

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

**HELD ON 2nd February 2024
at 2.30pm on MS Teams**

PRESENT:

Cllr. Pat Nugent (Cathaoirleach)
Cllr. Damien Geoghegan
Cllr. Tom Cronin
Cllr. John Pratt
Cllr. Declan Doocey
Cllr. Mairead Tobin
Cllr. Conor McGuinness
Cllr. Thomas Phelan
Cllr. Seamus O'Donnell

OFFICIALS IN ATTENDANCE:

Mr. Michael Walsh, Chief Executive
Mr. Paul Johnston, A/DoS, Planning, Corporate, IS, HR & Culture
Mr. Michael Quinn, DoS, Economic Development
Mr. Richie Walsh, SEO, Economic Development
Mr. Conor O'Neill, SEE, Economic Development
Ms. Aisling O'Sullivan, SEP, Planning
Mr. Liam McGree, SP, Planning
Mr. Morris Conway, A/ Senior Architect
Mr. Gabriel Hynes, SE, Roads
Ms. Honor Dunphy, Meetings Administrator

1. DUNGARVAN DIGITAL TRANSFORMATION HUB PART V111 – Completion of Process

M. Quinn, DoS, outlined the details of the proposed project noting its focus on artificial intelligence, robots and digital media outlining it has key support from businesses and involvement from SETU and UCC. He recommended approval of the project by council.

C. O'Neill, SEE, gave presentation to outline the key features of the project noting key objective in tackling dereliction, renovating a heritage building and delivering a dedicated knowledge and innovation centre in Dungarvan.

Cllr. Geoghegan acknowledged the decision of council to purchase the properties in O'Connell Street noting that the street needs investment and the project as outlined is an ambitious project for the town. He welcomed support of SETU and UCC and proposed approval of the Part V111 as presented.

Cllr. Phelan noted the projects potential for Dungarvan and employment prospects in the smart economy. Queried if podcast studio will be open to others outside the occupants of the building, if elected members will have input into the more detailed design, if walkway through the site is an option and noted his concern that the building design is continuous in its presentation on the street. Enquired about projected final costs and welcomed involvement by SETU and UCC and what is the interest by others to be involved. Requested that the next RDF project would have more of a community focus and provision of facilities for communities in form of meeting rooms.

Cllr. Cronin seconded the proposal and noted that issue of walkway may cause anti-social behaviour, asked if area at back could be turned into a coffee shop and welcomed support of the educational institutes.

Cllr. Nugent noted that it is a significant project, queried what is different from the Killorglin model, issue of the aesthetics of building requesting option of use of sash windows, capacity of the proposed

conference room and timeframe for completion. Enquired about the management of the new entity and council involvement.

R. Walsh, SEO, outlined that all services that exist will be inclusive in nature and community-based facilities so can be available to wider community. Further input by council members and additional consultation will be provided for. During design it was found that walkway at back would provide disruptions to operation of the centre. The design has been undertaken by conservation architects and will be fitting to a traditional streetscape. Total cost for match funding is €1.6m and will be an important asset for the town. Companies interest in project will be undertaken as part of the development of the project along with a significant marketing campaign to develop a business and marketing plan. Future community focus will be part of other RRDF funding. Small space at back can be reviewed for coffee area and connection to the shopping centre.

M. Quinn, DoS, noted that there is a proposal to have a separate operating company which will be leased to by the council.

C. O'Neill, SEE, noted that the conference room will accommodate 80 spaces and timeframe for completion is currently proposed for early 2026. The Killorglin model is based on collaboration with communities and will be reviewed as the project develops. Noted comments in relation to the design of the building which can be considered as part of the detailed design.

Cllr. Nugent requested a visit to the Killorglin location.

Cllr. Phelan enquired if the special company will be liable to pay commercial rates.

M. Quinn, DoS, noted a visit can be considered and the company will be expected to pay the rates.

Cllr. Doocey welcomed the project enquiring if there are anchor tenants for the project.

Cllr. McGuinness welcomed and supported the project, noted caution as the IT and AI sector is fast changing and need to ensure the project will meet with market and technological trends. Outlined that there is a demand for community facilities and a family resource centre in Dungarvan.

