

APPENDIX 1

Statement of Implementation of Section 28 Guidelines

Section 28 Ministerial Guidelines: Statement of Implementation in the Waterford City Development Plan 2013-2019

Introduction

Section 28 of the Planning and Development Act 2000 (as amended) requires a Planning Authority to append a statement to a Development Plan which includes information which demonstrates how the Planning Authority has implemented the policies and objectives of the Minister contained in Section 28 Guidelines when preparing the Plan. Where the Planning Authority has decided not to implement certain policies or objectives of the Minister contained in the Guidelines, the statement must give the reasons why.

The following statement has been prepared which details how the Council have implemented Section 28 Minister Guidelines in the Plan.

Architectural Heritage Protection-Guidelines for Planning Authorities (2004)

These Guidelines are referenced in Chapter 10, Heritage. The guidelines have informed the objectives relating to protection of the Cities architectural and archaeological heritage.

Architectural Heritage Protection for Places of Public Worship-Guidelines for Planning Authorities (2003)

These guidelines have informed the objectives relating to the protection to the Cities places of worship and the Record of Protected Structures contained in Schedule 1 of the plan.

Childcare Facilities Guidelines (2001)

Section 7.5.1 of chapter 10 highlights the most appropriate locations for childcare facilities in new and existing developments along with policies which have regard to recommendations of the Childcare Facilities: Guidelines for Planning Authorities 2001.

Development Plan, Planning Guidelines for Planning Authorities (2007)

The Plan followed the recommendations of the guidelines with regard to the formulation of the development plan which set out a concise framework and realistic objectives that can be achieved. The Development Plan meets the requirement of planning legislation and is internally consistent.

Development Management; Guidelines form Planning Authorities (2007)

Chapter 13 of the Development Plan focus on Development Management Standards which sets out development standards for new developments; these new standards were informed by the Development Management; Guidelines for Planning Authorities 2007.

Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2007)

Section 13.2 of Chapter 13, Development Management, sets out guidelines for new apartments this section was prepared having reference to the Sustainable Urban Housing; Design Standards for new Apartments, guidelines for Planning Authorities 2007.

Sustainable Residential Development in Urban Areas; Guidelines for Planning Authorities (2009) and Best Practice Urban Design Manual, Part I & II (2009) (Companion document to the Guidelines)

These Guidelines are referenced in numerous chapters throughout the plan; Chapter 7, Social, Community and Culture, section 7.2, addresses the issue of neighbourhood planning and Chapter 13, Development Management, deals with residential density.

These chapters have been prepared having specific reference to the Guidelines and detail specific policies and objectives in relation to high quality sustainable development in urban areas.

Sustainable Rural Housing; Guidelines for Planning Authorities (2005)

Section 7.4 of Chapter 7, Housing, relates to rural housing. The Development plan sets out a number of objectives that were informed by the Guidelines. The plan requires that rural areas under pressure from urban generated development should have specific policies in relation to urban generated housing

The Planning System and flood Risk Management; Guidelines for Planning Authorities (2009)

Chapter 11, Environmental Management, Section 11.6 relates to Flood Risk Management. The Planning Guidelines introduce the principle of a risk-based sequential approach to managing flood risk. The Plan details its compliance with the guidelines as it outlines that the Council must apply this approach to their development plan making process. Such Strategic Flood Risk Assessment of the City accompanied by flood zone maps (Appendix 2) has been completed and informs the Development plan preparation.

Retail Planning Guidelines for Planning Authorities and Retail Design Manual; A Good Practice Guide (2012)

Chapter 4, Retail, sets out the councils retail strategy with a number of policies and objectives that have been informed by the Retail Planning Guidelines 2012. The Retail Strategy sets out the retail hierarchy for the City as well as defining the core shopping area.

Telecommunications Antennae and Support Structures (1996)

Section 3.4.12 of Chapter 3, Economic Development, sets out the Councils policies on Telecommunications. This section incorporates the relevant guidance and was informed by the Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities.

Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Projects on the Environment; Guidelines for Regional Authorities and Planning Authorities (2004)

These guidelines informed the preparation of the Strategic Environmental Assessment (SEA) of the Development Plan, which is included in Volume 2 of the Plan. All recommendations and mitigations measures from the SEA process have been incorporated into the Plan.

Provision of Schools and the Planning System; A Code of Practice for Planning Authorities (2008)

Regard was had to these guidelines in the formulation of the policies and objectives, including the zoning objectives of the Plan.

Wind Energy, Guidelines for Planning Authorities (2006)

These guidelines have informed the preparation of the relevant policies and objectives of the Environmental Management Chapter of the Plan.

Spatial Planning and National Roads (2012)

The Transport Chapter has had regard to these guidelines.