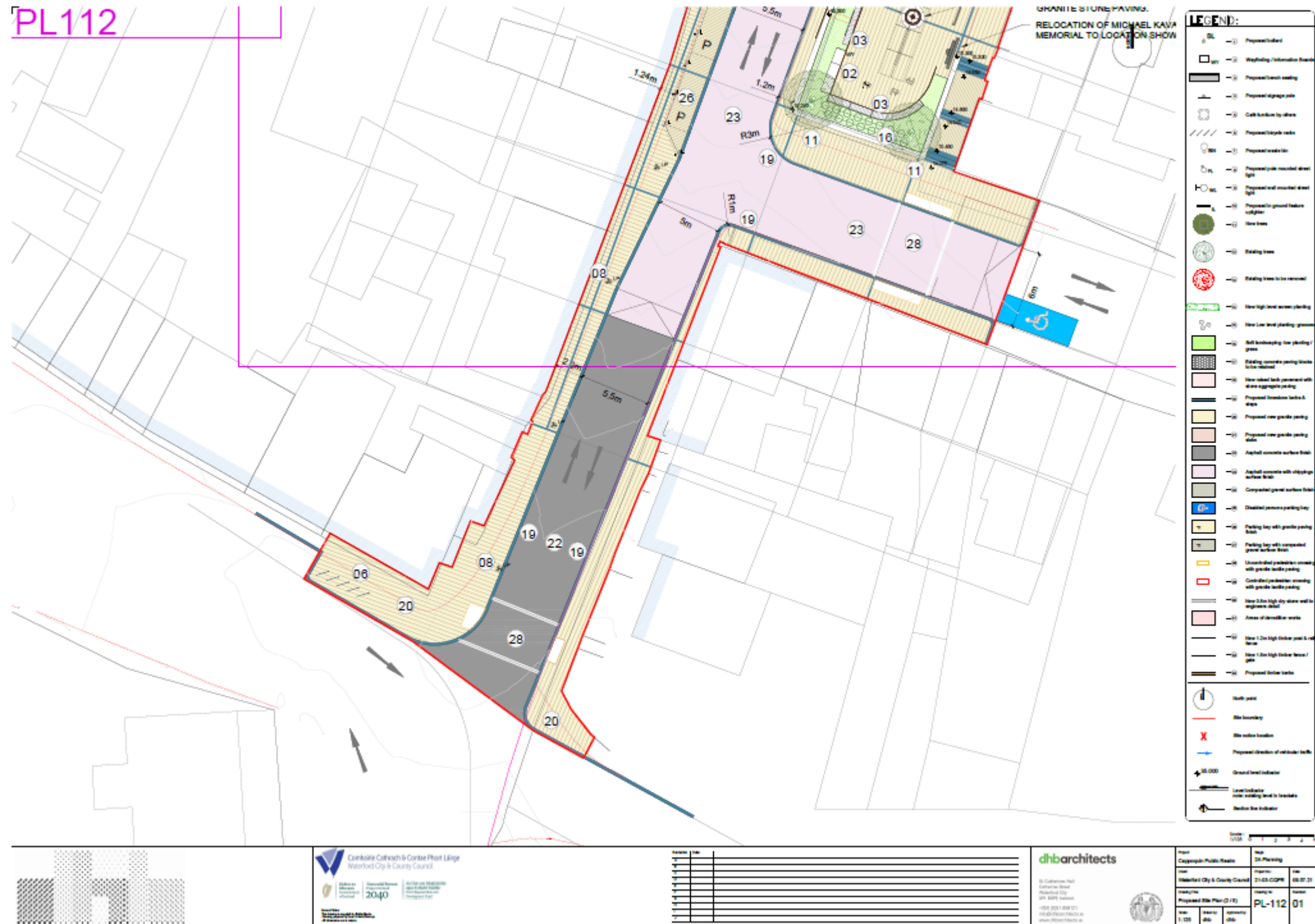
APPENDIX A – PROPOSED DEVELOPMENT AND MAP OF AREA

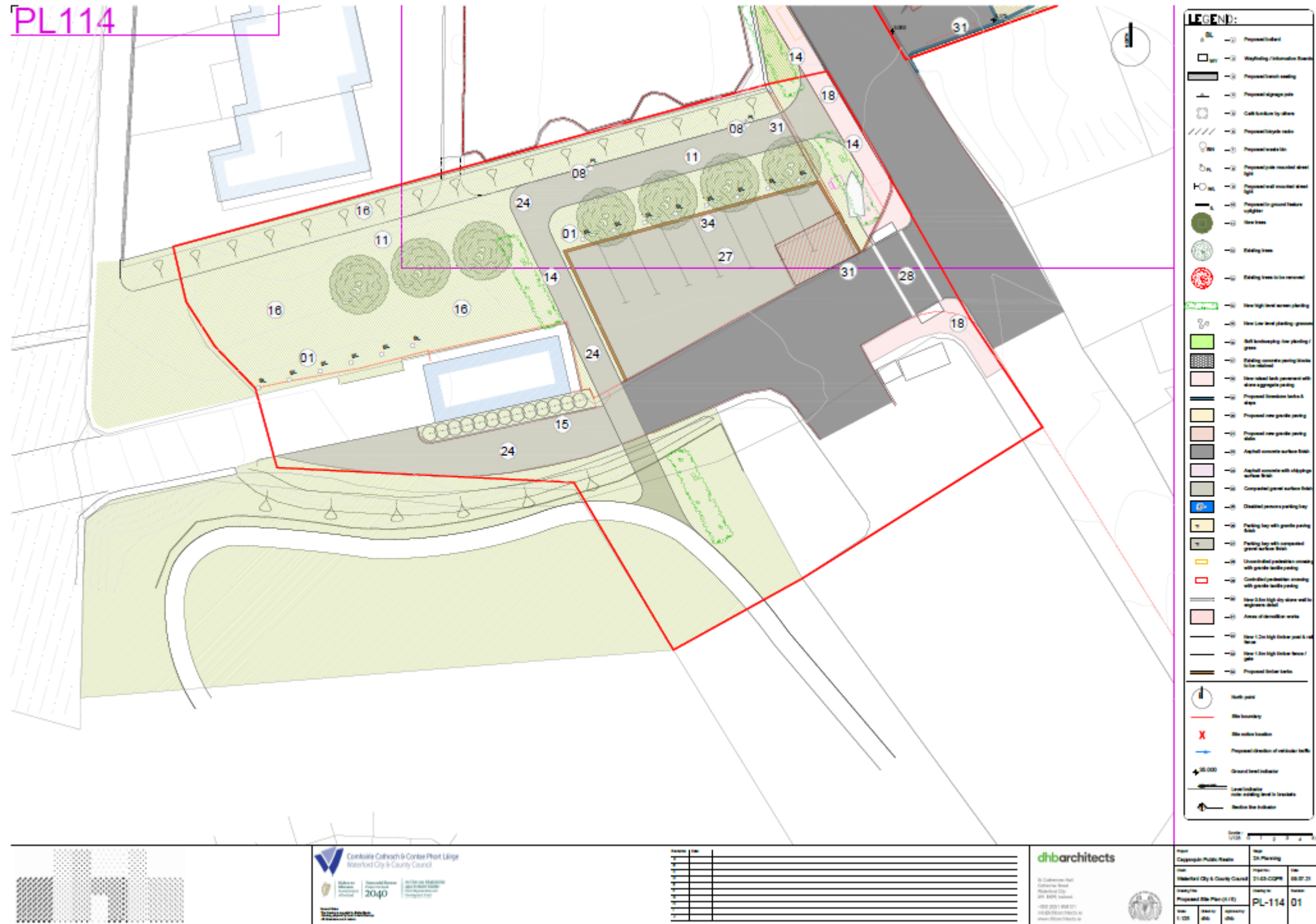


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|---|--|---|--|
|  <p>Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council</p> <p>2040</p> <p><small>General Notes: This drawing is copyright to dhbarchitects. All dimensions are in millimetres.</small></p> | <p>dhbarchitects</p> <p>St. Catherine's Hall Catherine Street Waterford City X91 6099, Ireland.