

**COMHAIRLE CATHRACH AGUS CONTAE PHORT LÁIRGE
WATERFORD CITY AND COUNTY COUNCIL**

**COUNCIL MEETING HELD ON 11TH FEBRUARY 2022 BY IN COUNCIL CHAMBERS, THE
MALL WATERFORD
SPECIAL MEETING – CITY & COUNTY DEVELOPMENT PLAN 2022 - 2028**

Present

Cllr. Ger Barron	Cllr. Jason Murphy
Cllr. Liam Brazil	Cllr. Pat Nugent
Cllr. Joanne Bailey	Cllr. John O’Leary
Cllr. Declan Clune	Cllr. Lola O’Sullivan
Cllr. Joe Conway	Cllr. Thomas Phelan
Cllr. Tom Cronin	Cllr. Jody Power
Cllr. Conor D. McGuinness	Cllr. Seanie Power
Cllr. David Daniels	Cllr. John Pratt
Cllr. Pat Fitzgerald	Cllr. Eamon Quinlan
Cllr. Damien Geoghegan	Cllr. Frank Quinlan
Cllr. Jim Griffin	Cllr. Mary Roche
Cllr. John Hearne	Cllr. Seamus Ryan
Cllr. Joe Kelly	Cllr. James Tobin
Cllr. C Kiely	

Apologies: Cllr. Donal Barry, Cllr. Declan Doocey, Cllr. Seamus O’Donnell, Cllr. Eddie Mulligan, Cllr. Adam Wyse.

Officials in Attendance

Mr. Michael Walsh, Chief Executive
 Mr. Ivan Grimes, Director of Services, Housing, Community & Emergency Services
 Mr. Michael Quinn, Director of Services, Economic Development and Planning
 Ms. Jane Cantwell, A/Director of Service, Corporate
 Mr. Dave Mitchell, Senior Staff Officer, Corporate
 Mr. Liam McGree, Senior Planner
 Mr. Hugh O’Brien, Senior Executive Planner
 Ms. Bernadette Guest, Heritage Officer
 Mr. David Quinn, Executive Planner
 Mr. Marcus Linehan, Executive Planner
 Ms. Lisa Mullally, A/Assistant Staff Office, Planning
 Ms. Claire Murphy, Assistant Staff Officer, Planning

D. Mitchell, SSO, carried out a roll call to confirm meeting attendance.

1. Waterford City and County Development Plan 2022-2028 - Chief Executive’s Report

The Mayor commenced the meeting and outlined the safety precautions that were in place for the meeting.

L. McGree, SP, outlined the detail of the Chief Executive’s Report along with the 2-year programme for the delivery of the City and County Development Plan and progress that had been made so far. He noted that there had been 479 written submissions as a result of the public consultation which was more than any

previous engagement. There had been 24 workshops since November with the members. He then explained the content of the resolutions before the members for consideration.

M. Walsh (CEO) spoke to welcome the members back to the first physical meeting in the chamber since March 2020. He stated that the shared core objective of both the members and the executive was to create a template for the future development of Waterford City and County. He noted the change in the planning landscape with the increased importance of climate change and the introduction of the Office of the Planning Regulator.

The Mayor then clarified how the meeting would proceed and asked Mr. McGree to commence introducing the 52 resolutions for consideration.

The Table below reflects the decisions made on “The Schedule of Draft Resolutions” provided at the meeting in hardcopy and digitally on Decision Time. The reference numbers below correlate with those in the document.

REF	Detail of Proposed Amendment	Reasons for Proposed Amendment	Proposed	Seconded	Vote Passed?
4	Various Textual updates and corrections as set out in the Document under Draft Resolution REF/04	To reflect textual changes from the CE report and from proposed amendment by the members	Cllr. Thomas Phelan	Cllr. S. Power	Agreed
5	Amend Appendix 9 Record of Protected Structures as set out in the Document	Remove reference to Hannon’s Stores Tallow and to reflect circumstances & preferences of homeowners in two other cases.	Cllr. Pat Fitzgerald	Cllr D. Daniels	Agreed
The Following Resolutions were introduced to the members by H. O’Brien					
6	<ul style="list-style-type: none"> • Current Development Plan: R3.4 – Residential – Low Density. • Draft Development Plan: G3 – Green Belt. • CE Zoning Recommendation: HA – High Amenity/ Green Belt. • Elected Members Amendments: Zone 2.9HA from High Amenity/ Green Belt (HA) to Strategic Residential Reserve (SRR). 	<ul style="list-style-type: none"> • To provide for future expansion of the existing settlement. • Provide for future housing needs of the population. 	Cllr. John O’Leary	Cllr. Seanie Power	Agreed
7	<ul style="list-style-type: none"> • Current Development Plan: G3 – Green Belt. • Draft Development Plan: G3 – Green Belt. • CE Zoning Recommendation: HA – High Amenity/ Green Belt. 	<ul style="list-style-type: none"> • Having regard to the planning history of the site and the commencement of permitted development. 	Cllr. John O’Leary	Cllr. Seanie Power	Agreed

