



**Comhairle Cathrach
& Contae Phort Láirge**
Waterford
City & County Council

Housing Department - Report

Planning & Development Act, 2000 (as amended)

Planning & Development Regulations 2001

(as amended), Part VIII

Presented to: Waterford Metropolitan Meeting

Date of Meeting: Monday, 20th September, 2021

Proposed Development: Green Road Group Housing Scheme, Waterford city

The development will provide for Housing need through the proposed 5x 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.

Supporting development works include; (i) temporary construction signage; (ii) drainage and (iii) all associated site works.

SITE CONTEXT:

The Part 8 site is located in the corner of a larger elongated Waterford City & County Council-owned site, which itself is bounded by Ballybeg Drive (L1518) to the north and Green Road (L5520-2) to the south. This specific development site is 0.4552 hectares in size and is located at the bottom of the gently-sloping hill rising up to Ballybeg Drive.

It is currently green field, and adjacent to an existing Waterford City & County Council-owned Traveller unit – it is intended the extended family of which will form the future occupants of these new units.

RELEVANT PLANNING HISTORY:

There was a previous Part 8 application on this site which commenced in September 2020, which however was withdrawn due to complaints by residents of being unaware of same.

The adjacent site was granted Part 8 Approval for development for a single dwelling under the following; P8 05/05 & P8 09/03

THE PART 8 PROCESS

The Part 8 process for these proposed units started on Monday 17th May 2021, with Notification of Commencement at the Waterford Metropolitan District Meeting. A site notice was erected and positioned on the site boundary facing on to the road, (see below). Waterford City & County Council also erected a second site notice at the junction of Green Road L5520-2 / Butlerstown Road L90645-2; although this was not a statutory requirement, it was erected so as to help notify as many people as possible. Both site notices remained in position for the entire duration of the public consultation period. An advert was placed in the Munster Express newspaper informing the general public of the commencement of the process, as required under the planning Part 8 process.



Plans and particulars of the proposed development were available for inspection at the Customer Care Offices, Waterford City & 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 up to & including 30th July 2021

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

All submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the proposed development would be situated, were invited to be made in writing to the Director of Services, Housing Dept, Waterford City & County Council, City Hall, The Mall or by emailing part8housingsubs@waterfordcouncil.ie either during the initial 4 week public display period outlined above, or alternatively during an additional 2 week period thereafter provided for such submissions, but in either case not later than 4.00 pm. on 30th July 2021.

OBJECTIONS / SUBMISSIONS:

Prior to the 30th June 2021 deadline, submissions were received from the following;

1. Alice Butler, Ballinaneashagh
2. Andrew Waters, Ballinaneashagh
3. Annette Buck, Ballinaneashagh
4. Annette Power, Ballinaneashagh
5. Ballinaneashagh & District Residents Association
6. Betty Lonergan, Ballinaneashagh
7. Brian Williamson, Ballinaneashagh
8. Bruna Williamson, Ballinaneashagh
9. Caroline Walsh, Ballinaneashagh
10. Cllr Susan Gallagher, no address given.
11. Clodagh Doherty, Ballinaneashagh
12. Clodagh Roche, Ballinaneashagh
13. Clodagh Walsh, Ballinaneashagh
14. Conor Waters, Ballinaneashagh
15. David Crowley, Ballinaneashagh
16. David Meagher, Ballinaneashagh
17. Denise Doherty, Ballinaneashagh
18. Edward O'Keeffe, Ballinaneashagh
19. Eileen Moore, Ballinaneashagh
20. Emmet Doherty, Ballinaneashagh
21. Fiona Waters, Ballinaneashagh
22. Francis Lonergan, Ballinaneashagh
23. Geraldine Crowley, Ballinaneashagh
24. Gerry Goggan. Ballinaneashagh
25. James Buck, Ballinaneashagh
26. Joanie Power, Ballinaneashagh
27. John Power, Ballinaneashagh
28. John Waters, Ballinaneashagh
29. John Waters, Ballinaneashagh
30. Kenny Williamson, Ballinaneashagh
31. Larry Power, Ballinaneashagh
32. Liz Williamson, Ballinaneashagh

33. Maria Shortall, Ballinaneashagh
34. Marian O’Keeffe, Ballinaneashagh
35. Mark Crowley, Ballinaneashagh
36. Martina Walsh, Ballinaneashagh
37. Mary Meagher, Ballinaneashagh
38. Michael Freaney, Ballinaneashagh
39. Michael Harrington, Ballinaneashagh
40. Niamh Buck, Ballinaneashagh
41. Paulie O’Brien, Ballinaneashagh
42. Patricia Foley, Ballinaneashagh
43. Patrick Butler, Ballinaneashagh
44. Paula O’Brien, Ballinaneashagh
45. Pauline Connell, Ballinaneashagh
46. Rachel Buck, Ballinaneashagh
47. Sean Mundy, Ballinaneashagh
48. Sharon Power, Ballinaneashagh
49. Stephen Shortall, Ballinaneashagh
50. Tony Foley, Ballinaneashagh
51. Vicki Doherty, Ballinaneashagh
52. Yvonne Lonergan, Ballinaneashagh

GDPR regulations restrict Waterford City & County Council from issuing copies of the original submissions, however the spreadsheet at the back of this report itemizes all the topics raised in the submissions received by Waterford City & County Council during the Part 8 public consultation period.

SUMMARY AND EXTRACTS FROM SUBMISSIONS:

1. 2005 Undertaking by then Director of Services
2. Increase in Social Housing in the general area.
3. Future planning policy.
4. Social Housing density in the Ballyneashagh area.
5. Social diversity and tenureship.
6. Future expansion of the Part 8 site.
7. Site zoned ‘Industrial’
8. Site boundary materials.
9. Animal husbandry.
10. Additional caravans and mobile homes at the site.
11. Unauthorized parking on Green Road.
12. Condition of Green Road
13. Access to proposed Part 8 site.
14. Litter on Green Road.
15. Unauthorized settlement in the area.
16. Long term plan for Ballyneashagh area.
17. WCCC management of halting sites and group housing.
18. WCCC engagement with local residents association.
19. Site drainage and water connections.
20. Controlled access to site.
21. Previous planning conditions and commitments.
22. Increase in traffic.

REFERRALS:

Referrals were received from relevant Waterford City & County Council departments;

- Roads – Advised to ensure sufficient public-lighting and connectivity issues; footpaths on Green Road as required, and to be detailed during the design development process.
- Building Control – No comment.
- Water Services – Advised that there are existing services on site which will require wayleaves, (ie; 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 WC&CC Housing Department met with Waterford Metropolitan councillors for a Workshop on Tuesday 14th. September 2021, via an online Zoom meeting to review the scheme and the issues raised within the submissions.

PLANNING DEPARTMENT'S CONSIDERATIONS:

The purpose of the proposed development is to deliver 5x permanent residential Traveller units. The proposed development will support the policies and objectives of the current City Development Plan 2013-2019 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.

Refer to separate CE Report

HOUSING DEPARTMENT RECOMMENDATION:

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 5x units on the outskirts of Waterford city, and adjacent to an existing Traveller unit. The proposed scheme meets the objectives of Waterford City & County Council and Dept of Housing Local Government & Heritage.

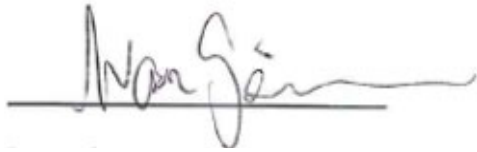
The proposed scheme has been approved, including funding, by the Dept of Housing Local Government & Heritage. The statutory requirements of the Part 8 planning process have been completed and complied with.

52 Public Observations were received within the deadline date. Full consideration to these submissions has been given and no amendments are proposed to the design. The Part 8 drawings have been updated however to show the height restriction barrier at the entrance to the site.

The proposed development complies with and meets all of the relevant national and local standards, requirements and guidelines.

The Planning Authority supports the proposed housing development and concludes that the development is in accordance with the proper planning and sustainable development of the area.

It is therefore recommended that the Council adopt and approve the proposed development as originally presented and with modification as outlined above.

A handwritten signature in black ink, appearing to read 'Ivan Grimes', is written over a solid horizontal line.

Ivan Grimes
Director of Services
Housing Community & Emergency Services

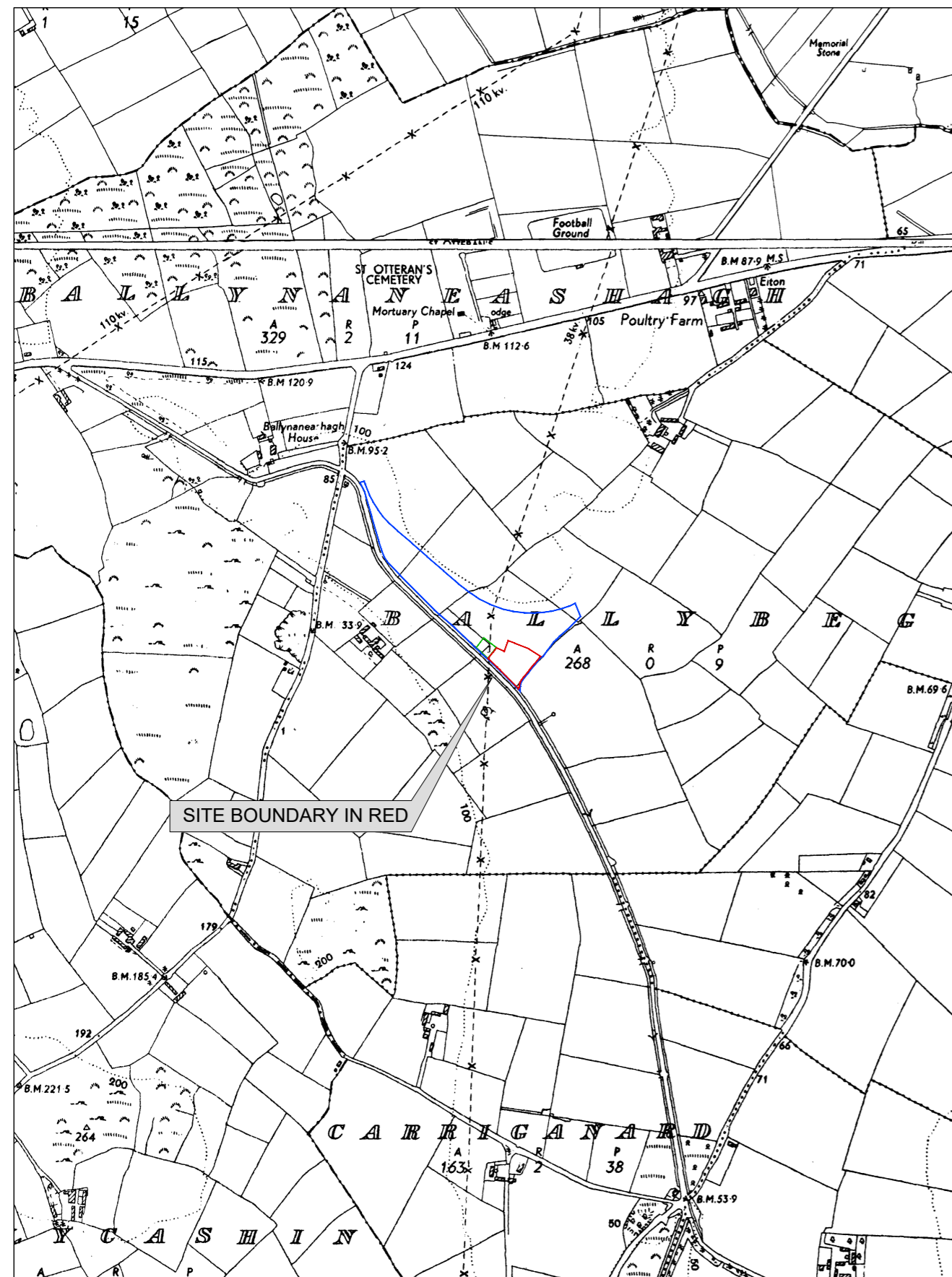
No.	TOPIC	OBSERVATION	CONSIDERATION BY WCCC HOUSING DEPARTMENT	DIRECTOR OF SERVICES RESPONSE
1	2005 Undertaking by then Director of Services.	<u>Previous undertaking given in 2005 by Lar Power, then Director of Services WCCC, that a one-house development was to be constructed, and no further residential development was to take place at the site; also that unauthorised mobile homes or caravans would not be permitted at the site and that animals / horses would not be permitted at the location</u>	The Housing (Traveller Accommodation) Act requires that all Local Authorities prepare and adopt Traveller Accommodation Programmes. As such WCCC have a legal obligation to provide housing, including Traveller accommodation appropriate to the needs of the Traveller families who live in any specific area. Shortly after 2005 when the alleged undertaking was made by the then Director of Services, there was a national recession, and we are currently in a global pandemic and national housing shortage. It is not the same world as in 2005 as national and local government policies have changed inexorably, to cover many different and challenging issues. In turn, WCCC are responding to the Housing needs of the public at this difficult time, through various Part 8 proposals.	No change to Part 8 design.
2	Increase in Social Housing in the general area.	<u>Reference to increase in Social Housing in the Ballinaneashagh area, with the inclusion of 22x Part 8 social housing new units, approved by WCCC in March 2020.</u>	Following discussions with residents and councillors at the time of the particular Part 8 process, the particular 22x unit housing project in question (ie: Gort na hinse), is now currently being considered as Affordable housing units, thereby reducing the density of Social Housing units and providing a greater diversity of tenureship to the area in general.	No change to Part 8 design.
3	Future planning policy.	<u>How many more units are planned in the coming decade in the area?</u>	There are no plans presently for additional units in the area. This Part 8 meets the existing need in the location. It will not result in an increase in the number of units as all existing mobile homes / caravans will be removed as part of the works, and the residents of same will be those occupying the newly constructed accommodation.	No change to Part 8 design.
4	Social housing density in the Ballinaneashagh area 1.	<u>Is the percentage of existing and proposed social housing in this area proportionate to the other wards in the City?</u>	As part of the development process, the Dept of Housing have undertaken an assessment of acceptable tenureship mix as a sustainable community of the area. On that basis it has given WCCC approval to proceed, and funding to carry out the works.	No change to Part 8 design.
5	Social housing density in the Ballinaneashagh area 2.	<u>Will WCCC continue to make our locality the most dense area of social housing in the country?</u>	This proposal is to replace five units of existing unsuitable accommodation with five new build dwellings. There is no increase in the number of dwellings proposed.	No change to Part 8 design.