</p> <p>+353 (0)51 858121 info@dhbarchitects.ie www.dhbarchitects.ie</p>  | <p>Project: Cappelquin Public Realm</p> <p>Client: Waterford City & County Council</p> <p>Drawing Title: Areas Plan</p> <p>Scale: 1:1250</p> <p>Drawn by: dhb</p> <p>Approved by: dhb</p> | <p>Page: 2A Planning</p> <p>Project No.: 21-03-CQPR</p> <p>Drawing No.: PL-003</p> <p>Date: 09.07.21</p> <p>Revision: 01</p> |
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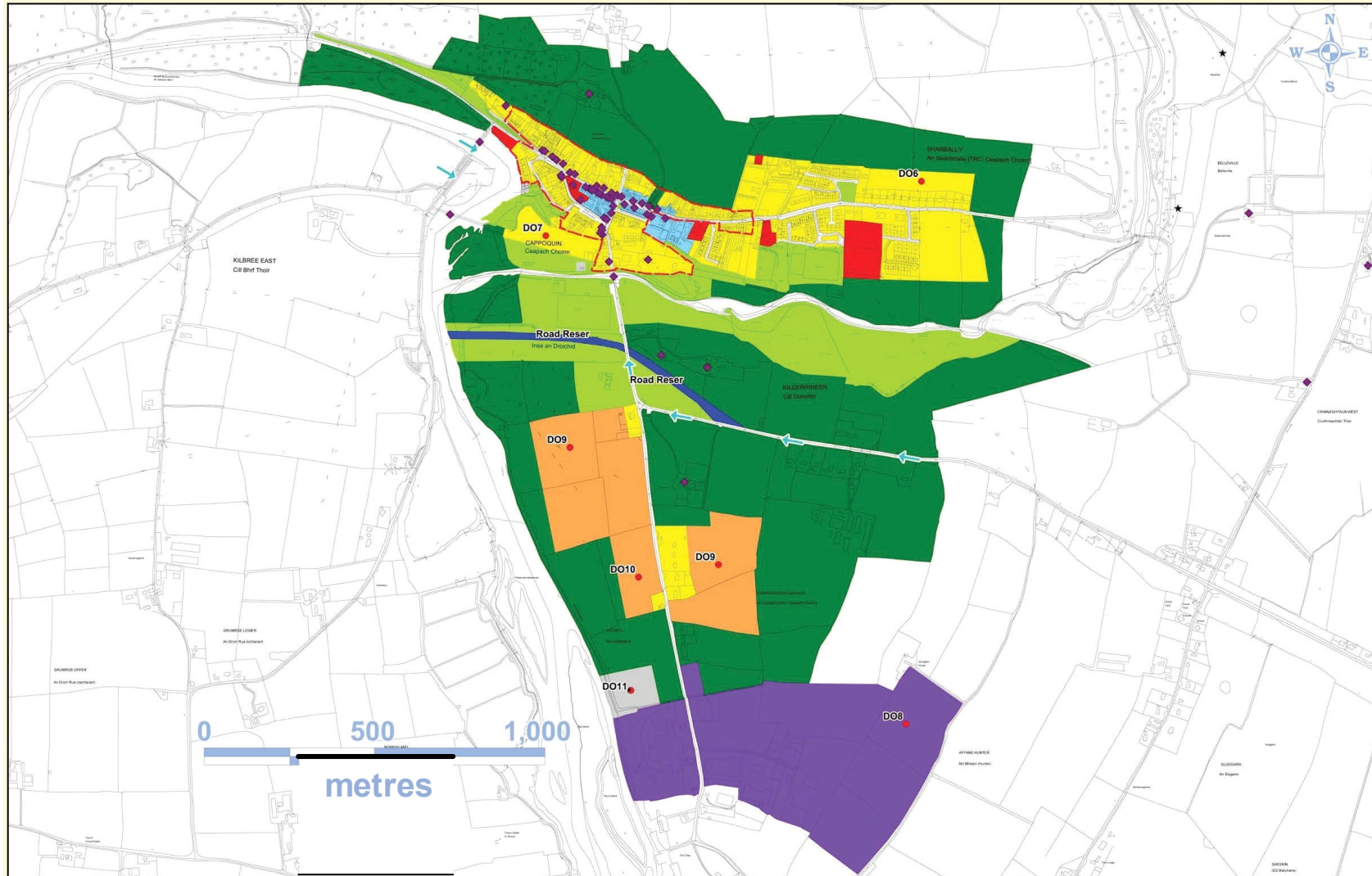






APPENDIX B – SITE ZONING MAP FROM DEVELOPMENT PLAN

Cappoquin



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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

Town Centre Public Realm Works at The Square, Main Street, Cook Street, Port na hAbhann & Twig Bog, Cappoquin, Co. Waterford.

Received submissions;

1.

From: val delaney [mailto:valdesdel@yahoo.co.uk]

Sent: 10 August 2021 12:23

To: cappelquin public realm

Subject: submissions re Port na hAbhann

Director of Services,

I agree that Cappoquin needs tidying up BUT:-

Re the above mentioned estate the proposal of a road to the boathouse by number 11. I would be concerned about more cars being parked in

that area or on the new road. I don't think timber kerbs would prevent this.