	<ul style="list-style-type: none"> • Elected Members Amendments: Zone 0.9HA from High Amenity/ Green Belt (HA) to Existing Residential (RS). 				
	<p>M. Walsh, CEO, spoke to state that he was not in agreement with the proposed changes as there was already a high level of development in this rural hinterland of Clonmel and infrastructurally there was a lack of public services including the capacity of the local road network to sustain further development.</p>				
8	<ul style="list-style-type: none"> • Current Development Plan: G3 - Green Belt. • Draft Development Plan: No Zoning/ Outside Settlement Boundary. • CE Zoning Recommendation: No Zoning/ Outside Settlement Boundary. • Elected Members Amendments: Extend the Settlement Boundary land use zoning 'Rural Village' (RV) to include lands identified in the above map. 	<ul style="list-style-type: none"> • Having regard to the existing pattern of development in the area. • To provide for the extension of the built-up area. 	Cllr. John O'Leary	Cllr. Ger Barron	Agreed
	<p>Cllr. Daniels requested clarification on zoning and the influence of the Office of the Planning Regulator in relation to low density house building. He particularly wanted to know about the building of one-off homes on family lands and if the Plan was providing for such cases.</p> <p>L. McGree, SP, explained that different densities are noted in different areas in the Plan and that each area is looked at parcel by parcel of land. There was a requirement to have regard to National Policy and the use of use of scarce resources together with the local infrastructure in all cases.</p> <p>H. O'Brien, SEP, added that there was no provision for specific low density residential land use zoning in national guidance but that there are other specific objectives in the draft Plan that will facilitate low density building.</p> <p>Cllr. Tobin and Cllr. McGuinness thanked Mr McGree and Mr. O'Brien for their explanation here and in workshop on rural housing and agreed that it was the best that could be done in terms of dealing with one off housing.</p>				
9	<ul style="list-style-type: none"> • Current Development Plan: No Zoning/ Outside Settlement Boundary. • Draft Development Plan: No Zoning/ Outside Settlement Boundary. • CE Zoning Recommendation: No Zoning/ Settlement Boundary. • Elected Members Amendments: Extend the Settlement Boundary land use zoning 'Rural Village' (RV) to include lands identified in the above map. 	<ul style="list-style-type: none"> • To provide for the possible expansion of the village at this location. • Having regard to the availability of existing services and extension of same. 	Cllr. John O'Leary	Cllr. Liam Brazil	Agreed

10	<ul style="list-style-type: none"> • Current Development Plan: R1.4 – New Residential – low density. • Draft Development Plan: R1.3 – New/proposed residential – medium density. • CE Zoning Recommendation: R1 – New Residential. • Elected Members Amendments: Zone 1.1HA from New Residential (R1) to Strategic Residential Reserve (SRR). 	<ul style="list-style-type: none"> • Lands unlikely to come to the market during the lifetime of the plan. • To provide for future expansion of the existing settlement. • Provide for future housing needs of the population. 	Cllr. John O’Leary	Cllr. Declan Clune	Passed
Cllr. Fitzgerald was not happy with the treatment of one-off housing developments and stated that he would absent himself from decision when votes were called.					
11	<ul style="list-style-type: none"> • Current Development Plan: C2.1 – Industry/ Enterprise. • Draft Development Plan: C2.1 – Industry/ Enterprise. • CE Zoning Recommendation: CD – Light Industry/ Tech and Manufacturing. • Elected Members Amendments: Zone 1.8HA from Light Industry (CD) to New Residential (R1). 	<ul style="list-style-type: none"> • To provide for future expansion of the existing settlement, to facilitate low density serviced sites as an alternative to one-off housing in the countryside. • Proximity to services on adjacent road and imminent road/footpath upgrade. 	Cllr. Seanie Power	Cllr. Declan Clune	Agreed
M. Walsh, CEO, stated that he was opposed to the proposed amendment as it would not be sustainable to develop and that it would not be in line with the core strategy of town centre first development.					
12	<ul style="list-style-type: none"> • Current Development Plan: R4.6 – Strategic Residential Reserve. • Draft Development Plan: G3 – Green Belt. • CE Zoning Recommendation: HA – High Amenity/ Green Belt. • Elected Members Amendments: Zone 1.3HA from High Amenity/ Green Belt (HA) to Strategic Residential Reserve (SRR). 	<ul style="list-style-type: none"> • To provide for future expansion of the existing settlement. • Provide for future housing needs of the population. 	Cllr. John O’Leary	Cllr. Seanie Power	Agreed

13	<ul style="list-style-type: none"> • Current Development Plan: (1) R4.6 – Strategic Residential Reserve. (2) R1.4 – New Residential – low density. • Draft Development Plan: (1) R4.6 – Strategic Residential Reserve. (2) R1.3 – New Residential – medium density. • CE Zoning Recommendation: (1) SRR – Strategic Residential Reserve. (2) R1 – New Residential. • Elected Members <p>Amendments:</p> <ul style="list-style-type: none"> (1) Zone 2.6 HA from Strategic Residential Reserve (SRR) to New Residential (R1). (2) Zone 0.7HA from New Residential (R1) to Existing Residential (RS). 	<ul style="list-style-type: none"> • Having regard to the existing pattern of development in the area. • To provide for the extension of the built-up area. • Having regard to the close proximity to utility services and community/ village facilities. 	Cllr. John O’Leary	Cllr. Declan Clune	Agreed
14	<ul style="list-style-type: none"> • Current Development Plan: G3 – Green Belt. • Draft Development Plan: G3 Green Belt. • CE Zoning Recommendation: HA – High Amenity/ Green Belt. • Elected Members <p>Amendments:</p> <ul style="list-style-type: none"> Zone 0.54HA – (two polygons) from High Amenity/ Green Belt (HA) to New Residential (R1). 	<ul style="list-style-type: none"> • Having regard to the existing pattern of development in the area and planning history on the lands. • To provide for the extension of the built-up area. • Having regard to the close proximity to utility services and community/ village facilities. 	Cllr. John O’Leary	Cllr. Declan Clune	Agreed
<p>Cllr. Brazil supported by Cllr. S. Power asked if the new plan would make it easier for young people in rural Waterford to get planning permission to build homes locally so they could contribute to the local economy and community.</p> <p>L. McGree, SP, stated in response that while there was no material change to the policy it was much clearer as to what was required in the draft plan than the previous plan.</p> <p>Cllr. Nugent also stressed the importance of rural housing and asked for clarification on whether infill in the 250m between a 5-house development and any further development.</p> <p>L. McGree, SP, stated that this was what was previously referred to as ribbon development and clarified that any new development had to start after a 250m gap.</p> <p>Cllr. Fitzgerald wanted clarification if all houses had to be facing the road and Mr. McGree replied that they only needed to have their entrance from the road and did not necessarily need to be facing it.</p>					