6	Social diversity and tenureship.	<u>What arrangements or safeguards will WCCC put in place to ensure social diversity in the area?</u>	WCCC welcome social diversity. Following discussions with residents and councillors at the time of the particular Part 8 process, the new 22x unit housing project in question is now currently being considered as Affordable housing units, thereby reducing the density of Social units in the area and providing a greater diversity of tenureship in the area in general. Private developers and home-owners are always free to progress their own projects also.	No change to Part 8 design.
7	Future expansion of the Part 8 site.	<u>After completion of this scheme - is it the intention of WCCC to continue to expand the group housing scheme for travellers at this location in future?</u>	This Part 8 proposal is for 5x units only. There are no plans presently for additional units in the area.	No change to Part 8 design.
8	Site zoned 'Industrial'.	<u>It must be noted that the current proposed location is zoned Industrial so one would question if this proposal is valid without a material contravention.</u>	The subject site is zoned <i>"To provide for industrial employment and related uses"</i> in the current Waterford City Development Plan. Traveller accommodation is listed amongst those uses that are considered acceptable in areas zoned for industrial employment and related uses. Development such as that currently proposed would be in accordance with the broad policy objectives of the Waterford City Development Plan 2013-2019 (as varied and extended).	No change to Part 8 design.
9	Site boundary materials.	<u>What boundaries will be provided?</u>	Boundary walls will be solid concrete block, 2.1m in height.	No change to Part 8 design.
10	Proposed animal husbandry.	<u>Is it the intention of WCCC to allow animal husbandry at the site? If so - to what extent? If so, how will WCCC ensure animal welfare and appropriate control within those boundaries?</u>	This Part 8 proposal makes no provision for the keeping of horses and / or other non-domestic animals.	No change to Part 8 design.
11	Additional caravans and mobile homes at the site.	<u>What are WCCC intentions in terms of allowing further caravans / mobile homes to park at the site?</u>	This Part 8 is not an expansion of the existing site. All existing mobile homes / caravans will be removed as part of the works - the residents of same will be those occupying the new accommodation. The proposed works will provide for the development of 5x new units and in addition the closure of the existing sites and necessary works undertaken to ensure they cannot be re-occupied.	No change to Part 8 design.
12	Unauthorized parking of caravans and mobile homes on Green Road.	<u>How is it proposed to manage the unauthorized parking of caravans on the existing public road. There are routinely 6-8 caravans parked in the Green Road. Emergency services could not gain access to the area in the event of an emergency.</u>	WCCC do not accept this. Their Maintenance Dept routinely inspects Green Road, and all caravans and mobile homes are located in off-road hard-surface bays - there are none on the Green Road itself and there hasn't been for a long time. All existing mobile homes / caravans will be removed as part of the works - the residents of same will be those occupying the new accommodation, and so no new vehicles are expected.	No change to Part 8 design.

13	Current state of Green Road.	<u>The current entrance road is not fit for purpose. It is a narrow, single-lane public road which has been made into a cul-de-sac. There is insufficient access here for emergency services or for day-to-day servicing of the location - at present the only way for refuse lorries to access the site is to reverse for 600m to reach the house</u>	This Part 8 is not an expansion of the existing site - there will be no increase in occupancy on Green Road. The comment here is on the current state of the area - what WCCC are proposing is to address the current state and to improve the conditions - not just living conditions but the overall area. This process will happen in phased stages as footpaths and street lighting, etc., will be viewed in the wider context of future development by WCCC Roads Dept.	No change to Part 8 design.
14	Access to proposed Part 8 site.	<u>There is no mention or any regard given to this issue on the proposed road plan of the part 8 application. If this development were to proceed then the existing road should be closed and a new, wider entrance road should be opened to the site from the Ballybeg road, which is within 75m from the current site. This is a solution that was proposed by the residents association in 2005 but was disregarded by WCCC. However this exact solution was proposed by WCCC when a planned Anerobic Digestion facility was proposed adjacent to this site.</u>	This Part 8 is not an expansion of the existing site - there will be no increase in occupancy on Green Road. The comment here is on the current state of the area - what WCCC are proposing is to address the current state and to improve the conditions - not just living conditions but the overall area. This process will happen in phased stages as footpaths and street lighting, etc., will be viewed in the wider context of future development by WCCC Roads Dept.	No change to Part 8 design.
15	Litter on Green Road.	<u>The Green Road is in appalling condition from a litter and dereliction viewpoint, and the area is a de facto halting site.</u>	Noted. This Part 8 is not an expansion of the existing site - there will not be an increase in occupancy on Green Road. The comment here is on the current state of the area - what WCCC are proposing is to address the current state and to improve the conditions - not just living conditions but the overall area.	No change to Part 8 design.
16	Unauthorized settlement in the area.	<u>Without any consultation with the local residents WCCC have been providing facilities including portaloos for unauthorised caravans/mobile homes to reside at this location and far from controlling this issue seem to have been encouraging it. Adding more houses is likely to exacerbate the issue</u>	The provision of portaloos and other sanitary facilities during the Covid 19 public health emergency was done in accordance guidelines issued by the Dept of Housing. This Part 8 is not an expansion of the existing site. All existing mobile homes / caravans will be removed as part of the works - the residents of same will be those occupying the new accommodation.	No change to Part 8 design.
17	Long term plan for Ballinaneashagh area.	<u>The application has been made without consideration to long term impacts and in the absence of any clear plan for future developments in the locality.</u>	This Part 8 is in accordance with the Waterford City Development Plan, Quality Housing for Sustainable Communities (issued by the DEH&LG), and also the TAP 2019-2024 programme.	No change to Part 8 design.
18	WCCC policy regarding halting sites and group housing.	<u>This is consistent with WCCC's poor track record of managing existing halting sites / group housing and local residents have significant concerns that a larger development locally will lead to magnification of the existing problems.</u>	This Part 8 is not an expansion of the existing site. All existing mobile homes / caravans will be removed as part of the works - the residents of same will be those occupying the new accommodation. Magnification is therefore not an issue.	No change to Part 8 design.

19	WCCC engagement with local residents association.	<u>WCCC must engage with the local residents association and make written commitments to manage these issues prior to a part 8 agreement being finalised by councillors, therefore we would ask this application is withdrawn pending agreement on the above matters.</u>	The Housing (Traveller Accommodation) Act requires that all Local Authorities prepare and adopt Traveller Accommodation Programmes. As such WCCC have a statutory responsibility to provide housing, including Traveller accommodation appropriate to the needs of the Traveller families who live in any specific area. WCCC is satisfied there is a need for TAP accommodation in this location. The Part 8 process is a consultation process which allows the public to make their observations to the WC&CC for review and consideration.	No change to Part 8 design.
20	Site drainage and water connections.	<u>In spite of repeated references to SuDS in the new City and County Development Plan and some requirements in the existing plan, I don't see evidence of any SuDS on this site. I see that a new storm water sewer is included, but I can't see on the drawing where it can connect to an existing storm water sewer. Does this mean that the current drainage in this area only comprises a combined sewer? If so, I would think the need to slow down run-off before it reaches the sewer is even more important.</u>	Development to be in accordance with Irish Water requirements and WCCC Service requirements.	No change to Part 8 design.
21	Controlled access to hard-standing areas / management company.	<u>Council officers previously stated that entry to the dwelling hard stand would be controlled by a barrier and any other illegal caravans would not be permitted, to avoid the dwelling area and the Green Road becoming a de facto halting site. There was a commitment that there would be controlled access which would be policed by a management company.</u>	Plans for this Part 8 development do include a height restriction barrier to limit access.	Part 8 drawings updated to show same.
22	Previous planning conditions and commitments	<u>The Ballinaneeshagh & District Residents committee objection is on the basis that no further Development of additional dwelling units should proceed until the conditions of the Planning Permission and commitment by Council officials have been adhered to.</u>	This Part 8 proposal as set out in TAP 2019 -24 document is based on a demonstrated need for Traveller accommodation in the area.	No change to Part 8 design.
23	Increase in traffic	<u>The Ballinaneeshagh & District Resident's Committee proposes that the addition of 5 additional dwelling units and the subsequent increased traffic use of the small crossroads entrance would present increased traffic accident risk. Therefore, we request that a portion of the Green Road is blocked off and an alternative entry/exit road provided and that this Part 8 Planning Permission submission until these points are addressed.</u>	This Part 8 is not an expansion of the existing site. All existing mobile homes / caravans will be removed as part of the works - the residents of same will be those occupying the new accommodation. Consequently there will be no increase in traffic movement to the area in question.	No change to Part 8 design.

Drawings



SITE LOCATION MAP
OS 6" MAP
SCALE 1:10560

Description:
 Historic 6" Latest Edition

Publisher / Source:
 Ordnance Survey Ireland (OSI)

Data Source / Reference:
 WD009
 Revision Date = 31-Dec-1950
 Survey Date = 31-Dec-1950
 Levelled Date = 31-Dec-1953

WD017
 Revision Date = 31-Dec-1950
 Survey Date = 31-Dec-1950
 Levelled Date = 31-Dec-1956

KK046
 Revision Date = 31-Dec-1951
 Survey Date = 31-Dec-1951
 Levelled Date = 31-Dec-1953

File Format:
 Tagged Image File Format (TIFF)

File Name:
 R_50087083_1.tif

Clip Extent / Area of Interest (AOI):
 LLX,LLY= 656078.7654,607555.2315
 LRX,LRX= 659712.7654,607555.2315
 ULX,ULY= 656078.7654,612477.2315
 URX,URY= 659712.7654,612477.2315

Projection / Spatial Reference:
 IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
 X,Y = 657895.7654,610016.2315

Data Extraction Date:
 02-Oct-2019

Product Version:
 1.3

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Sáraionn atáirgeadh neamhúdarraithe cóipcheart Suirbhéireacht Ordánais Éireann agus Rialtas na hÉireann.

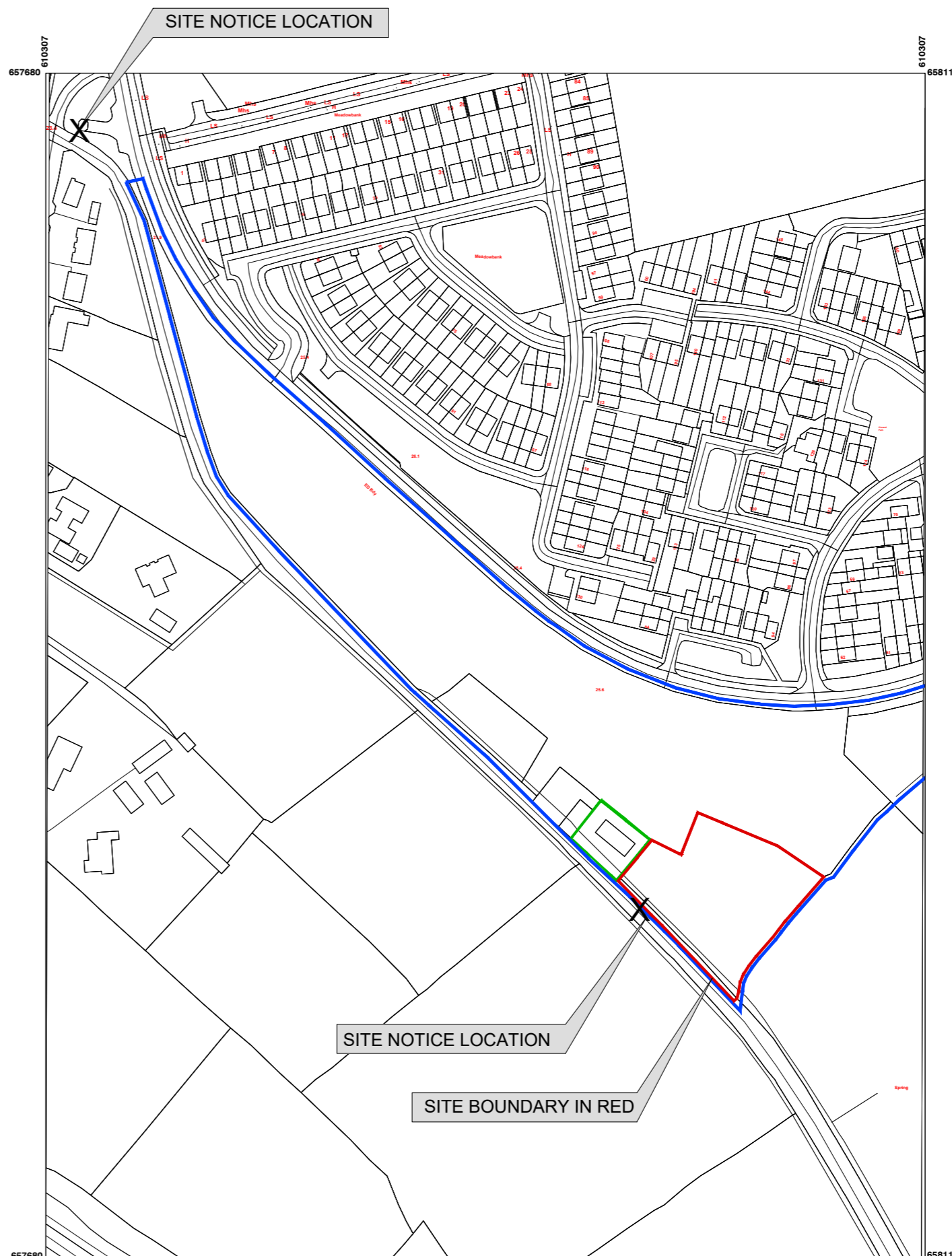
Gach cead ar cosnamh. Ní ceadmhach aon chuid den fhoilseachán seo a chóipeáil, a atáirgeadh nó a tharchur in aon fhoirm ná ar aon bhealach gan cead i scríbhinn roimh ré ó úinéirí an chóipchirt.

Ní hionann bóthar, bealach nó cosán a bheith ar an léarscáil seo agus fianaise ar chead sli.

Ní thaispeánann léarscail de chuid Ordánais Shuirbhéireacht na hÉireann teorann phointí deathúil de mhaoin riamh, ná úinéireacht de ghnéithe thísiciúla.

LEGEND

- PROPOSED SITE BOUNDARY
- BOUNDARY OF EXISTING ACCOMMODATION ADJACENT TO SITE
- BOUNDARY OF WATERFORD CITY & COUNTY LANDS



SITE LOCATION MAP
OS PLACE MAP
SCALE 1:2500

Description:
 Digital Cartographic Model (DCM)

Publisher / Source:
 Ordnance Survey Ireland (OSI)

Data Source / Reference:
 PRIME2

File Format:
 Autodesk AutoCAD (DWG_R2013)

File Name:
 v_50087083_1.dwg

Clip Extent / Area of Interest (AOI):
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 LRX,LRX= 658110.7654,609724.7315
 ULX,ULY= 657680.7654,610307.7315
 URX,URY= 658110.7654,610307.7315

Projection / Spatial Reference:
 IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
 X,Y = 657895.7654,610016.2315

Reference Index:
 Map Series | Map Sheets
 1:1,000 | 5701-13
 1:2,500 | 5701-C
 1:2,500 | 5701-D

Data Extraction Date:
 02-Oct-2019

Source Data Release:
 DCLMS Release V1.121.106

Product Version:
 Version= 1.3

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Sáraionn atáirgeadh neamhúdarraithe cóipcheart Suirbhéireacht Ordánais Éireann agus Rialtas na hÉireann.