Re parking in the cleared council yard next to my house number 1. I hope you will erect a retaining wall to prevent the bank [foundations] of the

property from collapsing. When the new pipe was installed in the yard there was a horrendous noise through my property.

I would like you to acknowledge receipt of this email.

Thank you
Valerie Delaney

2.

From: Donal Connolly [mailto:dconlnew@gmail.com]

Sent: 19 August 2021 12:17

To: cappelquin public realm

Subject: Re: Town Centre Public Realm Works at the Square, Main Street, Cook Street, Port na hAbhann & Twig Bog Cappoquin, Co Waterford.

Dear Director of Services,

I attach an objection on behalf of Mr John Foley to the proposals contained in the above part 8 notice in respect of developments at Cappoquin.

Please acknowledge receipt of same.

Regards,
Donal Connolly

Town Centre Public Realm Works at the Square, Main Street, Cook Street, Port na hAbhann and Twig Bog, Cappoquin, Co Waterford.

Dear Director of Services,

I Mr John Foley the owner of property adjoining the open space serving 11 houses at Port na hAbhann, Twig Bog, Cappoquin wish to object to the location of the proposed access road through my property to the Cappoquin Rowing Club as shown in the recent Part 8 notice. The location of the access as currently shown would seriously reduce the amenity value of my property. I am of course prepared to grant an access to the Cappoquin Rowing Club through the lower end of my property adjacent to the current walkway bounding my property as previously discussed with Council Officials in return for an access from the proposed roadway to my property.

Please acknowledge receipt of this submission.

3.

From: Annie Shaw [mailto:annejacquelineshaw@gmail.com]

Sent: 23 August 2021 17:40

To: cappoquin public realm

Subject: Response to Planning Application No.5, Re. Town Centre Cappoquin

Dear Sirs,

Re. 'Town Centre Public Realm Works at The Square, Main Street, Cook Street, Port na hAbhann and Twig Bog, Cappoquin, Co. Waterford'

We now live in Dungarvan but for some time resided in Port na hAbhann and regularly used, and still use, The Square in Cappoquin which is a great meeting place, particularly more so during this pandemic.

We are writing to object to the proposed changes to The Square as at present it serves a very good function for the community and aesthetically fits in with the character of the town. The proposal for an open plan piazza will ruin it's character and more importantly it's function. At present the walls and mature planting create a much needed barrier between people sitting, relaxing, chatting on the benches from the dust, wind, noise and danger from the constant traffic that comes up from Main Street and down from Upper Main Street.

This enclosure enables young children to play without coming close to traffic enabling mothers to meet up and enjoy a coffee & cake from Barons Bakery and a chat.

To improve the area why not install more bench seats and gates across the top of the steps to add more safety for toddlers.

The gates could be designed to reflect the well and fishing in the area as the sculpture does at present.

We understand the potter in the craft building would like her display window more visible - simple solution - the wall in front could be lowered, and the wheelchair access widened - only if necessary. The addition of disability car parking is a good idea.

The old pumps could either make way for a raised flower bed or be repaired, spruced up and surrounded by a flower bed while the 'arms' could be used for hanging baskets.... just a thought. The sculpture again could be moved to the corner as per the proposed plan giving more space in the enclosed courtyard. The 'well' detail in the paving sounds attractive. People seem happy with the memorial where it is.

If you wish to enlarge the area, why not extend the stone boundary wall and shrub beds to and around the corner with an entrance near the craft building, the middle wall could then be removed to make a larger courtyard, and then add more seating. This would keep the integrity of the existing site and be in keeping with the local vernacular.

These enhancements seem much less expensive than changing a people-friendly area into a windy, dusty, noisy unwelcoming open space and where mum's will constantly worry about their child running down the open steps and paving into the path of a vehicle - an accident waiting to happen!

Re. Port na hAbhann the parking across the way at the bottom of the gardens is a good improvement.

The demolition of an old building though is sad - surely it could be renovated and put to better use - a small cafe, or scouts hut, or a small business - ie. boat hire, or selling fishing equipment - etc.etc.

Also not sure why there is a path at the back of this proposed parking area, if it goes ahead, it

will encourage loiters, ne'er do wells etc. and hence cause disturbance for the residents in Port na hAbhann.

We appreciate that Cappoquin needs some improvement but the open plan paving does not add anything to the environment - it takes away a very good and attractive ammentity.
We trust that some of the suggestions above are helpful.

Please acknowledge receipt of this email and that our comments have been registered.

Regards

Mrs Annie Shaw

and Mr Christopher Shaw

21, The Sycamores, Dungarvan
X35NX03

Tel. 05828424