15	<ul style="list-style-type: none"> • Current Development Plan: G3 – Green Belt. • Draft Development Plan: G3 – Green Belt. • CE Zoning Recommendation: HA – High Amenity/ Green Belt. • Elected Members Amendments: Zone additional land to the east of school for Community Infrastructure (CI) to allow for expansion of the school. 	<ul style="list-style-type: none"> • Provide for the future expansion of the school. 	Cllr. Tom Cronin	Cllr. Conor McGuinness	Agreed
Supported by: Cllr. Damien Geoghegan, Cllr. John Pratt, Cllr. James Tobin, Cllr. Pat Nugent, Cllr. Thomas Phelan					
16	<ul style="list-style-type: none"> • Current Development Plan: G3 – Green Belt. • Draft Development Plan: G3 – Green Belt. • CE Zoning Recommendation: HA – High Amenity/ Green Belt. • Elected Members Amendments: (1) Zone 0.5HA from High Amenity/ Green Belt to New Residential (R1) as shown on the above map. (2) Zone c. 0.39 HA from High Amenity/ Green Belt (existing houses) to Existing Residential (RS). 	<ul style="list-style-type: none"> • Having regard to the existing pattern of development in the area. • To provide for the extension of the built-up area. • Having regard to the close proximity to utility services and community/ village facilities. 	Cllr. Tom Cronin	Cllr. Pat Nugent	Agreed
Supported by: Cllr. Damien Geoghegan, Cllr. John Pratt, Cllr. James Tobin, Cllr. Thomas Phelan, Cllr. Conor D. McGuinness					
17	<ul style="list-style-type: none"> • Current Development Plan: (1) G3 – Green Belt. (2) R3.4 – Residential – medium density. • Draft Development Plan: (1) G3 – Green Belt. (2) R1.3 - New/proposed residential – medium density. • CE Zoning Recommendation: (1) R1 – New Residential. (2) HA – High Amenity/ Green Belt. • Elected Members Amendments: (1) Leave in CE recommended zoning of 0.5HA New Residential (R1) Phase 2 lands to the northwest along the road. 	<ul style="list-style-type: none"> • Having regard to the existing pattern of development in the area. • To provide for the extension of the built-up area. • Having regard to close proximity to recently upgraded utility services and community/ village facilities. • Having due regard to the planning history on the lands. 	Cllr. Tom Cronin	Cllr. James Tobin	Agreed

	(2) Zone 2.7 HA from High Amenity/ Green Belt to New Residential (R1) Phase 2 lands. – As shown on the above map.				
	Supported by: Cllr. Damien Geoghegan, Cllr. John Pratt, Cllr. Pat Nugent, Cllr. Thomas Phelan, Cllr. Conor D. McGuinness M. Walsh (CEO) expressed his opposition to this amendment given that the potential 70/80 dwellings could not be supported by the available infrastructure and sufficient land was already zoned residential in the area.				
18	<ul style="list-style-type: none"> • Current Development Plan: R3.5 – Residential – low density. • Draft Development Plan: R1.4 - New/proposed residential – low density. • CE Zoning Recommendation: No Zoning/ Outside Settlement Boundary. • Elected Members Amendments: Extend settlement boundary to include field to the northeast of the settlement and rezone 1.2HA as Strategic Residential Reserve (SRR). 	<ul style="list-style-type: none"> • To provide for future expansion of the existing settlement. • Provide for future housing needs of the population. 	Cllr. Tom Cronin	Cllr. Damien Geoghegan	Agreed
	Supported by: Cllr. John Pratt, Cllr. Pat Nugent, Cllr. James Tobin, Cllr. Thomas Phelan, Cllr. Conor D. McGuinness. Cllr. Griffin enquired if there was any way to facilitate what the CEO recommends in the listed amendments. M. Walsh, (CEO), responded by clarifying that his report was the executive’s recommendation for the next 5 years based on what is known at this time.				
19	<ul style="list-style-type: none"> • Current Development Plan: G1 – Open Space/ G3 – Green Belt. • Draft Development Plan: No Zoning/ Outside Settlement Boundary. • CE Zoning Recommendation: No Zoning/ Outside Settlement Boundary. • Elected Members Amendments: Extend the Settlement Boundary land use zoning ‘Rural Village’ (RV) to include lands identified in the above map. 	<ul style="list-style-type: none"> • Facilitate appropriate tourism development having regard to the close proximity the existing tourism facilities. 	Cllr. Tom Cronin	Cllr. Pat Nugent	Agreed
	Supported by: Cllr. Damien Geoghegan, Cllr. John Pratt, Cllr. James Tobin, Cllr. Thomas Phelan, Cllr. Conor D. McGuinness				