Gach cead ar cosnamh. Ní ceadmhach aon chuid den fhoilseachán seo a chóipeáil, a atáirgeadh nó a tharchur in aon fhoirm ná ar aon bhealach gan cead i scríbhinn roimh ré ó úinéirí an chóipchirt.

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General Notes:

- Copyright of Dermot F. Geoghegan Architects.
- All dimensions & levels to be checked on site before any work commences.
- No dimensions to be scaled off drawing.
- Any discrepancies to be brought to the attention of the Architect.
- All materials, fittings & finishes to be approved by Architect before any work commences.
- Installation of all materials in accordance with manufacturer's specifications.
- All work to comply with relevant IS & BS standards and TGD current issue.
- All electrical work in compliance with ESB standards & specs.

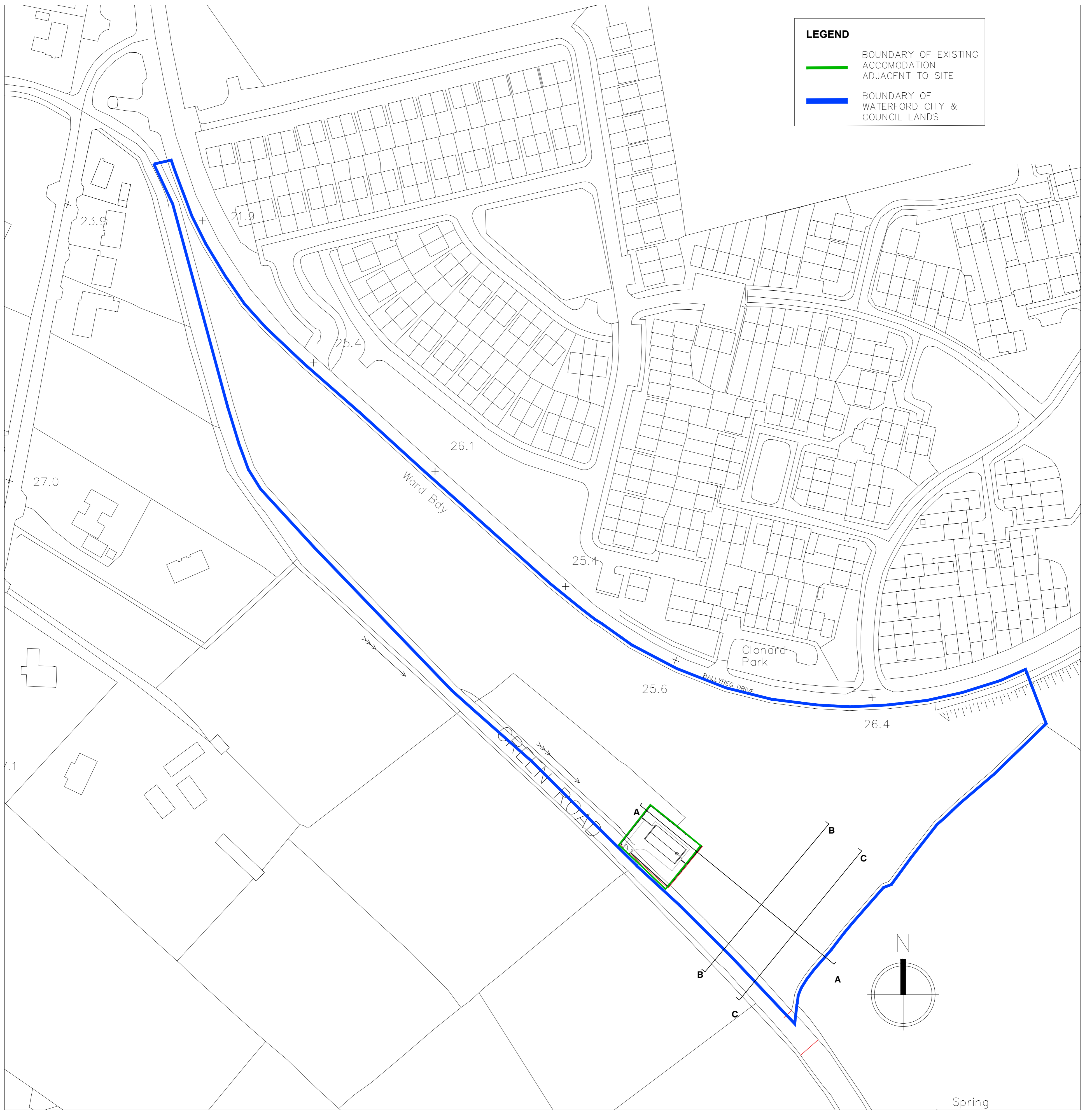
STAGE: PLANNING

DRAWINGS ARE FOR PLANNING PURPOSES ONLY.
DRAWINGS NOT TO BE USED FOR CONSTRUCTION.

Revision	Revision details	Issued by	Date
-	ISSUED FOR PLANNING	EK	13/09/21
A			
B			
C			
D			
E			
F			
G			
H			
J			
K			
L			
M			
N			

DERMOT F GEOGHEGAN ARCHITECTS LTD
 ARCHITECTS · DESIGNERS · PLANNING CONSULTANTS
 CASTLE HOUSE
 18 CASTLE STREET
 CARLOW
 GO: CARLOW
 Project: **GROUP HOUSING AT GREEN ROAD, BALLYBEG, CO. WATERFORD**
 Client: **WATERFORD CITY & COUNTY COUNCIL**
 Drawing: **OS SITE LOCATION MAPS**
 Scale: **As Noted** Date: **SEP 2021** Drawn by: **EK** Checked by: **DFG**

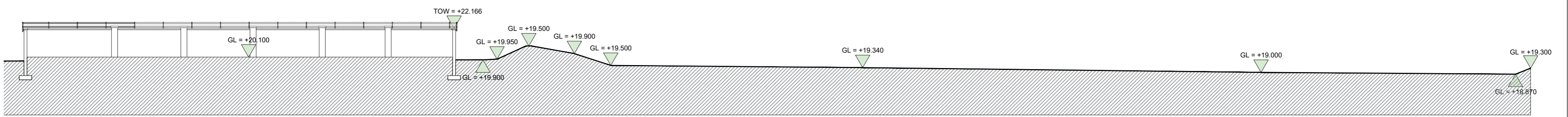
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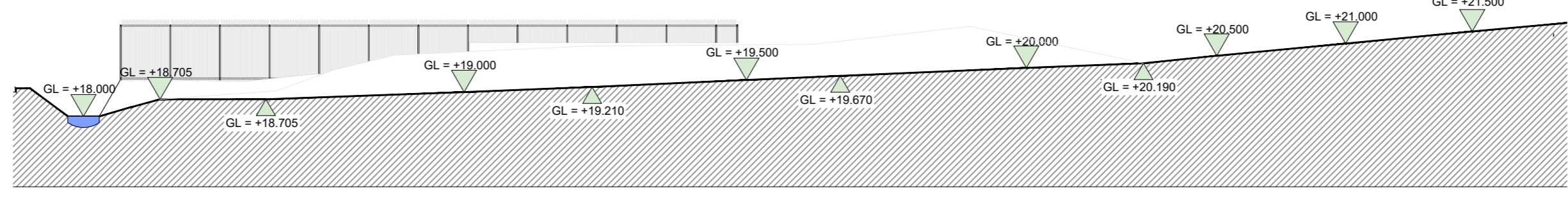
LEGEND

- BOUNDARY OF EXISTING ACCOMODATION ADJACENT TO SITE
- BOUNDARY OF WATERFORD CITY & COUNCIL LANDS

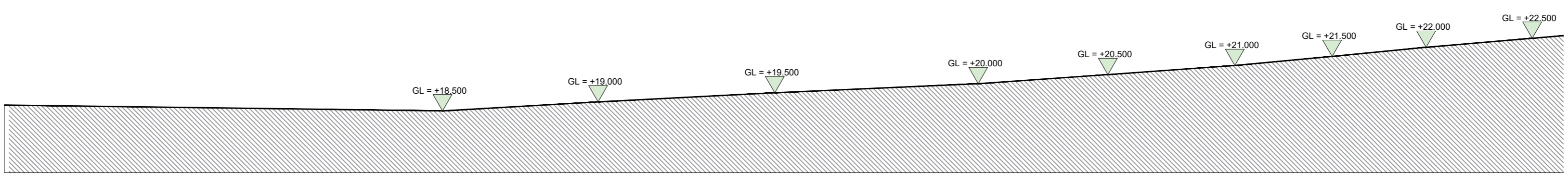
PROPOSED SITE LOCATION PLAN
SCALE 1-1000



EXISTING SITE SECTION A-A
SCALE 1-500



EXISTING SITE SECTION B-B
SCALE 1-500



EXISTING SITE SECTION C-C
SCALE 1-500

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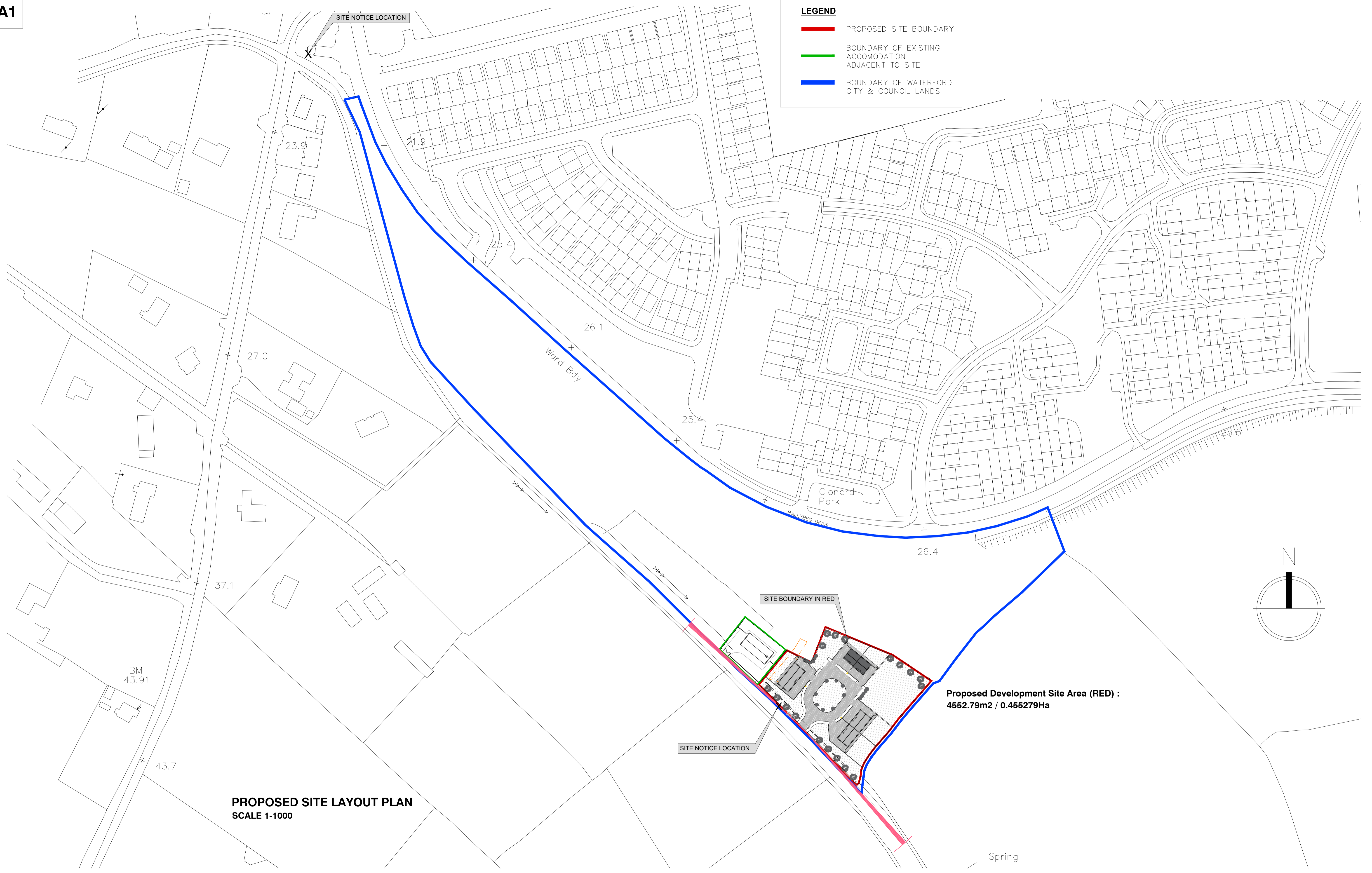
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Revised	Revision details	Issued by	Date
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Project: **GROUP HOUSING AT GREEN ROAD, BALLYBEG, CO. WATERFORD**
Client: **WATERFORD CITY & COUNTY COUNCIL**
Drawing: **EXISTING SITE LAYOUT PLAN**
Scale: 1:1000@A1 | Date: SEP 2021 | Drawn by: EK | Checked by: DFG | P - 19 - 125 - 02

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PROPOSED SITE LAYOUT PLAN
SCALE 1-1000

Proposed Development Site Area (RED) :
4552.79m² / 0.455279Ha

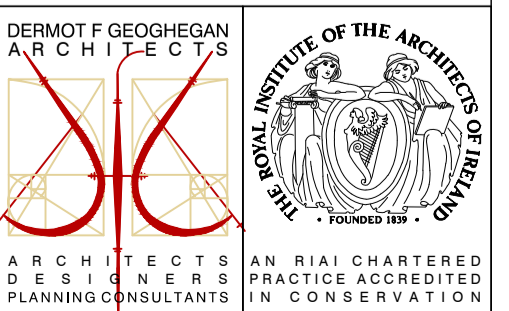
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Project: GROUP HOUSING AT GREEN ROAD, BALLYBEG, CO. WATERFORD
 Client: WATERFORD CITY & COUNTY COUNCIL
 Drawing: PROPOSED SITE LAYOUT PLAN
 Scale: 1:1000@A1 | Date: SEP 2021 | Drawn by: EK | Checked by: DFG | P - 19 - 125 - 03





