





WATERFORD CITY ENVIRONS**Context**

Waterford City is designated as the Gateway for the South East Region in the National Spatial Strategy. Its environs lie in both Counties Waterford and Kilkenny. The area designated within the County's administrative area extends to the west as far as Kilmeadan with a green belt enclosing the area to the south and east.

Infrastructure

Water supply: There is no single council water supply serving the environs. Supply may be provided from Adamstown or Waterford City Council. One-off housing is served via bored well or group schemes. Large scale applications will be assessed on merit.

Wastewater: There is no significant public wastewater treatment system in Waterford City environs. There are currently no proposals for investment in wastewater treatment infrastructure in this plan area. Applications for development will have to provide permanent wastewater solutions subject to the approval of Water Services.

Development Objectives

- DO₁ It is an objective of the Council to support the development of Waterford Knowledge Campus. It is envisaged that this area will develop as a high class campus area accommodating enterprise, research and development, knowledge based industry, offices, educational facilities, sports facilities, neighbourhood retail, student accommodation, conference facilities, light industry, laboratories, a business hotel and retail relevant to an academic campus and related support services. The Council will support the development of linkages between entrepreneurship, academia and foreign direct investment. The development of this area shall be the subject of a masterplan to be agreed with WIT, IDA, Enterprise Ireland and Waterford County Council.
- DO₂ It is an objective of the Council to provide a new roundabout at Holy Cross.
- DO₃ It is an objective of the Council to protect the carrying capacity of the new Ring Road and the Waterford City Bypass and to restrict the opening of new entrances onto same and protect junctions in the interests of road safety. The Masterplan for Waterford Knowledge Campus shall be informed by an appropriate Traffic and Transport Assessment and Road Safety Audit.
- DO₄ The Council will support the development of Integrated Rural Tourism and Recreational Complexes at Mount Congreve Estate and Whitfield House where they comply with the IRTRCs policy as set out in the tourism section of this plan.
- DO₅ The Council will support the reopening of the railway line between Waterford City and Kilmeaden as a commuter link and as use as a tourist link between Kilmeaden and the city.
- DO₆ The Council will support the development of Mount Congreve Estate and Gardens as a major tourism asset for the County. Proposals for development shall be in accordance with IRTC policy.
- DO₇ It is an objective of this Plan to protect Woodstown Viking site which is a National Monument and promote it as a tourism asset and educational facility.
- DO₈ This site has been identified for a privately funded wastewater treatment plant to serve the area.

- DO₉ It is an objective of the Council to protect the vista and settings of Mount Congreve and Whitfield Court. Any proposals for development on these sites shall be subject to best conservation principles so as to preserve the integrity of the main buildings, designed landscape and setting.
- DO₁₀ The Council will co-operate with Water City Council and Kilkenny County Council in delivering of the Gateway.
- DO₁₁ This site can accommodate a mixed use development consisting of light industry, enterprise units and office space. A masterplan shall be prepared for the overall development of the site. Access to the site to the south of the N25 will be provided via the new roundabout at the Holy cross.
- DO₁₂ It is an objective of the Council to promote the provision of high quality retail, commercial and employment uses which would integrate with and be compatible with prevailing land use patterns in the immediate area (*including within the City Council area*) and should be of a high quality design benefiting this gateway site to the City. The retail uses shall be predominantly retail warehousing/bulky goods, however, consideration will be given to non bulky retail uses where proposals are to accommodate operators/formats with an established track record in retail parks or for specialised/niche retail uses which are considered by the Planning Authority to be compatible with the retail park format (e.g. factory outlet shops, discount clothing/footwear, catalogue retail outlets). Where such comparison goods are considered, the floor area of same shall not exceed 20% of the total retail floor space within the retail unit.

MAP LEGENDZoning and Principle Objectives

-  Waterford Knowledge Campus
-  Special Use
-  Enterprise
-  Institutional, Educational & Community
-  Green Belt
-  Utility
-  IRTRC
-  Development Objectives
-  Protected Structure
-  Proposed roundabout
-  Scenic view
-  Scenic Route