20	<ul style="list-style-type: none"> • Current Development Plan: C2.2 – Light Industry. • Draft Development Plan: No Zoning/ Outside Settlement Boundary. • CE Zoning Recommendation: No Zoning/ Outside Settlement Boundary. • Elected Members Amendments: Extend the Settlement Boundary land use zoning ‘Rural Village’ (RV) to include lands identified in the above map. 	<ul style="list-style-type: none"> • To provide for social and affordable housing. • Having regard to close proximity to utility services and community/ village facilities. 	Cllr. Tom Cronin	Cllr. Conor McGuinness	Agreed
Supported by: Cllr. Damien Geoghegan, Cllr. John Pratt, Cllr. James Tobin, Cllr. Thomas Phelan, Cllr. Pat Nugent.					
21	<ul style="list-style-type: none"> • Current Development Plan: R4.6 – Strategic Residential Reserve/ G3 – Green Belt/ R3.4 – Existing Residential. • Draft Development Plan: No Zoning/ Outside Settlement Boundary. • CE Zoning Recommendation: No Zoning/ Outside Settlement Boundary. • Elected Members Amendments: Extend the Settlement Boundary land use zoning ‘Rural Village’ (RV) to include lands identified in the above map. 	<ul style="list-style-type: none"> • Provide for additional lands for residential development having regard to the topography and flooding constraints in the town. • To provide for low density residential/ serviced sites at this location as an alternative to one off housing in the open countryside. 	Cllr. Tom Cronin	Cllr. James Tobin	Agreed
Supported by: Cllr. Damien Geoghegan, Cllr. James Tobin, Cllr. Thomas Phelan, Cllr. Pat Nugent. Cllr. Pratt asked that his objections to this amendment be recorded. M. Quinn (DoS) stated that the executive was opposed to this amendment as it was outside the boundaries of the village and not appropriate					
22	<ul style="list-style-type: none"> • Current Development Plan: R3.4 – Residential – medium density. • Draft Development Plan: R4.6 – Strategic Residential Reserve. • CE Zoning Recommendation: HA – High Amenity/ Green Belt. • Elected Members Amendments: Zone 5HA from High Amenity/ Green Belt (HA) to Strategic 	<ul style="list-style-type: none"> • Provide for future housing needs of the population. • Provide for potential expansion of the built-up area of Dungarvan. 	Cllr. Tom Cronin	Cllr. Conor McGuinness	Agreed

	Residential Reserve (SRR) as per map attached.				
	Supported by: Cllr. Damien Geoghegan, Cllr. John Pratt, Cllr. James Tobin, Cllr. Thomas Phelan, Cllr. Pat Nugent.				
23	<ul style="list-style-type: none"> • Current Development Plan: (1 & 2) R4.6 – Strategic Residential Reserve. • Draft Development Plan: (1 & 2) R4.6 – Strategic Residential Reserve. • CE Zoning Recommendation: (1 & 2) SSR – Strategic Residential Reserve. • Elected Members Amendments: (1) Zone 1.9HA from Strategic Residential Reserve (SRR) to New Residential (R1) as per above map. (2) Zone 2.3HA from Strategic Residential Reserve (SRR) to High Amenity/ Green Belt. 	<ul style="list-style-type: none"> • Having regard to the existing pattern of development in the area. • To provide for the extension of the built-up area. • Having regard to the close proximity to utility services and community/ village facilities. • To facilitate the natural expansion of Ballinroad. 	Cllr. Tom Cronin	Cllr. Thomas Phelan	Agreed
	Supported by: Cllr. Damien Geoghegan, Cllr. John Pratt, Cllr. James Tobin, Cllr. Conor D. McGuinness, Cllr. Pat Nugent. M. Walsh, (CEO), stated the executive’s view that this amendment was not appropriate given that there was sufficient residentially zoned land in the area				
24	<ul style="list-style-type: none"> • Current Development Plan: R3.4 – Residential – medium density. • Draft Development Plan: G5 – Mixed/general ‘green’/ recreation/conservation. • CE Zoning Recommendation: OS – Open Space. • Elected Members Amendments: Zone 2HA from Open Space (OS) to New Residential (R1) Phase 2 lands. 	<ul style="list-style-type: none"> • Having regard to the existing pattern of development in the area. • To provide for the extension of the built-up area. • Having regard to the close proximity to utility services and community facilities. 	Cllr. Tom Cronin	Cllr. Pat Nugent	Agreed
	Supported by: Cllr. Damien Geoghegan, Cllr. John Pratt Cllr. James Tobin, Cllr. Conor D. McGuinness, Cllr. Thomas Phelan. M. Walsh, (CEO), confirmed his objection to this amendment as further areas zoned for residential are not required and the infrastructure in the area would not be able to support such development.				
25	<ul style="list-style-type: none"> • Current Development Plan: R3.4 – Residential – medium density. • Draft Development Plan: R1.3 – New/proposed residential – medium density. • CE Zoning Recommendation: SSR – Strategic Residential 	<ul style="list-style-type: none"> • Having regard to the existing pattern of development in the area. • To provide for the extension of the built-up area. • Having regard to the close proximity to utility 	Cllr. Tom Cronin	Cllr. Pat Nugent	Agreed