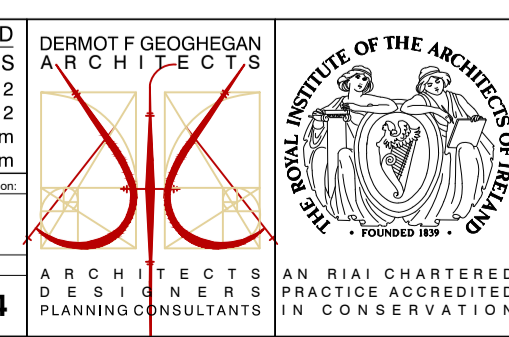
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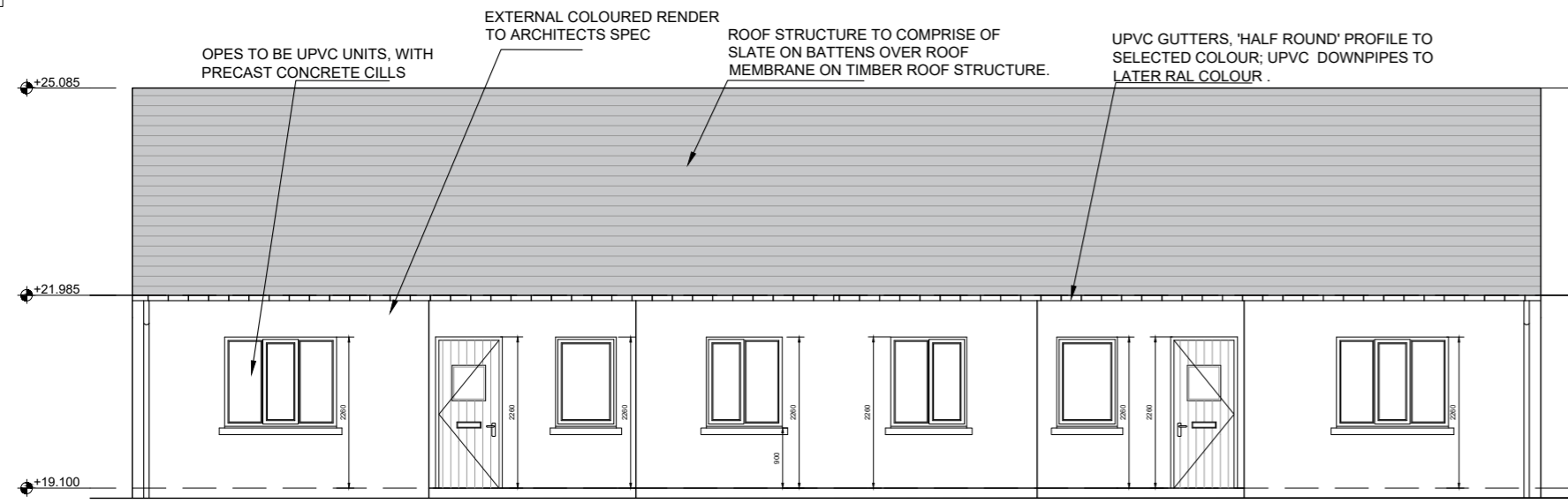
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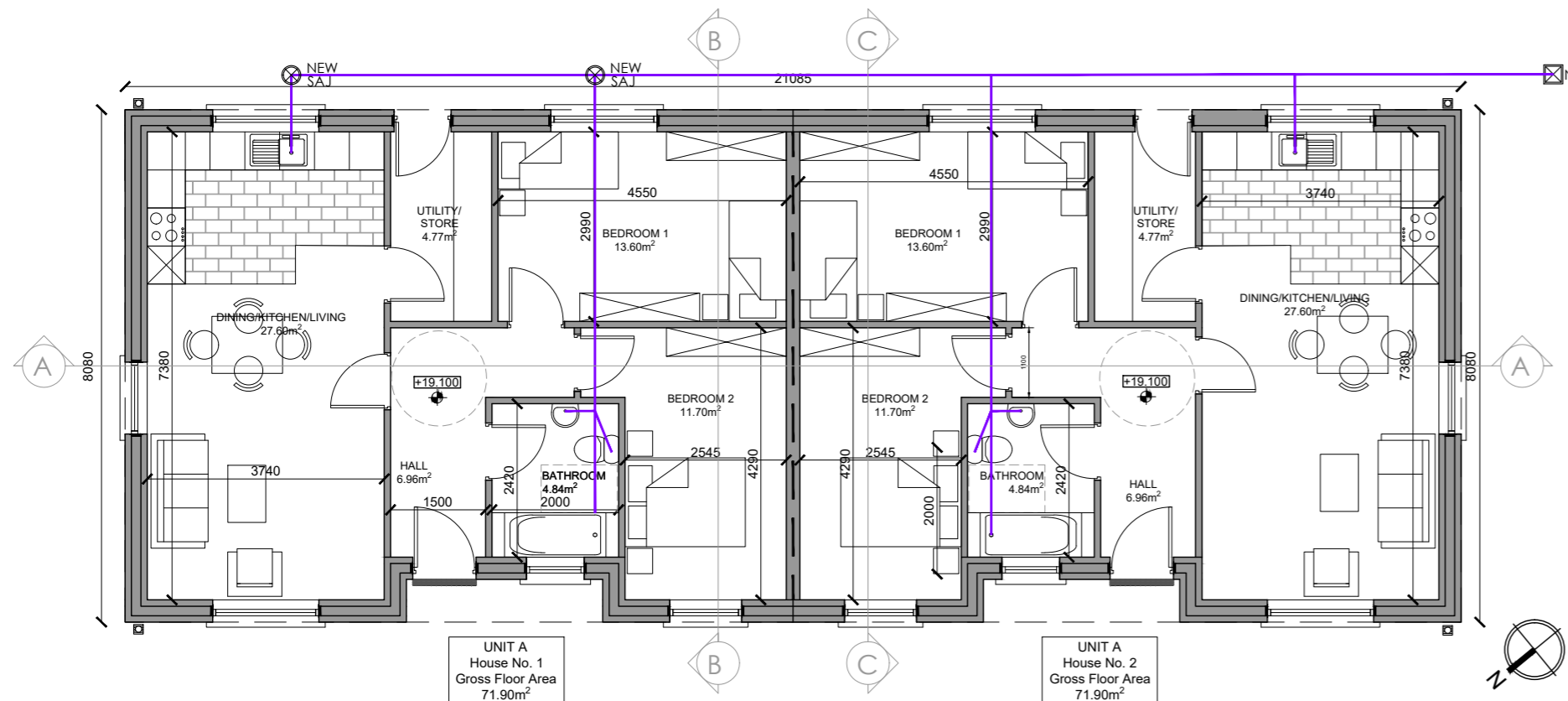
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Project: **GROUP HOUSING AT GREEN ROAD, BALLYBEG, CO. WATERFORD**
Client: **WATERFORD CITY & COUNTY COUNCIL**
Drawing: **PROPOSED SITE PLAN**
Scale: **1:250@A1** Date: **SEP 2021** Drawn by: **EK** Checked by: **DFG** P - 19 - 125 - 04

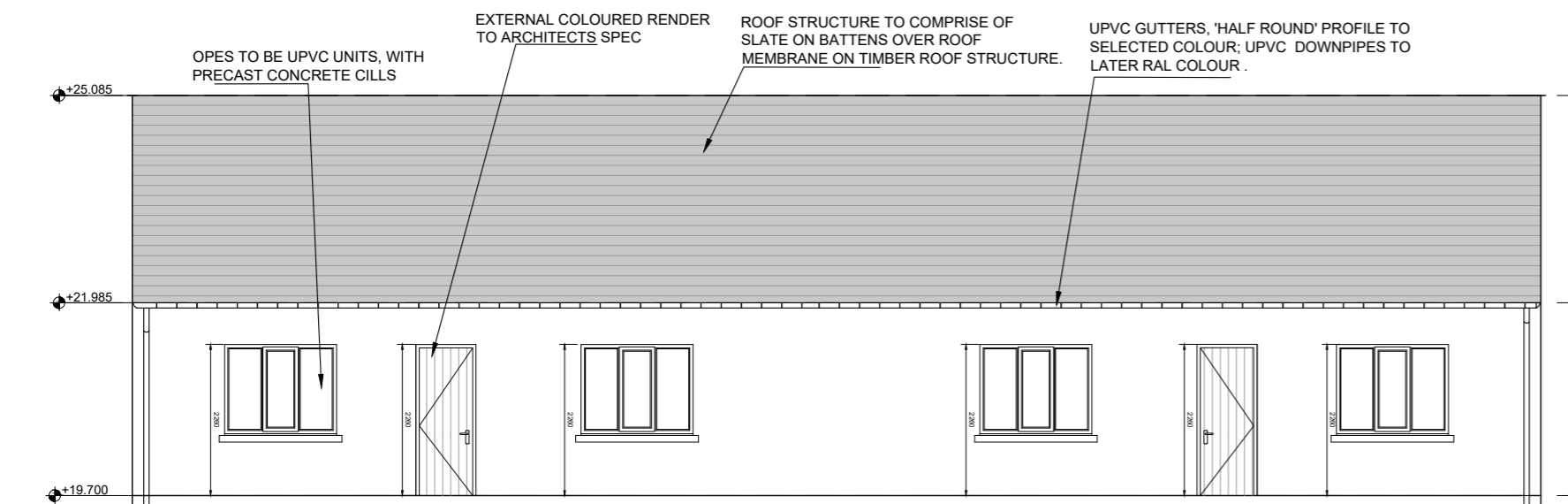




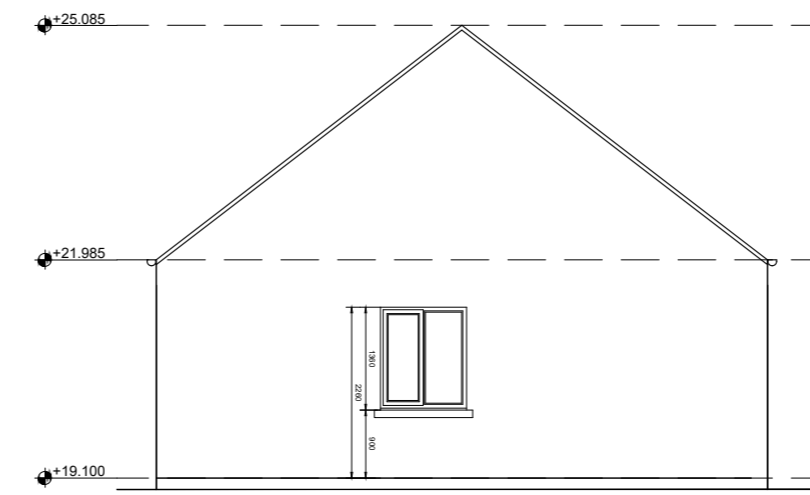
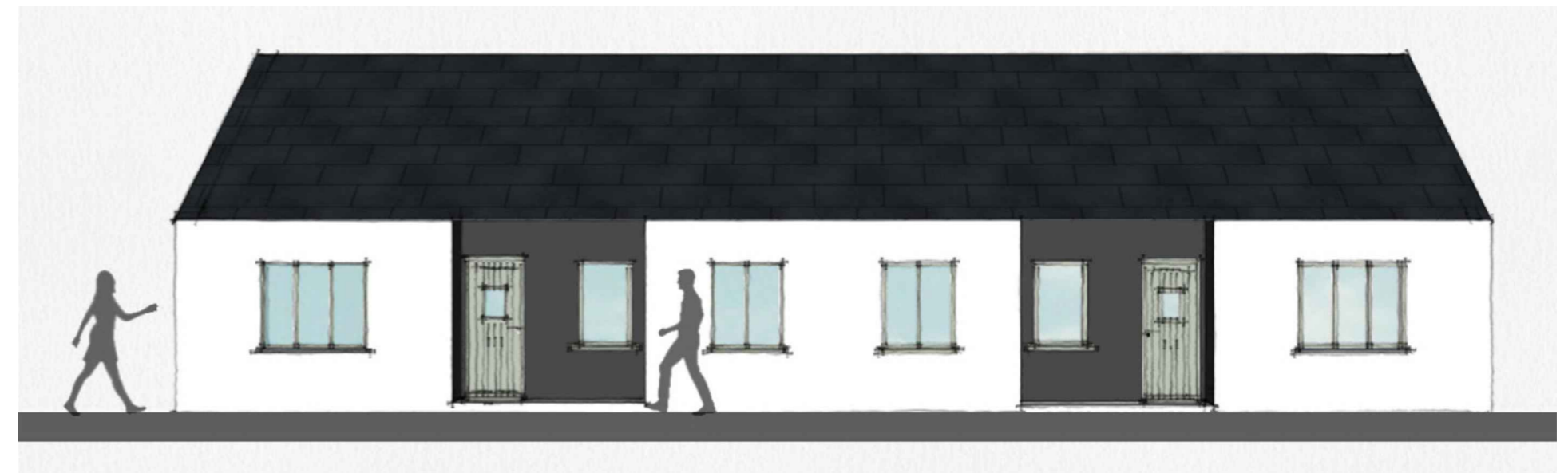
FRONT ELEVATION - UNIT A
SCALE 1-100



