

**DÚICHE DHÚN GARBHÁN AGUS LIOS MHÓR  
DUNGARVAN AND LISMORE DISTRICT MEETING**

**SPECIAL MEETING - STRATEGIC HOUSING DEVELOPMENT AT DUCKSPOOL,  
DUNGARVAN HELD ON 23<sup>rd</sup> AUGUST 2021,  
AT 10:00AM WITH MEMBERS ON ZOOM.**

**PRESENT:**

|                                  |
|----------------------------------|
| Cllr. Tom Cronin (Cathaoirleach) |
| Cllr. Pat Nugent                 |
| Cllr. James Tobin                |
| Cllr. Thomas Phelan              |
| Cllr. Conor McGuinness           |
| Cllr John Pratt                  |

Apologies: Cllr Damien Geoghegan, Cllr Declan Doocey and Cllr Seamus O'Donnell .

The Roll call was carried out by Meetings Administrator.

**OFFICIALS IN ATTENDANCE:**

Mr. Kieran Kehoe, Director of Services Corporate, Culture, HR & IS  
Mr. Liam McGree, Senior Planner,  
Mr. Aidan Walsh, Executive Planner  
Ms. Bernadette Guest, Heritage Officer  
Mr. Conan Power Communications  
Mr. Dave Mitchell, Meetings Administrator

**Special Meeting - Strategic Housing Development at Duckspool, Dungarvan**

Mr Liam McGree introduced and explained the background to the Strategic Housing Development application submitted directly to An Bord Pleanála and how the CEO of Waterford City and County Council is required to provide a report which gives the executives opinion on the application including a summary of the strategic views of the district members.

Mr Aidan Walsh then took those present through the prepared presentation as previously distributed to the members, explaining the nature of the development and process that had been undertaken together with the requirement for our CEO's report to be submitted by 5:30pm on 31<sup>st</sup> August.

Cllr McGuinness opened the discussion by stating that although a new development of 218 houses would be a game changer in terms of alleviating a crisis in housing locally, he was concerned with the nature of the proposal and the application. He hoped that the planning history for the area was included in the CEO report and that the decision of An Bord Pleanála is in line with that. He pointed out that:

1. The current draft Local Development Plan, which was out for public consultation, would not allow such a development at this location and it was focused on getting housing built on the other side of the town.
2. The proposed density was an issue.
3. The potential risk of flooding in the area and in other areas as a consequence of building on this site.
4. There might be difficulties in getting house insurance for the new houses due to the flooding issue.
5. The development might not be completed if there were issues with insurances for owners and potential buyers.

He expressed the view that if An Bord Pleanála was to grant permission it would be in contradiction of the consistent position of the council particularly with the low amenity value offered in the proposed open spaces. He said it would be hard to support the application and would hope that the CEO's report includes a recommendation that permission for the development not be granted in its current form.

Cllr Phelan asked if the executive were able to say what they would be recommending in their report. He wanted to know if misgivings expressed in the preplanning stage had been addressed in the final application submitted.

In reply Mr McGree stated that the CEO would need to sign off on any report first. His own personal view was that the current application did not address the concerns and issues raised at the preplanning stage.

Cllr Phelan went on to comment that he was not against building in the Duckspool area and that he was in favour of a smaller development proposed nearby that did not have the same flood issues attached. He commented that a number of substantial issues had been submitted by the public objecting to the development. He had objections to the SHD both in principle and in relation to the attributes of the development and expressed the view that it should not be granted urging An Bord Pleanála to also consider the public submissions. He would not be in favour of the development as proposed given that addressing the shortage of housing now might lead to greater problems in the future. He hoped that An Bord Pleanála would be mindful of the public submissions that were comprehensively researched. Cllr Phelan went on to cite a previous application in the same area ten years previously that was refused by An Bord Pleanála due to flood and other issues (quoting application reference PL56.238759) which were still applicable today. He also hoped that they would recognise that the council was proposing rezoning this land as non-residential in the draft Development Plan.

While acknowledging the need for new housing but this development was not the answer and called on the CEO to recommend rejection of the application.

Cllr Pat Nugent asked if it was known what level the developer was planning to raise the site to before building. He was concerned that the development would then displace flood waters to other areas. He was also concerned with the density of the development. He asked about the building of the flood defences in the locality stating that the flood defence infrastructures needed to be completed before any new developments commenced.

Mr Walsh stated that some areas of the site susceptible to flooding had not been included for development and that displacement could occur given that flood defence infrastructure would not be in place prior to the development.

Cllr Nugent stated that flood defences with the necessary capacity need to be in place prior to construction of any houses. He would not be in favour of the development until the required defences were completed.

Mr McGree explained how the topography of the site could be viewed on the website related to the proposal which would help understand the potential to flood or displace flood waters.

Cllr Tobin expressed the view that referring to the Draft Development plan was wrong as a draft plan had no relevance until passed by the council. He further stated that he would like to be guided by the views of the engineers of Waterford City and County Council regarding flooding given that he was not an expert on the matter. His opinion was that if there was a danger of flooding the development should not be allowed and he would defer to the engineers in the Council to tell him if this might be the case rather than relying on An Bord Pleanála engineers. He also had concerns on the entrances into other estates and the size of the development as proposed.

Cllr Cronin agreed with Cllr Tobin on the entrances. He expressed a concern that the plans for interlinking with other surrounding estates was also a concern as it could lead to “rat runs” developing for traffic and areas that might attract Anti-Social Behaviour in the future.

Cllr Phelan added that taking from the Flood Risk Assessments referred to by Mr McGree indicated that that the proposed flood infrastructure would only largely mitigate the flooding risks and there was a danger that when the Council took the estate in charge there would be significant problems particularly with the rising sea levels. His opinion was that the infrastructure needs to be put in place first but areas that are less likely to flood on higher ground that is correctly zoned should be considered for development first before areas like this.

Mr Kehoe (Director of Service) thanked the members for their very detailed and well researched contributions and reminded the members that part of the CEOs report required the council to include recommendations for a set of suggested conditions to the planning permission should An Bord Pleanála allow it to proceed.

Cllr Cronin asked if having flood infrastructure in place before the development might be a precondition included in the CEO report.

Mr McGree stated that normal practice would be to ensure that the correct infrastructure or other deficiencies should be in place before commencement or occupation of any houses in any recommended conditions.

Cllr Phelan asked when the CEOs report would be available to all.

Mr McGree confirmed that it would be available publicly after the CEO submitted it to An Bord Pleanála and that it would not be coming back to council prior to that.

This concluded the business of the meeting.

**Signed:** \_\_\_\_\_  
**Cathaoirleach**

**Dated:** \_\_\_\_\_