	Reserve. • Elected Members Amendments: Zone 3.1HA from Strategic Residential Reserve to New Residential (R1) Phase 2.	services and community facilities.			
	Supported by: Cllr. Damien Geoghegan, Cllr. John Pratt, Cllr. James Tobin, Cllr. Conor D. McGuinness, Cllr. Thomas Phelan. M. Walsh, (CEO), also confirmed his objection to this amendment as further areas zoned for residential are not required and the infrastructure in the area would not be able to support such development.				
26	• Current Development Plan: G1 – Open Space. • Draft Development Plan: G5 - Mixed/general ‘green’/ recreation/ conservation. • CE Zoning Recommendation: OS – Open Space. • Elected Members Amendments: Zone 2.8HA from Open Space (OS) to Strategic Residential Reserve (SRR).	• Provide for future housing needs of the population. • Provide for potential expansion of the built-up area of Dungarvan.	Cllr. Tom Cronin	Cllr. Conor McGuinness	Agreed
	Supported by: Cllr. Damien Geoghegan, Cllr. John Pratt, Cllr. James Tobin, Cllr. Thomas Phelan. Cllr. Nugent abstained citing the split between the level of Open Space and Residential reserve.				
27	• Current Development Plan: C5 – Tourism. • Draft Development Plan: G3 – Green Belt. • CE Zoning Recommendation: HA – High Amenity/ Green Belt. • Elected Members Amendments: Zone 4.5HA from High Amenity/ Green Belt (HA) to Tourism (TM).	• To provide for the expansion of tourism facilitates in the vicinity of Dungarvan and demand level for such facilitates. • Having regard to proximity to tourist attraction such as Waterford Greenway and Clonea	Cllr. Tom Cronin	Cllr. Damien Geoghegan	Agreed
	Supported by: Cllr. Declan Doocey, Cllr. Pat Nugent, Cllr. John Pratt, Cllr. Séamus O’Donnell, Cllr. James Tobin, Cllr. Conor D. McGuinness, Cllr. Thomas Phelan. M. Walsh, (CEO), said his objection to this amendment was based on the capacity of the infrastructure to deal with further development and the need for the green belt to be maintained in the area.				

28	<ul style="list-style-type: none"> • Current Development Plan: R4.6 – Strategic Residential Reserve. • Draft Development Plan: R1.3 New/proposed residential – medium density. • CE Zoning Recommendation: SRR - Strategic Residential Reserve. • Elected Members Amendments: Zone 4.6HA from Strategic Residential Reserve (SRR) to New Residential (R1). 	<ul style="list-style-type: none"> • To provide for the orderly expansion of Dungarvan Town to the west having regard to road frontage and existing pattern of development in the area. • Having regard to the close proximity to utility services and community facilities. 	Cllr. Tom Cronin	Cllr. Pat Nugent	Agreed
Supported by: Cllr. Damien Geoghegan, Cllr. John Pratt, Cllr. James Tobin, Cllr. Conor D. McGuinness, Cllr. Thomas Phelan.					
29	<ul style="list-style-type: none"> • Current Development Plan: R4.6 – Strategic Residential Reserve. • Draft Development Plan: No Zoning/ Outside Settlement Boundary. • CE Zoning Recommendation: No Zoning/ Outside Settlement Boundary. • Elected Members Amendments: Extend the Settlement Boundary land use zoning ‘Rural Village’ (RV) to include lands identified in the above map. 	<ul style="list-style-type: none"> • Having regard to the existing pattern of development in the area. • To provide for the extension of the built-up area. • Having regard to the close proximity to utility services and community/ village facilities. • To provide for low density residential/ serviced sites at this location as an alternative to one off housing in the open countryside 	Cllr. Tom Cronin	Cllr. John Pratt	Agreed
<p>Supported by: Cllr. Damien Geoghegan, Cllr. Pat Nugent, Cllr. James Tobin, Cllr. Conor D. McGuinness, Cllr. Thomas Phelan.</p> <p>Cllr. Pratt questioned the designation by the OPW in Tallow of an area as Flood Zone B as it was an area that had never flooded previously.</p> <p>Cllr. Tobin asked if the council was bound by the OPW designation of a flood plain.</p> <p>H. O’Brien, SEP, clarified that the classification used in preparing the draft Plan and the Strategic Flood Risk Assessment utilises the OPW flood data. It may be possible in the future to sanction a less vulnerable use such as car parking, but all applicants for new development will have to comply with the requirements of national guidance on flooding, having regard to the OPW flood zone designation.</p> <p>M. Walsh, (CEO), clarified that the OPW classifications are not arbitrary and are based on the significant survey scientific research.</p> <p>Cllr. O’ Leary asked if an independently prepared report submitted by an applicant might have any weight.</p> <p>M. Walsh, (CEO), responded that any report submitted by a vested interest was unlikely to succeed in changing the flood designation. There might be very exceptional and very localised areas that might</p>					

	<p>succeed but there would be a significant onus on the applicants to prove something that went against OPW designation,</p> <p>Cllrs. McGuinness, Cronin, Phelan and Geoghegan on behalf of their parties expressed their thanks for the assistance so far in the process and were delighted that the members were able to work together in a collegiate manner through the 15 meetings attended by members of Dungarvan and Lismore Municipal district.</p>				
	<p>Prior to dealing with the Metropolitan District resolutions Cllr. Roche asked for clarification asking if the Office of the Planning Regulator (OPR) would receive details of the resolutions. Responding H. O'Brien, (SEP), confirmed that the OPR were circulated with details at every point in the plan preparation as were other prescribed authorities and feedback was received.</p> <p>Cllr. Roche asked if the members could be circulated with feedback which L. McGree, (SP), agreed to do. He also clarified that the OPR do not decide on issues but make recommendations for the Minister to use in his draft directions to the Council. He further clarified that the draft decisions could be appealed by the council.</p> <p>H. O'Brien, (SEP), responded stating that the details of the OPR submission have been set out in the CE Report issued to the councillors and the response on the material alterations stage of the plan preparation will be included in the next CE Report.</p>				
30	<ul style="list-style-type: none"> • Current Development Plan: R3.5 – Residential – low density/ No Zoning/ Outside Settlement Boundary. • Draft Development Plan: No Zoning/ Outside Settlement Boundary. • CE Zoning Recommendation: No Zoning/ Outside Settlement Boundary. • Elected Members Amendments: Extend the Settlement Boundary land use zoning 'Rural Village' (RV) to include lands identified in the above map. 	<ul style="list-style-type: none"> • To provide for the extension of the built-up area. • Having regard to the close proximity to utility services and community/ village facilities. • To provide for low density residential/ serviced sites at this location as an alternative to one off housing in the open countryside 	Cllr. Pat Fitzgerald	Cllr. Eddie Mulligan	Agreed
	<p>M. Walsh, (CEO), explained his opposition to this amendment as it could result in a further 80-100 dwellings which would challenge the local infrastructure and result in the quantum of sites available exceeding the local demand.</p>				
31	<ul style="list-style-type: none"> • Current Development Plan: R3.4 – Residential – medium density. • Draft Development Plan: R2.6 – Existing Residential. • CE Zoning Recommendation: RS – Existing Residential. • Elected Members Amendments: Zone Existing Residential (RS) to Community Infrastructure (CI) to enable school expansion. 	<ul style="list-style-type: none"> • To facilitate the future expansion of the school. 	Cllr. Pat Fitzgerald	Cllr. Davy Daniels	Agreed