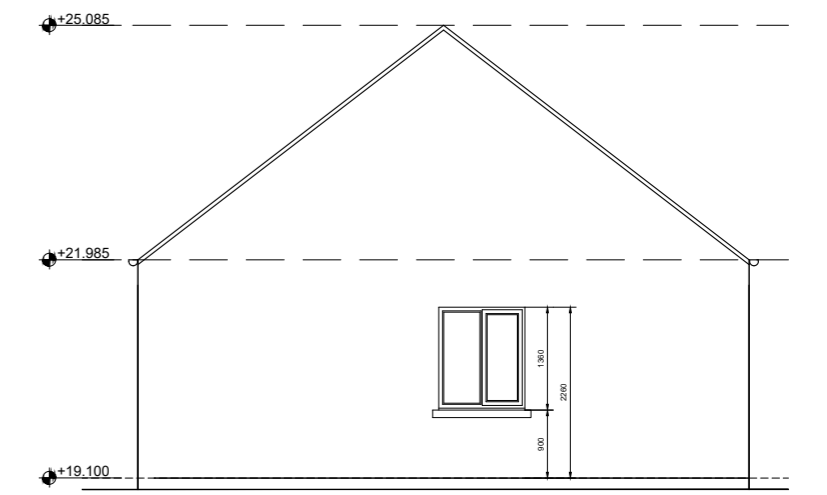
FLOOR PLAN - UNIT A
SCALE 1-100



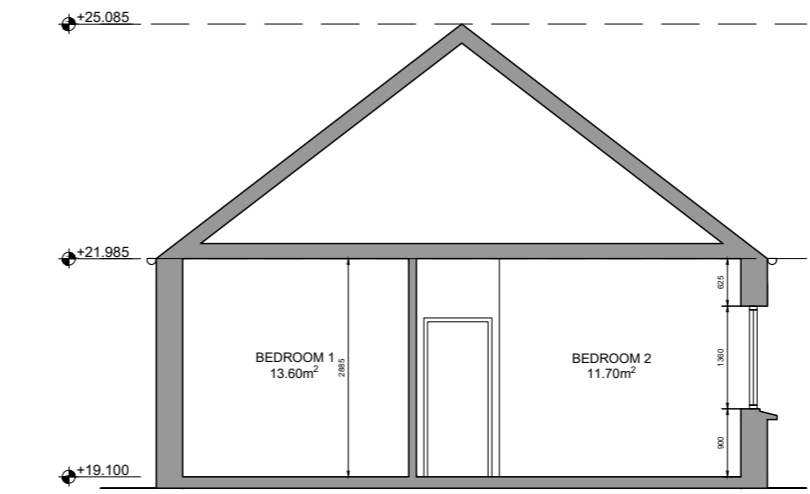
REAR ELEVATION - UNIT A
SCALE 1-100



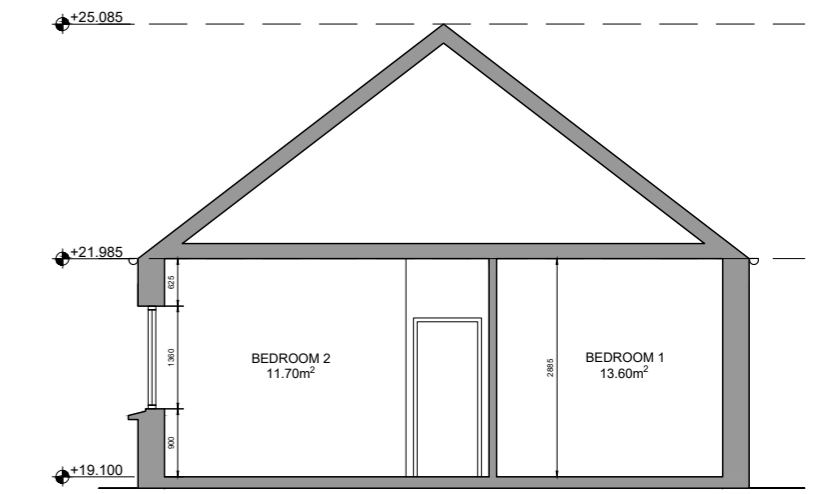
SIDE ELEVATION 2 - UNIT A
SCALE 1-100



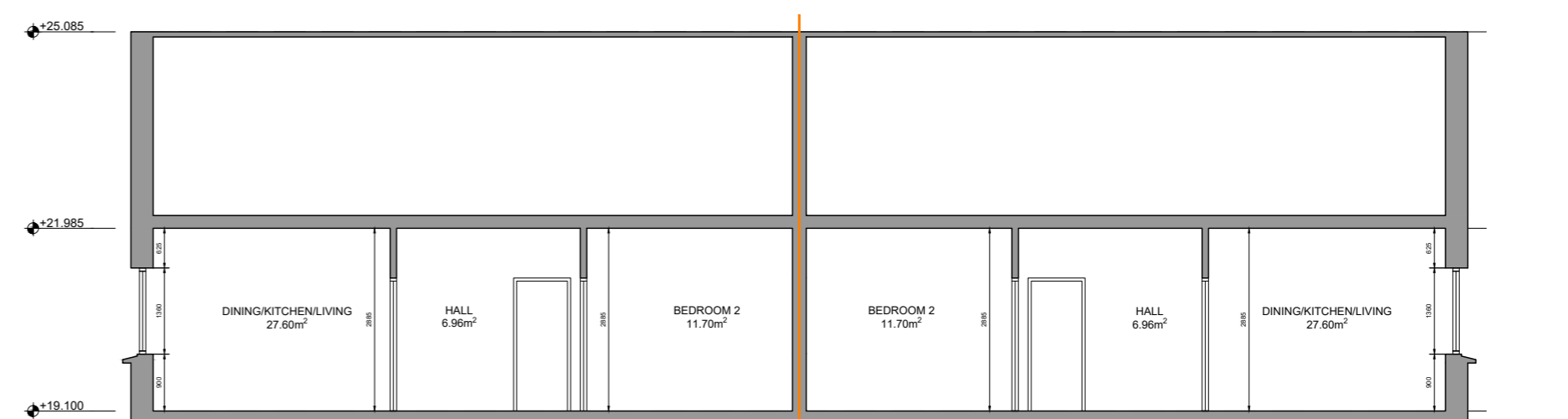
SIDE ELEVATION 1 - UNIT A
SCALE 1-100



SECTION C-C - UNIT A
SCALE 1-100



SECTION B-B - UNIT A
SCALE 1-100



SECTION A-A - UNIT A
SCALE 1-100

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STAGE: PLANNING

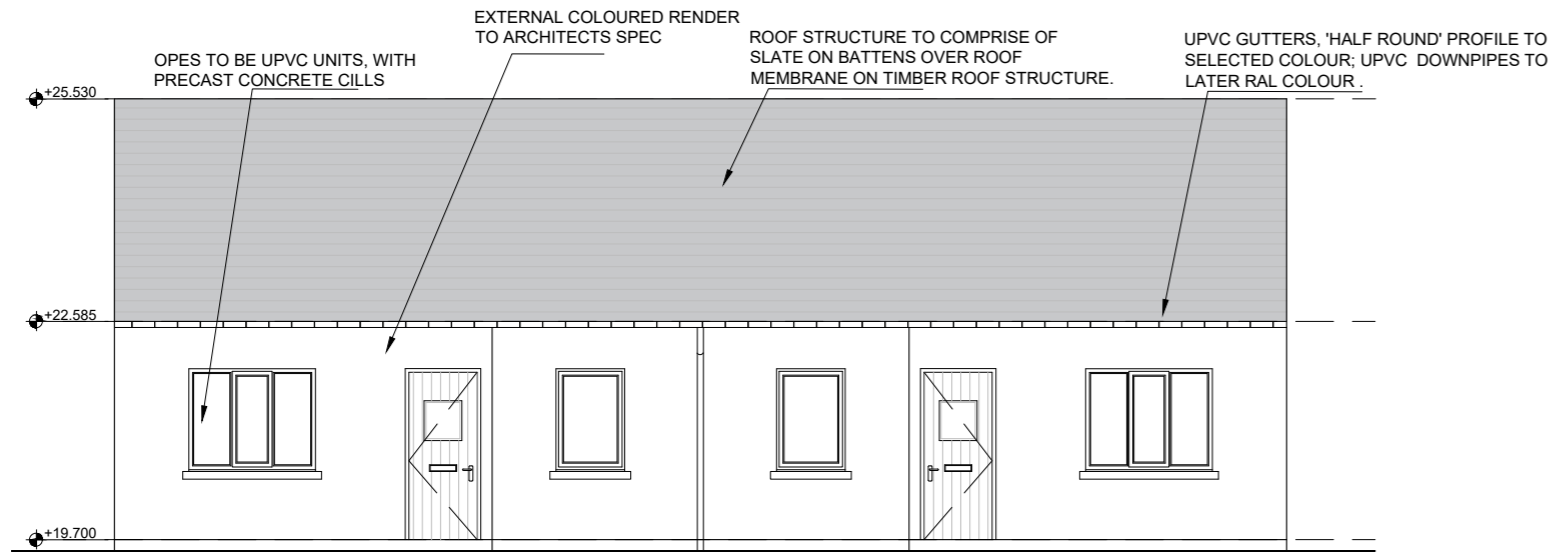
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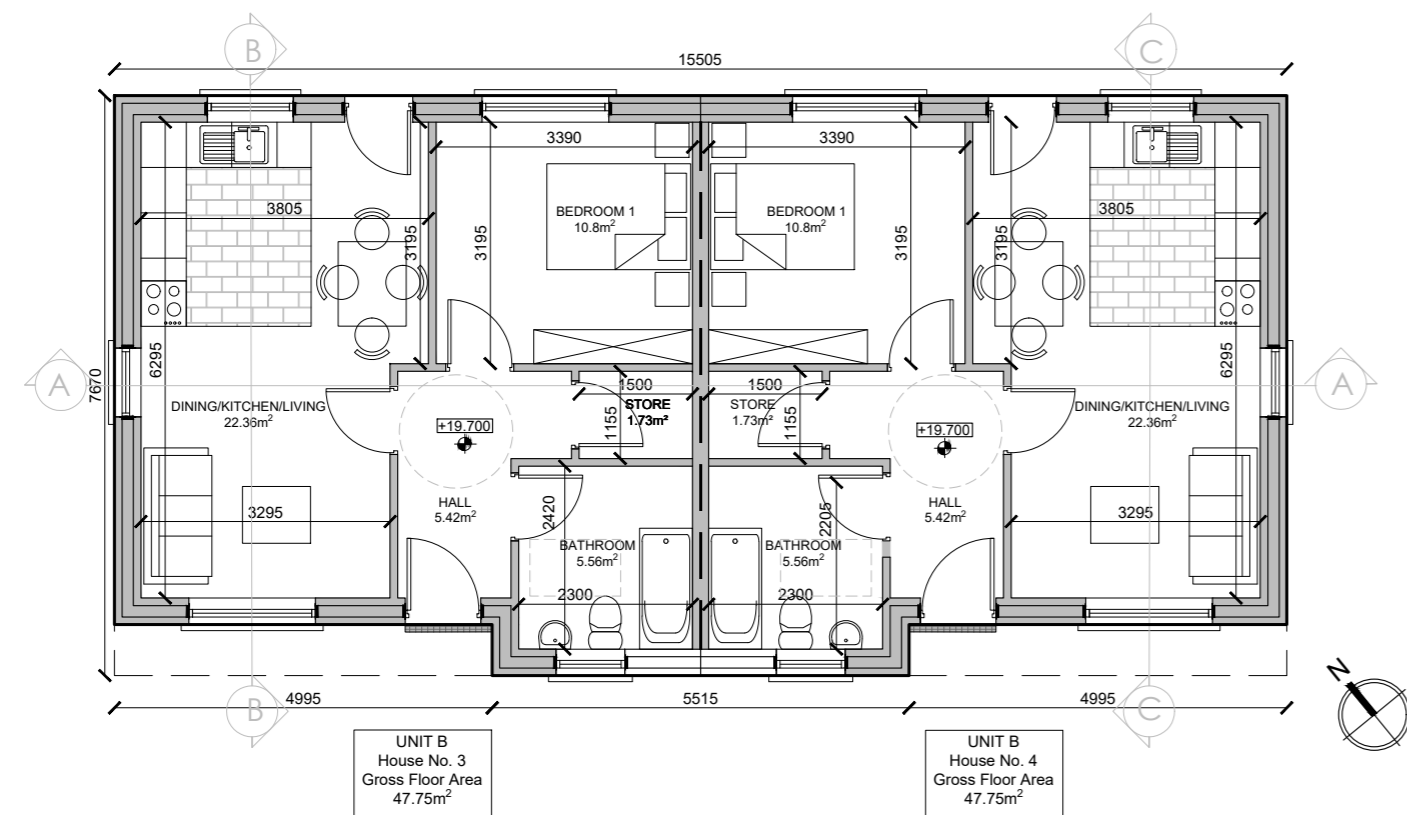
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Client: **WATERFORD COUNTY COUNCIL**
Drawing: **PROPOSED GENERAL ARRANGEMENTS - UNIT A (2 BED)**
Scale: **1:100@A2** Date: **SEP 2021** Drawn by: **EK** Checked by: **DFG**

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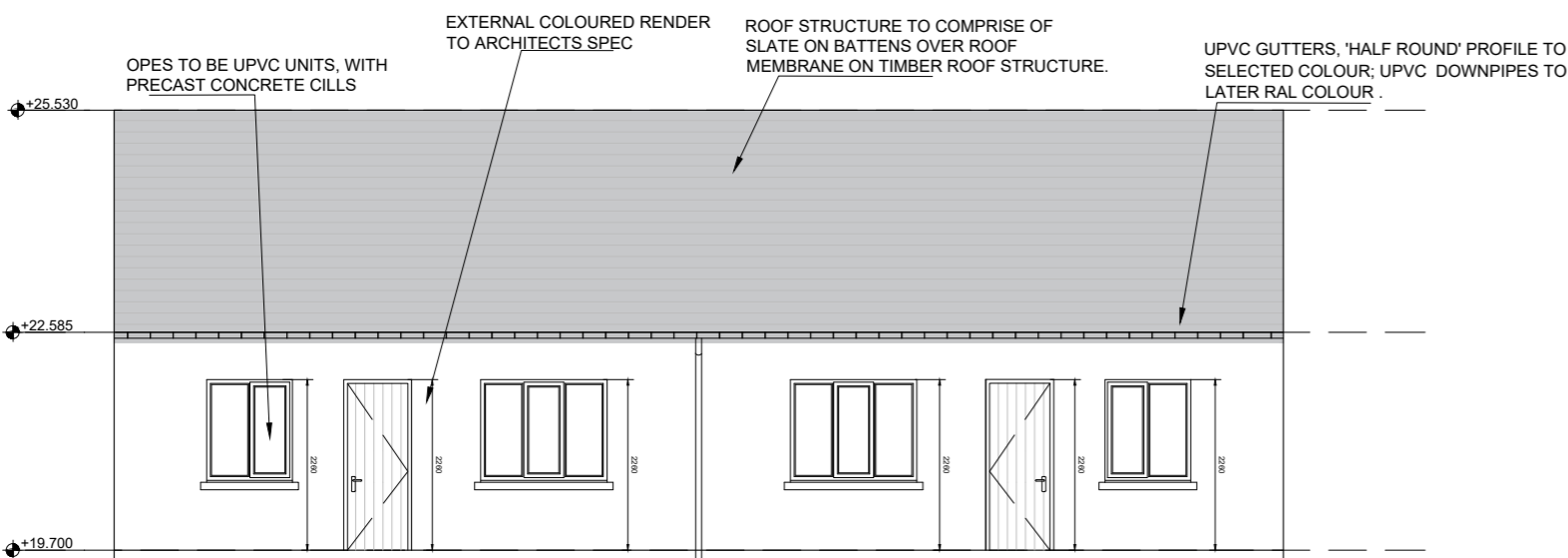