M. Quinn, DoS, stated there is no guarantee in funding and need to progress to the next stage of the approval process. Noted that a number of local businesses have expressed interest and need to reach out to the sector to develop interest and capacity of the centre. Acknowledged that the pace of change in this sector is significant and involvement of the Universities is key, will also seek Enterprise Ireland funding to fund operation of the centre.

C. O'Neill, SEE, informed the members that an IT consultant is already involved in the project and is assisting in forming the necessary partnerships for the project.

Cllr. Nugent enquired when new build is in operation the existing hub will remain in Main Street.

M. Quinn, DOS, noted there will be a need for both locations and will work on developing both spaces.

Completion of the Process proposed by Cllr. Geoghegan, seconded by Cllr. Cronin and agreed by all.

3. ARDMORE – SECTION 38 ROAD TRAFFIC ACT 1994 – Traffic Calming L-2100 Main Street and L2107 Cliff Road, Ardmore, Co. Waterford – Completion of Process

M. Quinn, DoS, outlined detailed of the proposed Section 38 to undertake traffic calming measures at the junction of L2100 Main Street and L2107 Cliff Road in Ardmore. Four submissions received which will be dealt with as part of the detailed design.

Cllr. Cronin noted need to raise the street level and need to take into consideration measures to prevent flooding where steps lead down to a number of premises, also noted issue with pedestrian crossing at top of road.

Cllr. Phelan noted there were detailed responses in public consultation and will there be an opportunity to take into consideration the details of the submissions.

Cllr. O'Donnell raised concerns about creating further traffic congestion problems on Main Street.

M. Quinn, DoS, issues raised will be considered in the detailed design and will be looking at the drainage to mitigate the flood risk. There are number of measures being proposed along Main Street. The works will enhance the footpath space and doesn't see specific risks of additional traffic congestion.

Cllr. Geoghegan proposed the Section 8, seconded by Cllr. Cronin and agreed by all.

2. ARDMORE RELIEF ROAD AND WATER ACTIVITY CENTRE – Completion of the Process

M. Walsh, CE, acknowledged that this project has caused concerns to the community, noting emphasis on project is provision of a facility that will be operational year round in Ardmore. The provision of the new facility is not in competition to the Sandcastle facilities and outlined the details of the proposed facility as advertised. The facility will compliment the other toilet and shower facilities and also provide a storage facility for a beach wheelchair. It will be an international best class facility to attract tourists, Failte Ireland will promote and it fits in will WCCC broader objectives of promoting the great outdoors. Noted that the centre needs to be located close to the beach and ramps are confined in the location. Have been meeting the community and have committed to an upgrade to the Sandcastle facility. Outlined that the relief road is needed to free up Main Street and have had engagements with the landowners. Due to the proposed location of the activity centre will need to replace public parking and have it accessible to the beach so needs to be on the southern side of the relief road. The community and landowners agree in principal that the green area is retained for market purposes and see a redevelopment of the farm buildings in the longer term for commercial operation in the future. The landowners have legitimate concerns and will retain access for them as part of the development and consider appropriate boundary treatment. Outlined that the relief road needs to go through the middle of the field as the alternative to put along the southern boundary would not be allowed in normal planning and wouldn't be in character with the village. Sole objective is to get the relief road to deliver housing for people to reside permanently in Ardmore. The Water Activity Centre is a phenomenal opportunity for Ardmore, also committed to providing pedestrian access between sports field and village and looking at options for coastal protection. The relief road will free up Main Street and access to facilities along with protection of the core amenity. Recommending proposal as presented, with alterations as outlined in the report, relief road is vital, retaining market space is vital and will engage with landowners around specific issues in relation to their own property.

Cllr. Cronin acknowledged the work of the CE in resolving many of the community's concerns. Welcomed provisions for landowners noting relief road needs to be provided for the village. Welcomed proposals for farmers market as it is an important part of the community along with provision of additional housing for the community. He proposed the Part V111 as outlined.