32	<ul style="list-style-type: none"> • Current Development Plan: S5 – Institutional, Educational and Community Development/ R3.4 Residential. • Draft Development Plan: S5 Mixed/general community services/facilities and R2.6 - Existing residential. • CE Zoning Recommendation: CI – Community Infrastructure and RS - Existing Residential. • Elected Members Amendments: (1) Zone the field to the west of the school from Community Infrastructure (CI)/ Existing Residential (RS) to High Amenity/ Green Belt (HA). (2) Zone the school from Community Infrastructure (CI) to Regeneration/ Opportunity (RE). (3) Zone the CI lands to the south of the school to Existing Residential (RS). 	<ul style="list-style-type: none"> • Facilitate the amalgamation of the two schools in the village and the appropriate reuse of the former school site. 	Cllr. Jody Power	Cllr. Mary Roche	Agreed
33	<ul style="list-style-type: none"> • Current Development Plan: R3.4 Residential – medium density. • Draft Development Plan: R4.6 - Strategic Residential Reserve. • CE Zoning Recommendation: HA – High Amenity/ Green Belt. • Elected Members Amendments: Zone lands south of the Coxtown Road (L4068) 1.4HA from Green Belt (HA) to New Residential (R1). 	<ul style="list-style-type: none"> • Having regard to the close proximity to existing services. • To facilitate the extension of the Dunmore East. • To provide opportunities to meet local housing demand. 	Cllr. Pat Fitzgerald	Cllr. Mary Roche	Agreed
<p>M. Walsh, (CEO), stated his objection which was common to item 33, 35 and 36. The combination of all these sites would change the character of Dunmore East. The local need would be far exceeded by these changes, the changes would be counter to the core strategy and would not support a town first sequential approach to development.</p>					
34	<ul style="list-style-type: none"> • Current Development Plan: R3.4 – Residential – medium density. • Draft Development Plan: G5 – Mixed/ general ‘green’/ recreation/conservation. • CE Zoning Recommendation: OS – Open Space. • Elected Members 	<ul style="list-style-type: none"> • Having regard to the existing pattern of development in the area and proximity to services. 	Cllr. Mary Roche	Cllr. Davy Daniels	Agreed

	Amendments: Zone 0.5HA of Open Space (OS) to Existing Residential (RS).				
35	<ul style="list-style-type: none"> • Current Development Plan: R3.4 – Residential – medium density. • Draft Development Plan: R1.3 – New/proposed residential. • CE Zoning Recommendation: SRR – Strategic Residential Reserve. • Elected Members Amendments: Zone lands to the east of Arches Way 1.4HA from Strategic Residential Reserve (SRR) to New Residential (R1).	<ul style="list-style-type: none"> • Having regard to the close proximity to existing services. • To facilitate the extension of the Dunmore East. • To provide opportunities to meet local housing demand. • Having regard to the land use zoning and planning history of the lands. 	Cllr. Pat Fitzgerald	Cllr. Jody Power	Agreed
36	<ul style="list-style-type: none"> • Current Development Plan: R3.4 – Residential – medium density. • Draft Development Plan: R4.6 – Strategic Residential Reserve. • CE Zoning Recommendation: SRR – Strategic Residential Reserve. • Elected Members Amendments: Zone lands to the east of Arches Way 3.5HA from Strategic Residential Reserve (SRR) to New Residential (R1) Phase 2 lands.	<ul style="list-style-type: none"> • Having regard to the close proximity to existing services. • To facilitate the extension of the Dunmore East. • To provide opportunities to meet local housing demand. • Having regard to the land use zoning and planning history of the lands. 	Cllr. Pat Fitzgerald	Cllr. Eddie Mulligan	Agreed
37	<ul style="list-style-type: none"> • Current Development Plan: R1.4 – New Residential – low density. • Draft Development Plan: G5 – Open Space/ Mixed/ general ‘green’/ recreation/ conservation. • CE Zoning Recommendation: R1 – New Residential. • Elected Members Amendments: Zone 0.8HA from New Residential (R1) to High Amenity/ Green Belt (HA).	<ul style="list-style-type: none"> • Having regard to the amenity value of the site and proximity to the estuary and the Tramore Backstrand. 	Cllr. Joe Kelly	Cllr. Joe Conway	Agreed