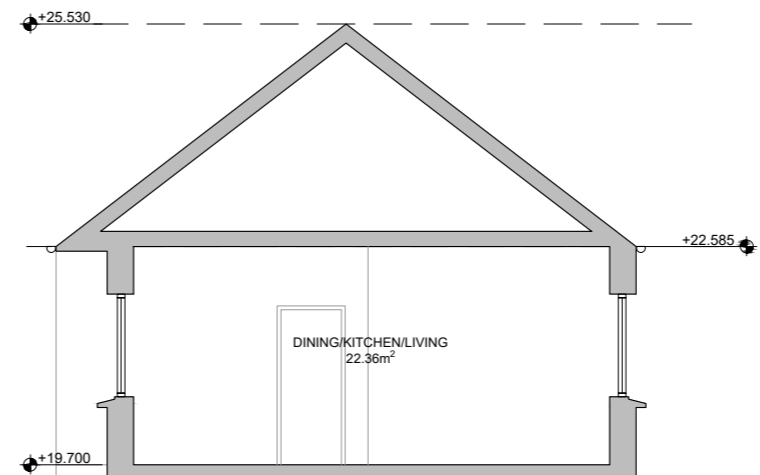
FRONT ELEVATION - UNIT B
SCALE 1-100



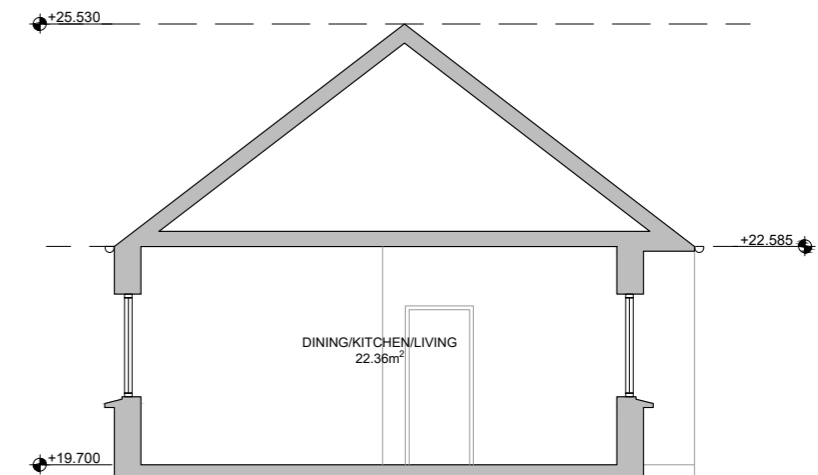
FLOOR PLAN - UNIT B
SCALE 1-100



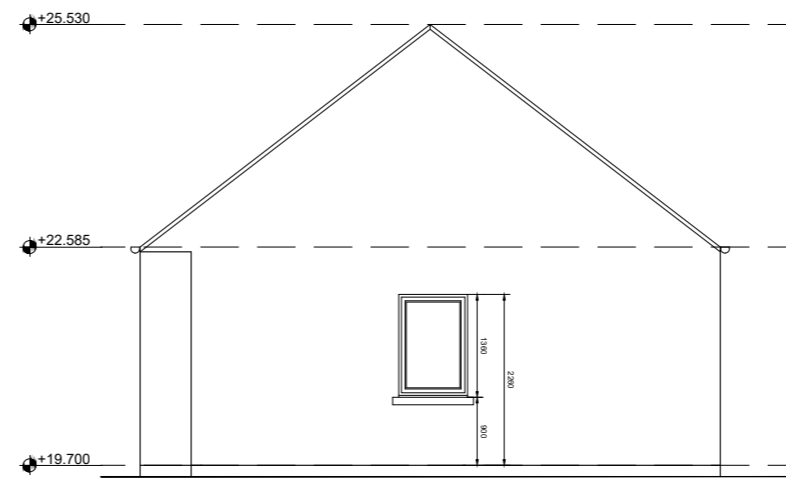
REAR ELEVATION - UNIT B
SCALE 1-100



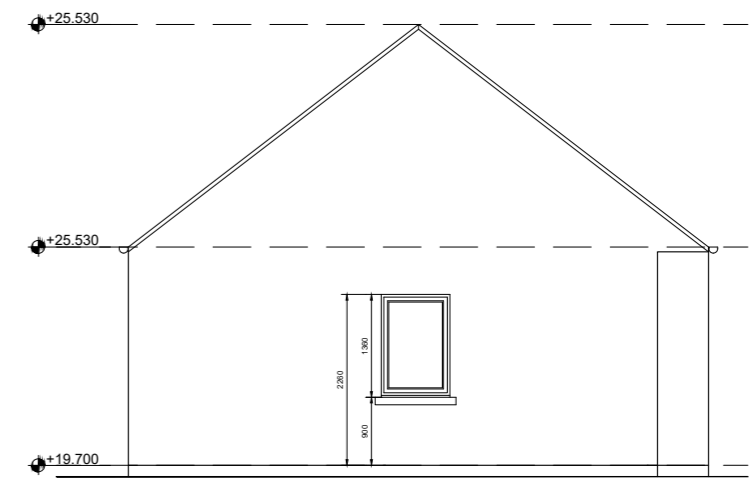
SECTION C-C - UNIT B
SCALE 1-100



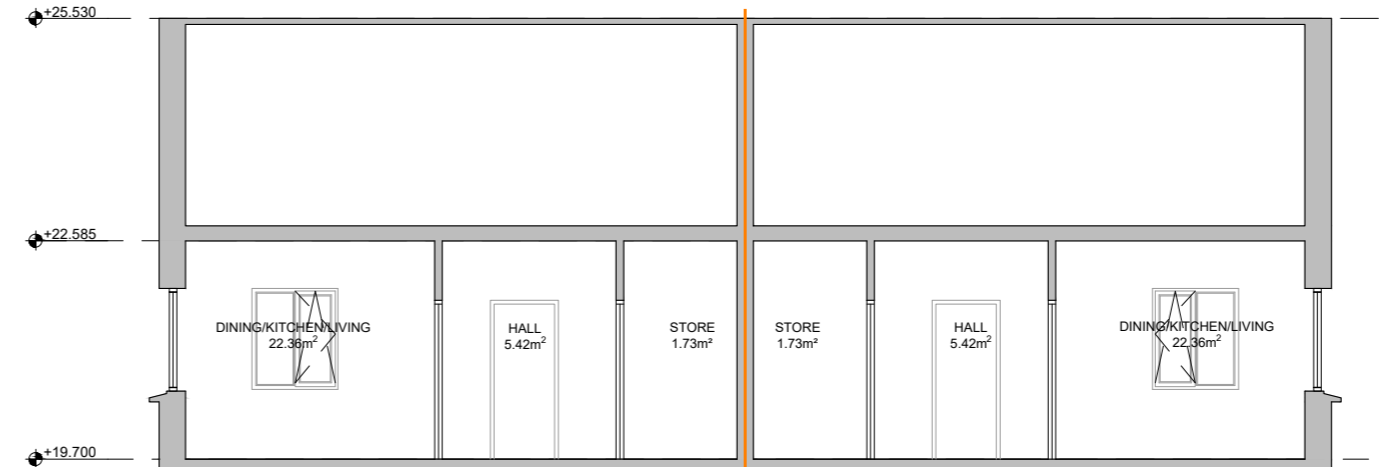
SECTION B-B - UNIT B
SCALE 1-100



SIDE ELEVATION 2 - UNIT B
SCALE 1-100



SIDE ELEVATION 1 - UNIT B
SCALE 1-100



SECTION A-A - UNIT B
SCALE 1-100

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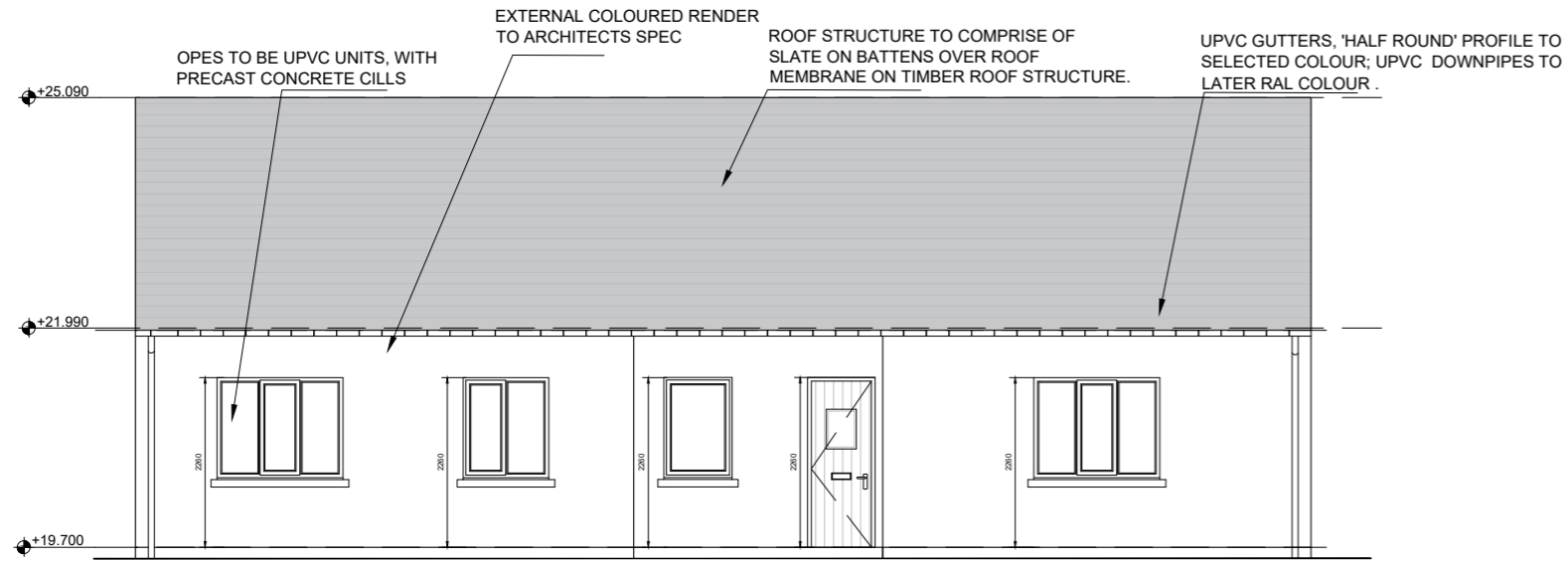
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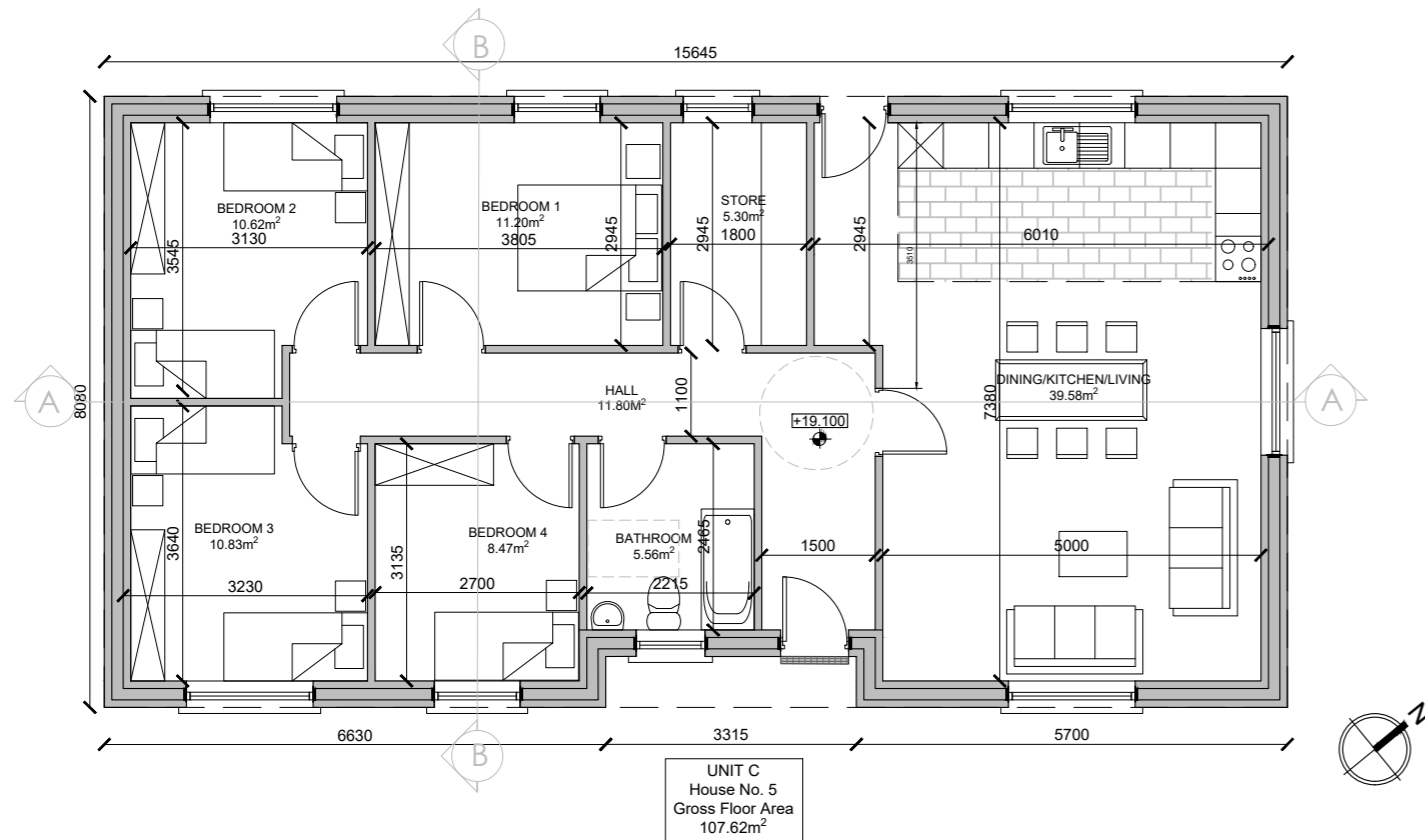
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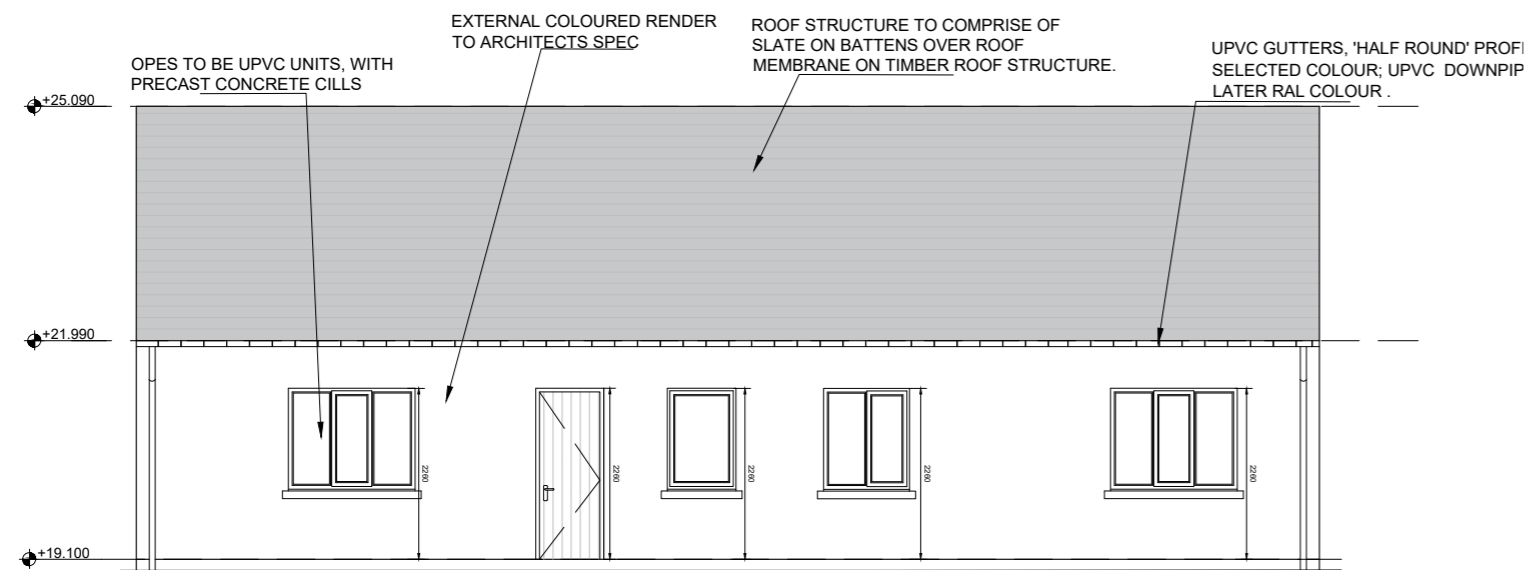
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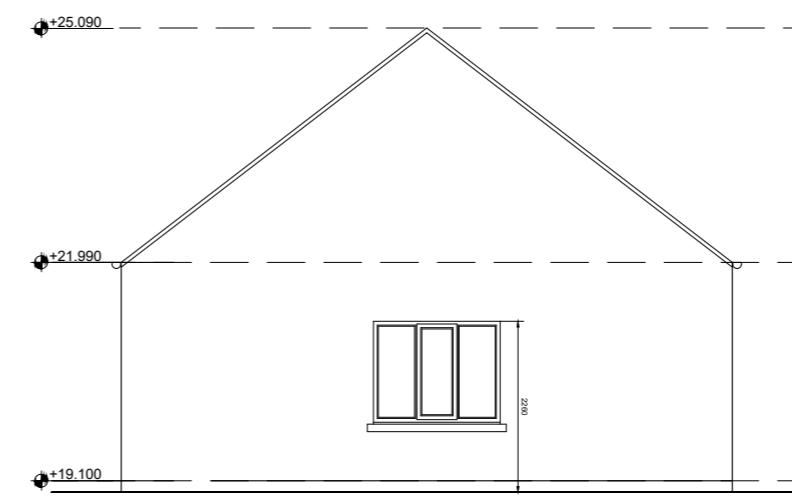
FRONT ELEVATION - UNIT C
SCALE 1-100