Cllr. McGuinness noted that there are housing, traffic and parking issues in Ardmore and this proposal seeks to resolve the issues and the consultation has been welcomed. The Water Activity Centre will add to the infrastructure for tourists and locals. Enquired about the management of the facility and control on access as it is crucial that is seen as a facility for locals all year round. Delighted that the facility will facilitate deployment of beach wheelchairs as need to develop accessible tourism. The relief road is crucial and need to have as 2-way traffic that will divert traffic from Main Street, welcomed that sea facing parking has been taken on board and if the field previously used for overflow parking will be maintained. Welcomed the Market Green being maintained enquiring if there is scope to provide extra space. Noted that dialogue and engagement is important with landowners and community to ensure progress with the project. Welcomed commitment for residential amenity requesting this aspect of the project proceeds without delay. He seconded the proposal as outlined.

Cllr. Phelan noted the potential of the project for Ardmore which will be for the greater good of the community with a lot of consultation and feedback taken into consideration. Need housing close to village centre that are close to facilities and requested more input into the detailed design stage.

M. Walsh, CE, outlined that dialogue is only commencing with Failte Ireland in relation to the maintenance and operation of facilities which will have an associated charge. Failte Ireland are insisting on a fully professional management of the centre, noting that the management of sandcastle and toilets is to great credit of the Ardmore Tidy towns. He outlined that there is a demand for facilities which historically have only been serviced for the summer months, now need to look at them strategically all year round and have to be prepared to support this.

Cllr. Geoghegan concurred with previous speakers, noted concerns and issues in Ardmore which this proposal will go towards addressing and assist in the development of the village. Welcomed need to look at providing services to beaches outside of the normal times and additional budget allocation to address.

Cllr. Pratt fully supported proposal that will improve facilities for Ardmore and make it thrive.

Cllr. Doocey fully supportive and noted concern about issues about privacy for properties in area.

Cllr. Nugent noted that it is a great day for Ardmore, the proposal will bring a new facility to Ardmore and will tackle issues for the village.

Part V111 proposed by Cllr. Cronin, seconded by Cllr. McGuinness and agreed by all.

This concluded the business of the meeting.

Signed: _____
Cathaoirleach

Dated: _____



**Resolution of the Elected Members
Waterford City and County Council, Dungarvan Lismore
2nd February 2024
Ref: R2024/03**

The development under Section 179 of the Planning and Development Act, 2000, as amended, and the requirements of Part 8, Article 81 & Article 120(3) of the Planning and Development Regulations 2001, as amended, for the proposed Dungarvan Digital Transformation Hub Development.

The Dungarvan Digital Transformation Hub DDTH will be located at 18 – 20 O Connell Street in Dungarvan on a site that has been vacant for a number of years, and which has fallen into a state of dereliction. Numbers 18 and 19 will be retained as these are protected structures while a new building will be constructed on the site of No. 20; the amalgamation of the three buildings will unify the site and sensitively respect the context of O Connell Street.

The site extends back as far as the Dungarvan Shopping Centre. The surrounding buildings are retail/commercial with some residential on upper floors.

The purpose of the new hub is to provide a center of excellence where in-house knowledge and experience will offer opportunities for learning, innovation and information sharing in a collaborative environment. It will also offer a wide-reaching network of support from technology partners both nationally and internationally and connection to centers of knowledge, research and innovation.

The nature and extent of the proposed works, as described in the public and site notice were as follows:

- Building conservation and refurbishment works to 18 & 19 O'Connell Street for office accommodation on ground, first & second floor.
- Works to the rear of 18 & 19 O'Connell Street to provide for universal access, WCs and ancillary accommodation.
- A new 3-storey infill at No. 20 O'Connell Street with main entrance, reception on ground floor and open plan office space on first and second floor.
- A new single storey structure to the rear of No. 20 O'Connell Street with multipurpose spaces for meeting/conference, working/training, digital demonstration, and exhibition.
- Refurbishment of existing stone outbuildings for office and meeting spaces.
- New rear entrance from public space at Dungarvan Shopping Centre.
- New single storey commercial unit to the rear of the site, located at the entrance from public space at Dungarvan Shopping Centre.
- Hard and soft landscaping to rear courtyards. Provision of plant room spaces associated with mechanical & electrical installation. ESB Substation and electrical switch room to the rear of the site.
- Connection to existing site services.
- Sustainable urban drainage and all ancillary site works.

