



Chief Executive Report

**Part XI of the Planning & Development Act, 2000 (as amended)
Part VIII of the Planning & Development Regulations 2001(as amended)**

Report resented to: Members of Waterford Metropolitan District

Date of Meeting: Monday 20th September 2021

Proposed Development: Green Road Group Housing Scheme, Waterford City

The development would comprise the construction of 5 number dwellings as follows:

- a) 2x no. 2 bed / 4 person single-storey units
- b) 2x no. 1 bed / 2 person single-storey units
- c) 1x no. 4 bed / 7 person single-storey unit

as well as supporting development works including; (i) temporary construction signage; (ii) drainage and (iii) all associated site works.

Site Context

The subject site is 0.4552 hectares in size and forms part of a larger Waterford City & County Council-owned property which is bounded by Ballybeg Drive (L1518) to the north and Green Road (L5520-2) to the south.

The site is adjacent to an existing Waterford City & County Council-owned Traveller accommodation site. It is intended that the proposed new dwelling units would be occupied by the extended family of the existing Traveller accommodation units at this location.

The site is located at the bottom of the gently-sloping hill rising up to Ballybeg Drive and is currently open and undeveloped.

Relevant Planning History

There was a previous Part 8 application on this site which commenced in September 2020. However, that proposal was withdrawn due to complaints by residents stating that they were unaware of the proposal.

The adjacent site was granted Part 8 Approval for development for a single dwelling under planning register reference: P8 05/05 and P8 09/03.

The Part 8 Process

Two site notices were erected and a public notice was published in the Munster Express newspaper in accordance with the relevant statutory provisions.

Plans and particulars of the proposed development were placed on public display at the Customer Care Offices, Waterford City and County Council, Baileys New Street, Waterford, between the hours of 9.30 am - 4:00 pm Monday to Friday for the period of 15th June 2021 to 30th July 2021.

A copy of the plans and particulars of the proposed development were also available for viewing / downloading from the Waterford City and County Council's website at www.waterfordcouncil.ie.

Submissions Received

Prior to the 30th June 2021 deadline, 52 third-party submissions were received.

These submissions objected to the proposal on a number of grounds relating to:

- Undertakings given in 2005 by the then Director of Services
- Increase in Social Housing in the wider area
- Land-use zoning of the site for 'Industrial' use
- Future planning policy and long-term planning policy for Ballynaneashagh
- Possible future expansion of the Part 8 site
- Access to the site
- Unauthorised settlement and unauthorised parking on Green Road and the wider area
- Current condition of Green Road
- Animal husbandry
- Site boundary materials
- WCCC management of halting sites and group housing

- WCCC engagement with local residents association
- Site drainage and water connections
- Previous planning conditions and commitments
- Increase in traffic

Referrals

The proposal was referred to a number of internal departments with Waterford City and County Council who commented as follows;

<u>Roads</u>	Advised that provision is made for sufficient public-lighting and connectivity; footpaths to be provided on Green Road as required, to be detailed during the design development process.
<u>Building Control</u>	No comment
<u>Water Services</u>	Advised that there are existing services on site which will require wayleaves, (i.e. public foul and storm sewers). A connection application to IW is required. Also noted the site is susceptible to flooding by open watercourse and internal springs on site. A full digital survey is required on site to identify water, foul and storm services in particular. The overall site will require, due to potential flooding in the storm network and downstream watercourses (Six Cross Roads catchment), a strict storm-water attenuation design with a minimal discharge of less than 5 l/sec.

Councillors Workshop

Members of the Waterford City and County Council Housing Department met with the elected members of the Waterford Metropolitan District and briefed them on the proposed development.

Housing Department Review

The objective of the proposal is to provide permanent housing to those having been assessed as having Traveller housing needs, in this case through the provision of five units on the outskirts of Waterford city, and adjacent to an existing Traveller accommodation unit.

The proposed scheme meets the Housing objectives of Waterford City and County Council as well as the general policies of the Department of Housing, Local Government and Heritage regarding Traveller accommodation provision. In addition, funding for proposed scheme has already been approved by the Department of Housing, Local Government and Heritage for the proposed scheme.

52 written submissions were received during the prescribed period for public consultation. The issues raised in these submissions are summarised in the submissions report prepared by the Housing Department and that report includes consideration and commentary on each of the issues raised along with specific responses/recommendations in relation to each by the Director of services for Housing, Community and Emergency Services. Following a thorough assessment and consideration of each of the submissions received, it has been concluded that no material amendments to the proposed scheme are required. However, drawings of the proposal have been updated to show the height restriction barrier at the entrance to the site.

It is considered that the proposed development complies with and meets all of the relevant national and local standards, requirements and guidelines.

Planning Department Review

The site is zoned industrial in the Waterford City Development Plan, 2013-2019 wherein it is an objective - "To provide for industrial employment and related uses".

Traveller accommodation is amongst those identified uses that are considered acceptable in areas zoned for industrial employment and related uses. Development such as that currently proposed would therefore be in accordance with the zoning objectives for the site as set out in the Waterford City Development Plan 2013-2019 (as varied and extended).

The proposed design and finishes of the residential units are deemed acceptable and compatible with the general pattern of development in the area and as such there is no objection to same.

The proposed development has been designed to take account and comply with the development management standards of the Waterford City Development Plan 2013-2019 (as varied and extended) and of National Guidance.

It is noted that the Housing Department and the Director of services for Housing, Community and Emergency Services have considered the issues raised in the third-party submissions received during the statutory public consultation period and that it has been concluded that no material amendments to the proposed scheme are required.

It is therefore considered that the proposed development is in accordance with the policies and objectives of the planning authority as set out in the relevant development plan for the area and would be in accordance with the proper planning and sustainable development of the area.

Recommendation

The purpose of the proposed development is to deliver five number residential units for use by the local Traveller community.

It is considered that the proposed development would support the policies and objectives of the current City Development Plan 2013-2019 (as amended and extended) and complies with relevant Ministerial Guidelines, Government Policies and with the Southern Regional Assemblies adopted Regional Spatial and Economic Strategy. It is therefore considered that the development would be in accordance with the proper planning and sustainable development of the area.

Thus having due regard to the third party submissions received, relevant national, regional and local planning policy, and the reports and recommendations of the relevant technical units of the local authority, I recommend that the members of the planning authority resolve to approve the proposal as outlined subject to the following 3 no. conditions:

Condition 1: A height restriction barrier with a maximum height of 2.3 metres shall be installed at the entrance to the subject site.

Reason: In the interests of traffic and estate management and the proper planning and sustainable development of the area.

- Condition 2:** a) The proposed development shall incorporate a strict storm-water attenuation design with a maximum discharge of less than 5 l/sec.
- b) Following installation of the storm water system a set of as-built drawings, and a full CCTV survey, prepared and signed-off by the Project Engineer, shall be submitted for the approval of the Water Services Department of Waterford City and County Council.
- c) The existing roadside drain shall be converted for the full length of the subject site, under the supervision of the roads and water services sections of the local authority.

Reason: In the interests of surface water drainage, public health, traffic safety, estate management and the proper planning and sustainable development of the area.

- Condition 3:** a) The foul water drainage network system shall be subject to a connection agreement with Irish Water.
- b) Following installation of the foul sewer system a set of as-built drawings, and a full CCTV survey, prepared and signed-off by the Project Engineer, shall be submitted for the approval of the Water Services Department of Waterford City and County Council, and shall be subject to a connection agreement with Irish Water.

Reason: In the interest of public health, pollution control and the proper planning and sustainable development of the area.

Michael Quinn
Director of Economic Development and Planning
16th September 2021