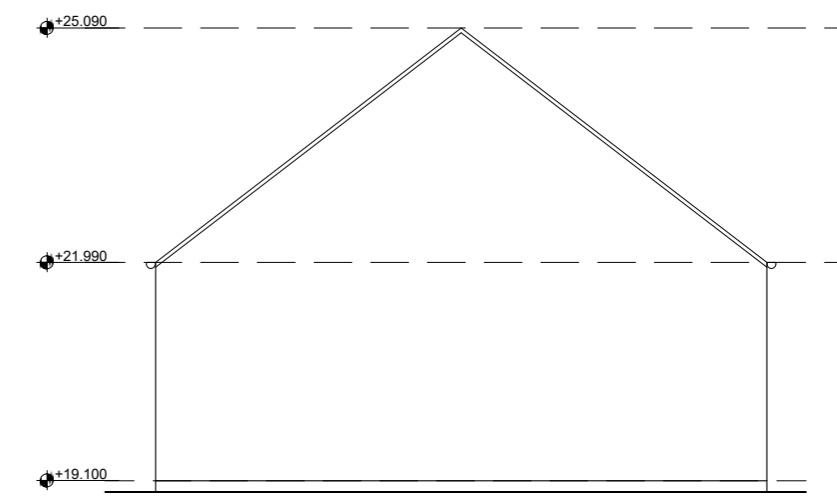
FLOOR PLAN - UNIT C
SCALE 1-100



REAR ELEVATION - UNIT C
SCALE 1-100



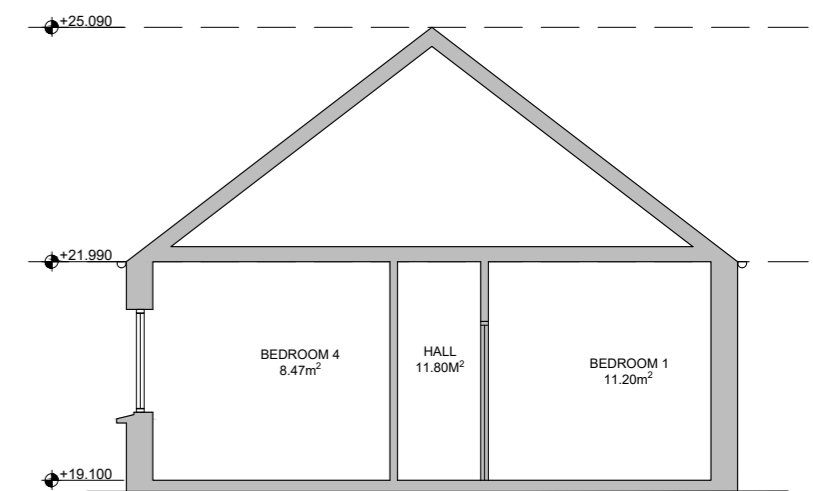
SIDE ELEVATION 2 - UNIT C
SCALE 1-100



SIDE ELEVATION 1 - UNIT C
SCALE 1-100



SECTION A-A - UNIT C
SCALE 1-100



SECTION B-B - UNIT C
SCALE 1-100

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Project: **GROUP HOUSING @ GREEN RD., BALLYBEG, WATERFORD**

Client: **WATERFORD COUNTY COUNCIL**

Drawing: **PROPOSED GENERAL ARRANGEMENTS - UNIT C (4 BED)**

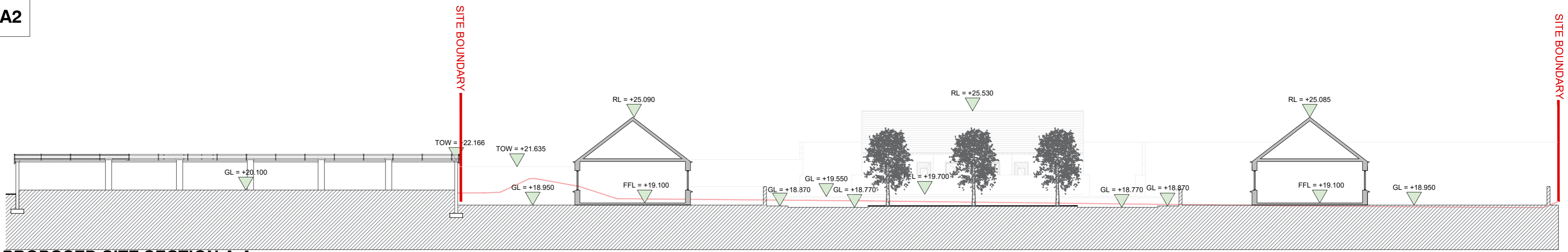
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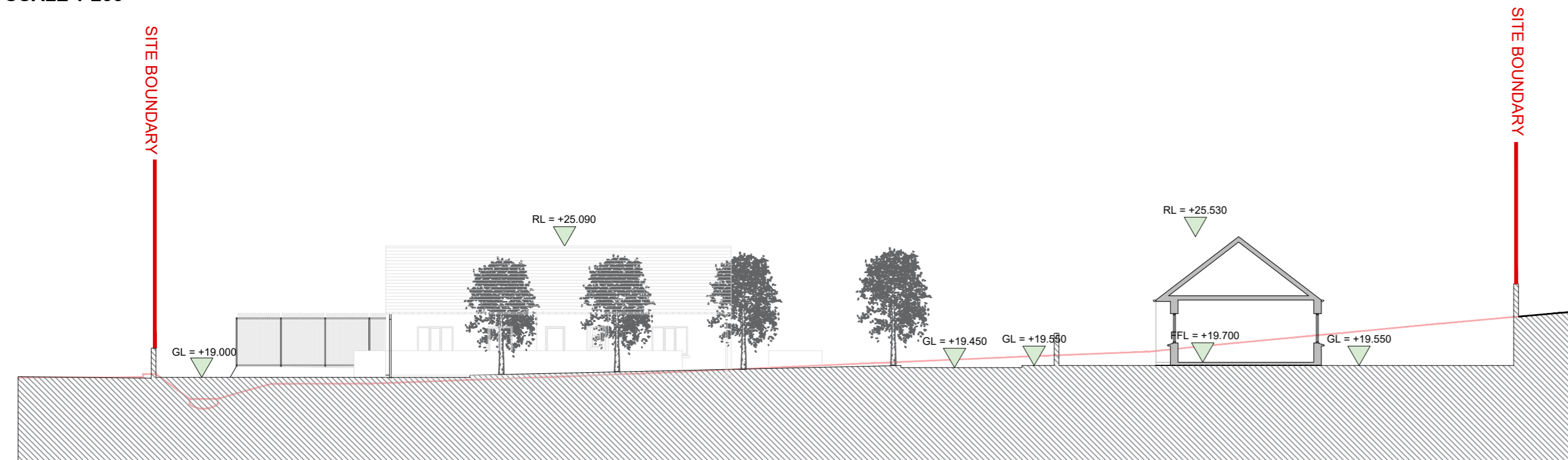
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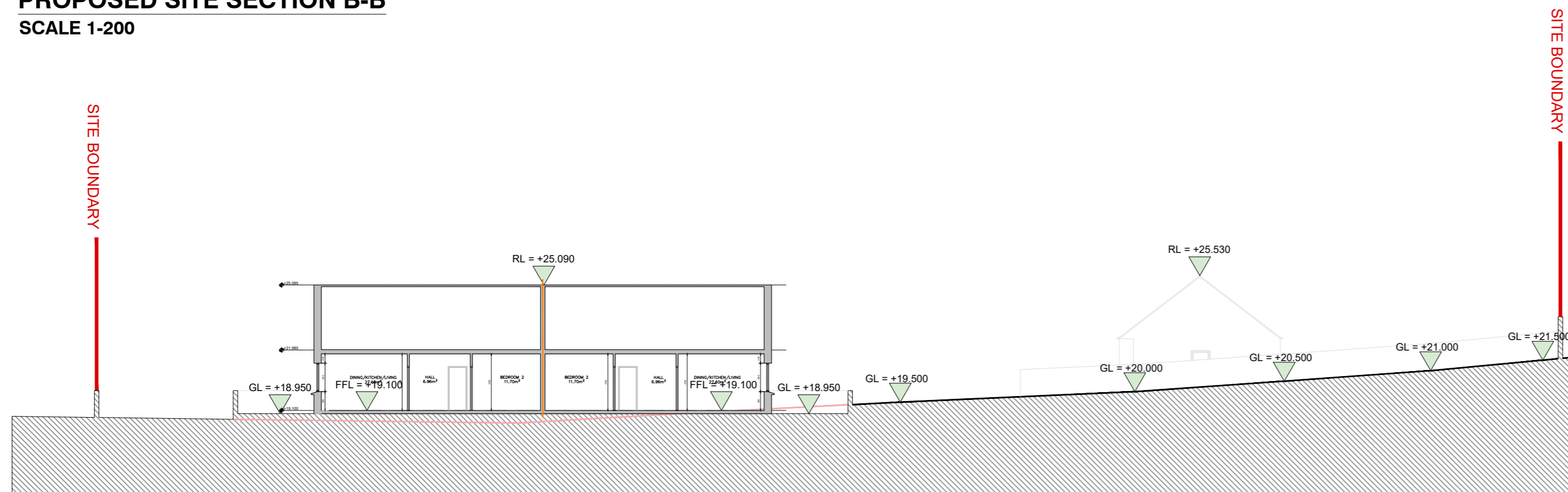
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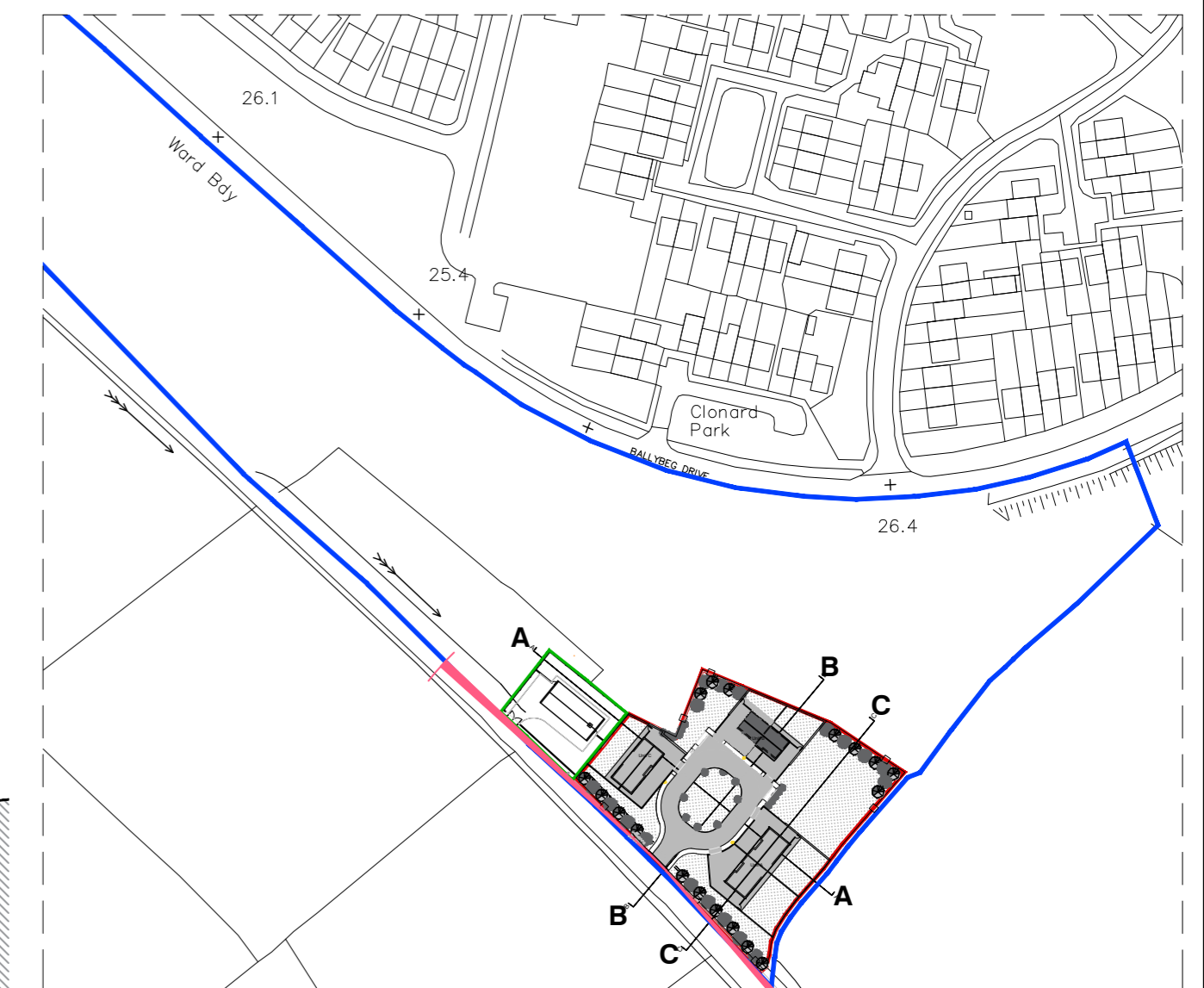
PROPOSED SITE SECTION A-A
SCALE 1-200



