

**WATERFORD CITY & COUNTY COUNCIL**

**STRATEGIC POLICY COMMITTEE  
PLANNING**

**Meeting Held on 27<sup>th</sup> November 2020**

<b>Venue:</b>	Meeting held virtually
<b>Present:</b>	Cllr. Thomas Phelan(Chair) Cllr. James Tobin Cllr. Liam Brazil Cllr. Tom Cronin Cllr. Eamon Quinlan Cllr. Seanie Power John Galloway Niall Harrington Donal Lehane Mary O’Halloran
<b>Officials in Attendance</b>	Liam McGree, Senior Planner Hugh O’ Brien, Senior Executive Planner Lara Liversage, Executive Planner David Quinn, A/Executive Planner Séamus Doran, Administrative Officer Rose Ryall, Conservation Officer
<b>Also in Attendance</b>	John Spain (John Spain & Associates) Stephen Blair (John Spain & Associates)
<b>Apologies</b>	Cllr Davy Daniels

Cllr. T. Phelan (Chair) opened the meeting.

**Item 1 – Minutes of meeting of 29<sup>th</sup> October 2020**

The minutes were then proposed by Cllr. J. Tobin and seconded by Cllr. E. Quinlan, adopted and agreed.  
No matters arising

**Item 2 – Overview of the city and county retail strategy**

John Spain, John Spain & Associates, gave a presentation on the Draft City & County Retail Strategy. This is the 3<sup>rd</sup> in a series of retail strategies for Waterford and the 1<sup>st</sup> unitary City & County Strategy. The presentation outlined the policy and economic context for the strategy; recent trends in retailing focusing on experience shopping, online shopping and convenience retailing; a comparison of available floorspace in the city, Dungarvan and Tramore in 2005 and 2012; a survey of Waterford consumers; and a quantitative analysis showing types and amount of floorspace required for projected growth over the lifetime of the plan.

Cllr. T. Phelan (Chair) thanked him for his update. He invited questions from members.

A number of members described the central role of local retail services in sustaining rural villages and communities. Members asked that the strategy would support rural areas by recognising local retailers. John Spain replied that an element of the growth identified in the retail strategy is aimed at smaller towns and villages.

Discussion also took place about the need for vibrancy and to diversify the retail mix in Waterford City Centre. A number of the questions raised came through discussions in the retail committee of Waterford Chamber of Commerce. John Spain responded saying that the strategy recognises that the city centre is underperforming and that it has to start offering retail experiences to compete with the online sphere. He said that site opportunities such as Michael Street and the North Quays will be important in increasing variety.

A request was made that the full presentation made by John Spain be circulated to the members and this was agreed to.

### **Item 3 – Continued discussion on zoning requirements for the draft plan and supporting service infrastructure provision**

David Quinn, A/Executive Planner, made a presentation on the key zoning assessment criteria and the availability of zoned land currently available in Waterford as a continuation of the discussion at the previous meeting. The presentation discussed the context and content of the core strategy, best practice for the design of cluster houses in rural villages and outlined the key criteria for the assessment of zoning. David Quinn committed to circulating design guidelines for cluster houses in rural villages which have been drafted by Tipperary County Council to the members.

Cllr. T. Phelan (Chair) invited any questions.

Issues discussed included the reduction in headroom in Waterford City, the strategic reserves for the city, densities required to meet projected population growth, alignment with Irish Water's capital plans and whether land might be de-zoned under the new plan.

Members queried when the public would be able to make submissions on zoning lands and were advised that this can be done in the next phase of public consultation which will be due next Summer.

Officials were asked to consider including proposals in the development plan for the Council to develop banks of serviced sites in villages and then to sell them at cost price to prospective homeowners as a means of reviving small villages. A scheme in Mitchelstown was given as an example.

Cllr. T. Phelan (Chair) advised that the Chief Executive's report issued following the first public consultation phase of the City & County Development Plan was now available to view online for any members who wish to do so. He also advised that he has been speaking to the Southern Regional Assembly and would invite them to make a presentation to the SPC in the new year.

### **Item 4 – Any Other Business**

Cllr. T. Phelan (Chair) asked if there were any other business. Officials were asked if Waterford City & County Council would be making a submission to the review of the National Development Plan. Liam McGree, Senior Planner said a submission would be made and that the SPC would be asked to input into this.

Cllr. T. Phelan (Chair) thanked all members for their contributions to the SPC in 2020 and wished them a Happy Christmas.

**This concluded the business of the meeting.**

**Next meeting to be held 28<sup>th</sup> January 2021 at 11:00am. The format will be determined by regulations for meetings in place at that time.**