CERTIFIED RESOLUTION OF THE Dungarvan Lismore District of Waterford City & County Council. Proposed by Cllr. Cronin seconded by Cllr. McGuinness and agreed unanimously.

Signed:

Councillor Pat Nugent
Cathaoirleach Dungarvan Lismore District

Witnessed:

Honor Dunphy
Meetings Administrator



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

**Resolution of the Elected Members
Waterford City and County Council, Dungarvan Lismore
2nd February 2024
Ref: R2024/04**

As per Section 38 of the Road Traffic Act 1994, traffic calming at the L-21000 Main Street & L-2107 Cliff Road Ardmore, Co. Waterford

Waterford City and County Council proposes to undertake the construction of a traffic calming scheme in the form of a pedestrian priority raised table and widening of footpaths at the junction of L2100 Main Street and L2107 Cliff Road, Ardmore, Co. Waterford. The scheme includes the narrowing of the junction at Main Street into Cliff Road to allow for easier pedestrian connection between Main Street and the seafront Promenade. The implementation of the traffic calming scheme will create a safe environment for all road users with a strong emphasis on non motorized road users including pedestrian access between Main Street and the seafront. It also presents a great opportunity for the Council to engage with the local community to upgrade the public realm. The intention is to improve the Main Street/Seafront amenity space, improve the aesthetic aspect and visual quality so as to generally improve the visitor experience in Ardmore.

CERTIFIED RESOLUTION OF THE Dungarvan Lismore District of Waterford City & County Council.
Proposed by Cllr. Geoghegan seconded by Cllr. Cronin and agreed unanimously.

Signed:

Councillor Pat Nugent
Cathaoirleach Dungarvan Lismore District

Witnessed:

Honor Dunphy
Meetings Administrator



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Resolution of the Elected Members
Waterford City and County Council, Dungarvan Lismore
2nd February 2024
Ref: R2024/05

Under Section 179 of the Planning and Development Act, 2000, as amended, and the requirements of Part 8, Article 81 & Article 120(3) of the Planning and Development Regulations 2001, as amended, for the proposed Relief Road, Car park and Water Activity Centre

The Water Activity Centre facility will accommodate: • Provision of public access changing facilities. • Five individual shower cubicles. • Accessible changing places, shower, and toilet facility. • Beach wheelchair storage. • Plant room utilising sustainable technologies. The Relief Road and car parking will comprise of: • New access from the R673 in the location of an existing vehicular access. • Revision of public footpath layout on the R673 at the entrance of the Relief Road and new shared pedestrian / cycle path connecting with the car park and seafront

New promenade and connection to the proposed new Ardmore Beach Walkway towards the Curragh car park. • An amendment to, and extension to the existing car park (currently 57 No. spaces) with the provision of 91 No. car parking spaces of which 5 No. are designated accessible spaces, and 4 No. are equipped with EV charging, with ducting for 4 No. future EV charging spaces. • 10 No. Cycle parking spaces.

The nature and extent of the proposed works, as described in the public and site notice is as follows: • A Relief Road connecting the R673 to L2107 at the seafront. • A Car Park: Amendment to the current layout and extension thereof. • A Water Activity Centre providing changing facilities, showers and beach wheelchair storage. • Other works will include the provision of a plant room utilising sustainable technologies and adjustment of public footpath to incorporate proposals. • Ancillary Works to the promenade. The proposed development will be carried out in the townland of Duffcarrick, Ardmore.

CERTIFIED RESOLUTION OF THE Dungarvan Lismore District of Waterford City & County Council.
Proposed by Cllr. Cronin seconded by Cllr. McGuinness and agreed unanimously.

Signed:

Councillor Pat Nugent
Cathaoirleach Dungarvan Lismore District

Witnessed:

Honor Dunphy
Meetings Administrator