PROPOSED SITE SECTION B-B
SCALE 1-200



PROPOSED SITE SECTION C-C
SCALE 1-200



PROPOSED SITE KEY PLAN
SCALE 1-2000

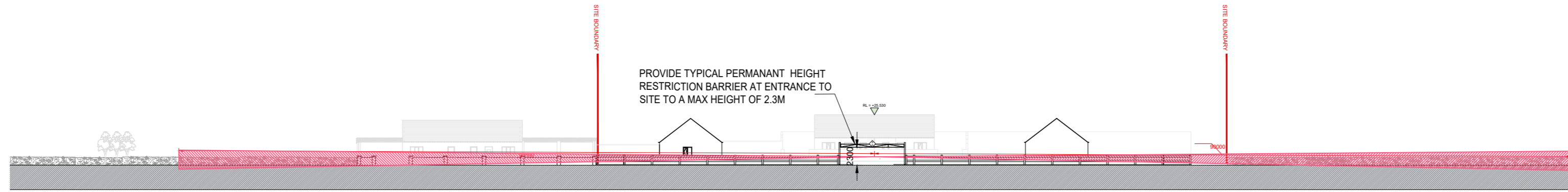
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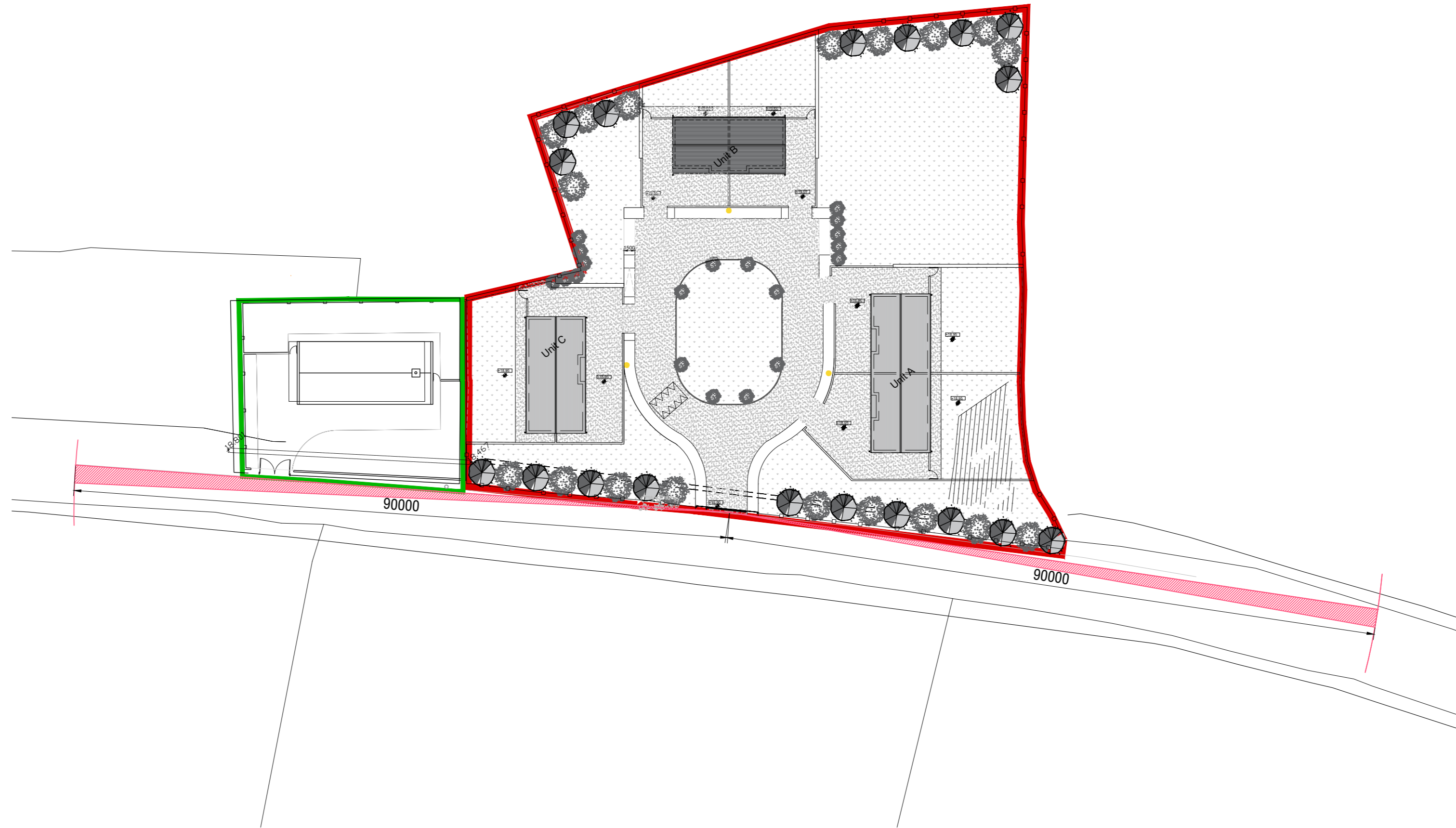
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Project: **GROUP HOUSING AT GREEN ROAD, BALLYBEG, CO. WATERFORD**
Client: **WATERFORD CITY & COUNTY COUNCIL**
Drawing: **PROPOSED SITE SECTIONS**
Scale: **As Shown** Date: **SEP 2021** Drawn by: **EK** Checked by: **DFG**

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PROPOSED CONTIGUOUS ELEVATION WITH SIGHTLINES
SCALE 1-1500



PROPOSED SITE KEY PLAN WITH SIGHTLINES
SCALE 1-1500

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Project: **GROUP HOUSING AT GREEN ROAD, BALLYBEG, CO. WATERFORD**

Client: **WATERFORD CITY & COUNTY COUNCIL**

Drawing: **PROPOSED CONTIGUOUS ELEVATION**

Scale: **1:500@A2** Date: **SEP 2021** Drawn by: **EK** Checked by: **DFG**

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SOUTH-WEST VIEW OF GREEN ROAD SITE LAYOUT



NORTH VIEW OF GREEN ROAD SITE LAYOUT



SITE LAYOUT SHOWING PROPOSED RETAINING WALLS



HOUSE TYPES C & B



HOUSE TYPES B & A



CENTRAL LANDSCAPED AREA



ENTRANCE TO GREEN ROAD SITE

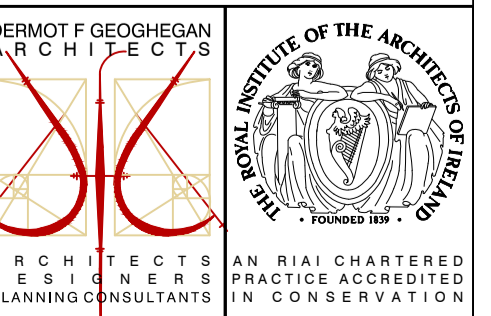


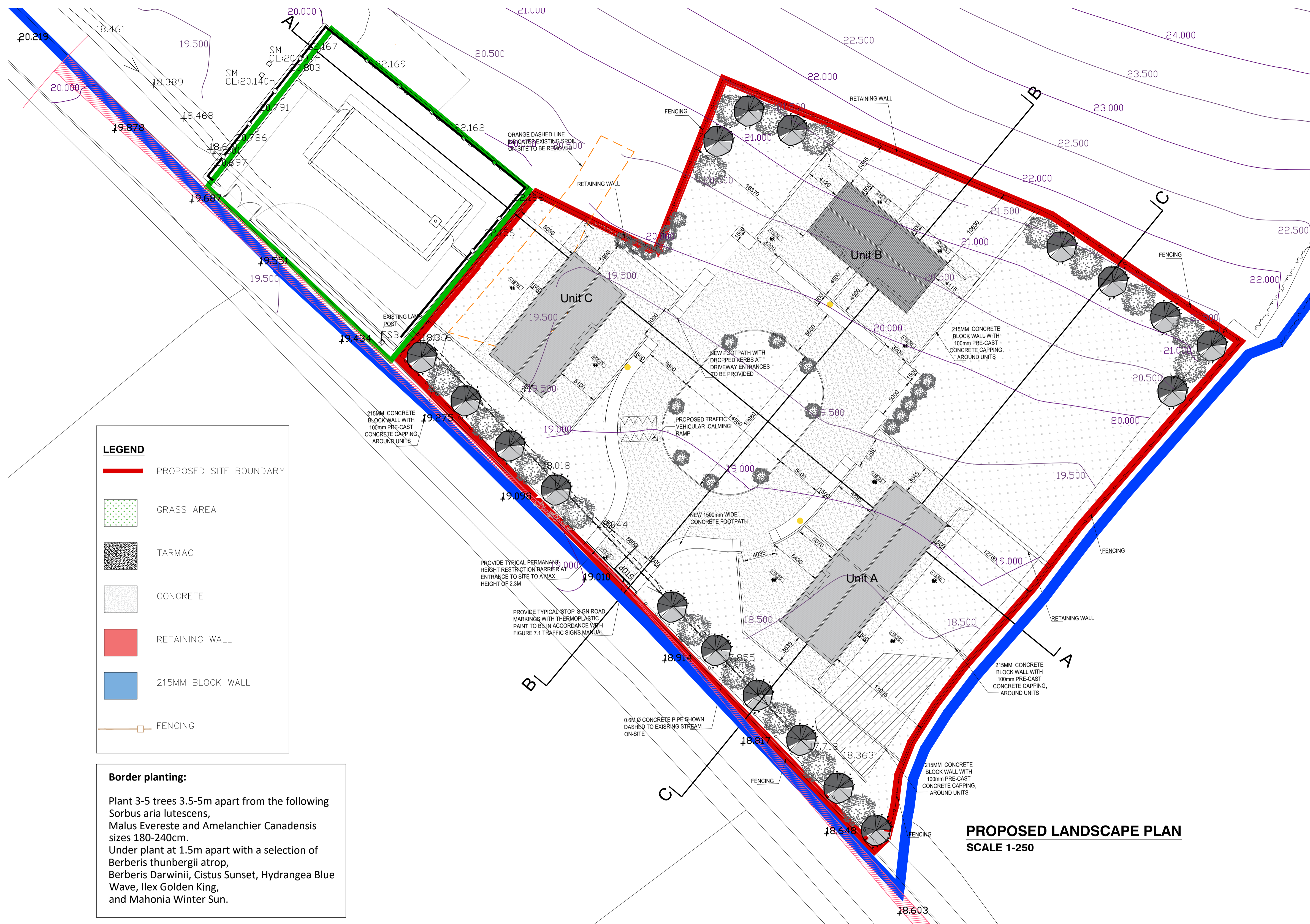
BIRDS EYE VIEW SITE LAYOUT

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Revision	Revision details	Issued by	Date	DERMOT F. GEOGHEGAN ARCHITECTS LTD ARCHITECTS · DESIGNERS · PLANNING CONSULTANTS CASTLE HOUSE 18 CASTLE STREET CARLOW CO. CARLOW E: info@dfgarchitects.com www.dfgarchitects.com
1	ISSUED FOR PLANNING	EK	13/09/21	Project: GROUP HOUSING AT GREEN ROAD, BALLYBEG, CO. WATERFORD Client: WATERFORD CITY & COUNTY COUNCIL
A				Drawing: PROPOSED SITE IMAGES
B				Scale: NTS
C				Date: SEP 2021
D				Drawn by: EK
E				Checked by: DFG
F				P - 19 - 125 - 10
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LEGEND

- PROPOSED SITE BOUNDARY
- GRASS AREA
- TARMAC
- CONCRETE
- RETAINING WALL
- 215MM BLOCK WALL
- FENCING

Border planting:

Plant 3-5 trees 3.5-5m apart from the following Sorbus aria lutescens, Malus Evereste and Amelanchier Canadensis sizes 180-240cm. Under plant at 1.5m apart with a selection of Berberis thunbergii atrop, Berberis Darwinii, Cistus Sunset, Hydrangea Blue Wave, Ilex Golden King, and Mahonia Winter Sun.

PROPOSED LANDSCAPE PLAN
SCALE 1-250

NOTES:

All works in the vicinity of mature trees to be protected to be in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction".

All trees which are being retained on site should be protected by barriers and or ground protection. Vertical barriers should be erected and ground protection installed before any materials or machinery are brought onto the site and before any demolition, development or stripping of soil commences.

Areas of new or retained structure planting should be similarly protected, based on the extent of the soft landscaping as shown on the approved drawings. Once erected, barriers and ground protection should be regarded as sacrosanct, and should not be removed or altered without prior recommendation by an arboriculturist and approval of the local planning authority.

Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). On all sites, special attention should be paid to ensuring that barriers remain rigid and complete.

In most cases, barriers should consist of a scaffold framework in accordance with Figure 2 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 m. Onto this, weldmesh panels should be securely fixed with wire or scaffold clamps. Weldmesh panels on rubber or concrete feet are not resistant to impact and should not be used.

It may be appropriate on some sites to use temporary site office buildings as components of the tree protection barriers.

All-weather notices should be erected on the barrier with words such as: "CONSTRUCTION EXCLUSION ZONE - KEEP OUT".

Material which will contaminate the soil, e.g. concrete mixings, diesel oil and vehicle washings, should not be discharged within 10 m of the tree stem.

Fires should not be lit in a position where their flames can extend to within 5 m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.

Notice boards, telephone cables or other services should not be attached to any part of the tree.

Where it has been agreed during the design stage, and shown on the tree protection plan, that vehicular or pedestrian access for the construction operation may take place within the root protection area (RPA), the possible effects of construction activity should be addressed by a combination of barriers and ground protection. The soil structure beyond the barrier to the edge of the RPA should be protected with ground protection.

For pedestrian movements within the RPA the installation of ground protection in the form of a single thickness of scaffold boards on top of a compressible layer laid onto a geotextile, or supported by scaffold, may be acceptable.

For wheeled or tracked construction traffic movements within the RPA the ground protection should be designed by an engineer to accommodate the likely loading and may involve the use of proprietary systems or reinforced concrete slabs.

Trenching for the installation of underground services severs any roots present and may change the local soil hydrology in a way that adversely affects the health of the tree. For this reason particular care should be taken in the routing and methods of installation of all underground services. Wherever possible, they should be kept together and trenchless techniques used. At all times where services are to pass within the RPA, detailed plans showing the proposed routing should be drawn up in conjunction with an arboriculturist. Such plans should also show the levels and access space needed for installing the services and be accompanied by arboricultural method statements (AMS).

General Notes:

- Copyright of Dermot F. Geoghegan Architects.
- All dimensions & levels to be checked on site before any work commences.
- No dimensions to be scaled off drawing.
- Any discrepancies to be brought to the attention of the Architect.
- All materials, fittings & finishes to be approved by Architect before any work commences.
- Installation of all materials in accordance with manufacturer's specifications.
- All work to comply with relevant IS & BS standards and TGD current issue.
- All electrical work in compliance with ESB standards & specs.

STAGE: PLANNING

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