	At this point the Mayor adjourned to meeting for an hour to allow lunch to be taken.				
	On resumption at 2pm a suspension of standing orders to allow the meeting time to extend until the business of the meeting was completed was proposed by Cllr. O' Sullivan and seconded by Cllr. Nugent and agreed by all.				
38	<ul style="list-style-type: none"> • Current Development Plan: R2.4 – Existing Residential • Draft Development Plan: G5 – Open Space/ Mixed/ general ‘green’/ recreation/ conservation. • CE Zoning Recommendation: R1 – New/ proposed Residential. • Elected Members Amendments: Zone 0.17HA from New Residential (R1) to Existing Residential (RS). 	<ul style="list-style-type: none"> • Having regard to the existing pattern of development in the area. 	Cllr. Joe Kelly	Cllr. Cristiona Kiely	Agreed
39	<ul style="list-style-type: none"> • Current Development Plan: S5 – Community Services. • Draft Development Plan: (1) R1.3 - New/ proposed residential – medium density. (2) R2.6 - Existing residential. • CE Zoning Recommendation: R1 – New Residential. • Elected Members Amendments: Rezone lands adjacent to the former CBS from New Residential (R1 to Community Infrastructure (CI). 	<ul style="list-style-type: none"> • To provide for the future expansion of community infrastructure. 	Cllr. Jim Griffin	Cllr. Cristiona Kiely	Agreed
40	<ul style="list-style-type: none"> • Current Development Plan: C5 – Tourism. • Draft Development Plan: C2.1 – Industrial, enterprise, employment. • CE Zoning Recommendation: CD – Light Industry. • Elected Members Amendments: Zone C2.1 from Light Industry (CD) to Regeneration/ Opportunity Site (RE). 	<ul style="list-style-type: none"> • Having regards to the pattern of land use zoning and planning history on the site and on neighbouring lands. 	Cllr. Joe Kelly	Cllr. Joe Conway	Agreed
41	<ul style="list-style-type: none"> • Current Development Plan: G1 – Open Space. • Draft Development Plan: G5 – Mixed/general ‘green’/recreation/conservation. • CE Zoning Recommendation: OS – Open Space. • Elected Members 	<ul style="list-style-type: none"> • To provide for future community infrastructure/ community housing need of the area. 	Cllr. Cristiona Kiely	Cllr. Joe Conway	Agreed

	Amendments: Zone 3.9HA from Open Space (OS) to Community Infrastructure (CI).				
42	<ul style="list-style-type: none"> • Current Development Plan: G1 – Open Space. • Draft Development Plan: G5 – Mixed/general ‘green’/ recreation/ conservation. • CE Zoning Recommendation: OS – Open Space. • Elected Members Amendments: Zone 0.47HA from Open Space (OS) to Existing Residential (RS).	<ul style="list-style-type: none"> • To promote harmonious and visually responsible planning and to eliminate scope for anti-social intrusion in an in-estate unused ground area adjacent to the built environment. 	Cllr. Joe Conway	Cllr. Joe Kelly	Agreed
43	<ul style="list-style-type: none"> • Current Development Plan: R1.4 – New Residential – low density. • Draft Development Plan: (1) R1.3 – New/proposed residential – medium density. (2) R4.6 – Strategic Residential Reserve. • CE Zoning Recommendation: (1&2) SRR – Strategic Residential Reserve. • Elected Members Amendments: (1) Rezone 2.8HA from Strategic Residential Reserve (SRR) to New Residential (R1) Phase 1. (2) Rezone 7.1HA from Strategic Residential Reserve (SRR) to New Residential (R1) Phase 2.	<ul style="list-style-type: none"> • In consideration of the active travel measures planned for the Tramore Ring Road and the Newtown Pedestrian and Cyclists Scheme (both of which received funding as part of an Active Travel funding scheme announced by Minister Ryan on January 24, 2022), this proposed development would result in housing in a part of Tramore which will be very well served with sustainable travel infrastructure in the near future. • The planned Newtown Pedestrian and Cyclists Scheme will extend as far as Newtown Glen which is further away from the centre of Tramore than this proposed development and will provide safe and ready access for children and adults to cycle or walk safely from their homes to the ring road and onwards to 4 Tramore primary schools and one 	Cllr. Joe Conway	Cllr. Cristiona Kiely	Agreed

		secondary school. They will also be able to link up to the Tramore-Waterford Greenway which also received funding in the recent announcement.			
	<p>Cllr. J. Power enquired how it might look from the headland and if there would be an impact on the vista. Cllr. Daniels enquired about the potential quantity of housing that might result from the changes.</p> <p>H. O’ Brien, (SEP), clarified that an adverse visual impact from the cliff side was unlikely as there was an existing housing estate Carrigeenlea which was on the seaward side. There could be 350 houses built on this land.</p> <p>M. Walsh, (CEO), registered his objection to the amendment as it was again against the Core Strategy as set out in this draft plan.</p>				
44	<ul style="list-style-type: none"> • Current Development Plan: C6 – Mixed Enterprise Use. • Draft Development Plan: C2.1 – Industrial, enterprise, employment. • CE Zoning Recommendation: CD – Light Industry. • Elected Members Amendments: Zone 1.1HA from Light Industry (CD) to Regeneration/ Opportunity (RE). 	<ul style="list-style-type: none"> • The proposed zoning will dictate the harmonious development of this prominent approach to the beach and promenade amenity area. Its thrust aims to have planning that is fit for purpose for the new realities of post-COVID living and working from home. Tourism and commercial development are not viable here because of considerable wayleave restrictions. Failure to plan progressively here will render the area undevelopable in the lifetime of the next plan, with all the social, economic and amenity implications for planning in the town. 	Cllr. Jim Griffin	Cllr. Joe Conway	Agreed
	<p>M. Walsh, (CEO), expressed his objection to this amendment as the area was in close proximity to the Waste Water Treatment plant and it would not be possible to have long term occupation in the vicinity. The use of the land would be restricted however it was zoned.</p>				

45	<ul style="list-style-type: none"> • Current Development Plan: (1) R1.6 – New Residential (Phase 1). (2) R1.6 – New Residential (Phase 2). • Draft Development Plan: (1&2) R1.3 – New/proposed residential – medium density. • CE Zoning Recommendation: (1) SRR – Strategic Residential Reserve. (2) R1 – New Residential. • Elected Members Amendments: (1) Zone 7.9HA from Strategic Residential Reserve (SRR) to New Residential (R1) (2) Reclassify New Residential Lands (R1) as Phase 2. 	<ul style="list-style-type: none"> • Having regard to planning history on the lands and surrounding area. • Having regard to the close proximity to services. • Having regard to the sequential development of the area. • To cater for housing demand of the area. 	Cllr. Frank Quinlan	Cllr. Joe Kelly	Agreed
46	<ul style="list-style-type: none"> • Current Development Plan: R1.6 – New Residential. • Draft Development Plan: R1.4 – New/proposed residential – low density. • CE Zoning Recommendation: HA – High Amenity/ Green Belt. • Elected Members Amendments: Zone 2.2HA from High Amenity/ Green Belt (HA) to New Residential (R1). 	<ul style="list-style-type: none"> • Having regard to planning history on the lands and surrounding area. • Having regard to the close proximity to services. • Having regard to the sequential development of the area. • To cater for housing demand of the area. 	Cllr. Mary Roche	Cllr. Jody Power	Agreed
47	<ul style="list-style-type: none"> • Current Development Plan: R2.6 – Existing Residential. • Draft Development Plan: R2.6 – Existing residential. • CE Zoning Recommendation: RS – Existing residential. • Elected Members Amendments: Zone 0.41HA from Existing Residential (RS) to Open Space (OS). 	<ul style="list-style-type: none"> • To provide for open space/ public park in the Ballygunner area. 	Cllr. Mary Roche	Cllr. Davy Daniels	Agreed
48	<ul style="list-style-type: none"> • Current Development Plan: G3 – Green Belt. • Draft Development Plan: G3 – Green Belt. • CE Zoning Recommendation: HA – High Amenity/ Green Belt. • Elected Members Amendments: Zone 6.9HA from High 	<ul style="list-style-type: none"> • To provide for significant sports facilities and open space to service the broader Waterford City area. 	Cllr. Pat Fitzgerald	Cllr. Jody Power	Agreed

	Amenity/ Green Belt (HA) to Open Space (OS).				
49	<ul style="list-style-type: none"> • Current Development Plan: P1 – Agriculture/ M5 - General Business. • Draft Development Plan: G5 - Mixed/general ‘green’/ recreation/ conservation. • CE Zoning Recommendation: OS – Open Space. • Elected Members Amendments: Zone 2.5HA from Open Space (OS) to High Amenity/ Green Belt (HA). 	<ul style="list-style-type: none"> • To support the provision of future green infrastructure links along the Outer Ring Road and facilitate the potential future provision of housing in a manner which is consistent with the policy objectives of the Development Plan. 	Cllr. Jason Murphy	Cllr. Joanne Bailey	Agreed
50	<ul style="list-style-type: none"> • Current Development Plan: (1) R4.6 – Strategic Residential Reserve (2) G5 – Open Space. • Draft Development Plan: (1) R4.6 – Strategic Residential Reserve (2) G3 – Conservation, amenity, or buffer space. • CE Zoning Recommendation: (1) SRR – Strategic Residential Reserve (2) HA – High Amenity/ Green Belt. • Elected Members Amendments: (1) Zone 1.3HA from Strategic Residential Reserve (SRR) to New Residential (R1). (2) Zone 0.6HA from High Amenity/ Green Belt (HA) to New Residential (R1). 	<ul style="list-style-type: none"> • Having regard to planning history on the lands and surrounding area. • Having regard to active development on neighbouring lands. • Having regard to the close proximity to services. • Having regard to the sequential development of the area. 	Cllr. Frank Quinlan	Cllr. Jason Murphy	Agreed
51	<ul style="list-style-type: none"> • Current Development Plan: C6 – Enterprise. • Draft Development Plan: C2.1 – Industrial, enterprise, employment. • CE Zoning Recommendation: CD – Light Industry. • Elected Members Amendments: Zone 3.5HA from Light Industry (CD) to Community Infrastructure (CI). 	<ul style="list-style-type: none"> • To facilitate the expansion of the hospital and associated medical facilities at this location. 	Cllr. Jason Murphy	Cllr. Joanne Bailey	Agreed

	<p>Cllr. O' Leary raised a submission that had not been included for the Comeragh District. It concerned an approximately 2.7ha parcel of land in the environs of Clonmel that was currently zoned Green Belt which he suggested should have a change of use to allow residential development.</p> <p>H. O' Brien, SEP, stated that such a change would also lead to the removal of adjacent greenbelt lands to the East, North and which could mean 5% of the greenbelt was lost.</p> <p>Cllr. O' Leary's proposal to change the use of the 2.7ha area leaving the rest as greenbelt was seconded by Cllr. Tobin.</p> <p>L. McGree, SP, pointed out if the objective of the change was to allow the owners family to build there it could be accomplished without removing the greenbelt zoning designation.</p> <p>Cllr. O'Leary withdrew his proposal as in this case it was likely that family members would be looking to live there.</p>
52	<p>This resolution which was required to update table 2.4 to reflect the outcome of this plenary meeting as set out in the document was proposed by Cllr. Phelan and seconded by Cllr. S. Power and agreed by all</p>

Cllrs. S. Power, Phelan, Conway, McGuinness, Tobin, O' Sullivan, and J. Power on their own behalf and the parties or grouping they represented wanted to extend their thanks to the staff and executive plus all the members for their help and hard work in progressing the plan to this stage.

The Mayor expressed his thanks and stressed his appreciation of the respect shown by all meeting attendees to both himself and the chairs of other meetings in ensuring the meetings were efficiently completed and the business of the meetings was completed through this process. He also added his support to the best wishes expressed by Cllr. Daniels for the Ballygunner senior hurling team in their upcoming all-Ireland final.

Signed: _____
Mayor

Dated: _____