



## **PROPOSED RELIEF ROAD, CAR PARK AND WATER ACTIVITY CENTRE**



### **CHIEF EXECUTIVE REPORT PLANNING & DEVELOPMENT ACT, 2000 (AS AMENDED), PART XI PLANNING & DEVELOPMENT REGULATIONS 2001 (AS AMENDED), PART 8**

**30<sup>th</sup> of January 2024**

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## EXECUTIVE SUMMARY AND BROADER CONTEXT

The proposed Part 8 is fundamental to the Council's overall vision for the continued development of Ardmore in that it delivers critical pieces of enabling infrastructure by way of the Relief Road, Car Parking and Water Activity Centre which will directly facilitate and allow for the sustainable development and enhancement of the wider village. The aim of the Council is to create an extension of the village core, around the proposed relief road, in which people will live, connect, and engage with their physical environment. The development needs to be viewed also in a broader context of proposed improvements in connectivity through connection of the Sports Field to the village, of the Curragh to the village and the implementation of coastal protection to the Main Strand all of which are imperatives in terms of delivery for this Council.

The proposed Part 8 is a catalyst for the development of the surrounding lands which will be of significant benefit to the community both in terms of housing delivery and social and community infrastructure and the general amenity of the area.

The ultimate primary objective of this Council is to create a new entry point to Ardmore that will be entirely in keeping with the character of the village and will provide a location for people to live by way of permanent residence at the heart of the community. The secondary objective of providing a new water activity centre facilitates the broader development of the area and continues the development the tourism offer of the village with support from Fáilte Ireland in branding and promotion along with only a limited number of other centres throughout the country.

From the observations received during the statutory submission period the following addresses some of the main points raised.

- **The location of the proposed relief road**

The rationale for the location of the relief road as presented is that it facilitates an appropriate scale of development on both sides of the proposed relief road and additionally reflects its indicative location as presented in the Waterford City and County Development Plan 2022-2028. The vision is to create a streetscape on either side of the road, that will cater primarily for Affordable housing for permanent occupation with additional housing for the elderly. This will be complimented by a dedicated green space/public space and location for a farmers market. The relocation of the road to the boundary of Dubh Carrig would only allow for development on one side of the road and the village streetscape effect would not be achievable. By locating the relief road in a more central position it acts as a spine through the lands from which an appropriate streetscape can be formed. This pattern of development is far more attractive in terms of placemaking, inclusivity and general amenity.

From a planning perspective a roadway with only a wall of 170m on one side and haphazard development on the other would not be efficient in terms of service provision, would not be in

keeping with the character of the village and would not be considered or allowable in any normal planning process.

Having considered the submissions received, it is proposed to re-align the road 3 metres to the south. This is considered the optimum location as it will allow for greater protection of existing residential amenity to the north, streetscape development on either side of the road and will maintain an appropriate separation distance from the Dubh Carrig estate.

The following sketch represents a very preliminary view of the nature of development that this Council would envisage at the location. I would emphasise that this is preliminary, and we would be consulting with the community through The Town Centre group and public meetings on the exact configuration. Delivery of such a development would be subject to Council ownership of the lands and ultimately be subject to approval of the elected members while the conditions of disposal of any future houses would also be subject to Council approval. In our view the delivery of such a development is not viable through normal market forces and without the support of the Rural Regeneration Fund for the provision of core infrastructure.



Ardmore Relief Road sketch scheme

- **The impact on the Farmer's Market**

The Council recognises the very important function the Farmer's Market plays in the village of Ardmore. The proposed development does not preclude a Farmer's Market continuing in the general area. The Council is fully support of a Farmer's Market in this general location and will make provision for same by way of the creation of a Market/Village Green and would seek to work with the community to regularise the market and enhance its quality and sustainability.

This Council also has no objection in principle to the redevelopment of the old farm buildings on the Northern side of the lands and road access will be facilitated to the new public road to allow for same.

- **The location of the Water Activity Centre (WAC)**

The location of the Water Activity Centre is considered the most appropriate location in terms of its proximity to the beach, adjacent to car parking and public toilets and the proximity to the village centre. The location of the WAC forms a defined village edge and allows for the extension of the existing promenade which will have a positive community benefit in terms of the impact on the general amenity of the wider area and on how residents and visitors interact with the space.

Following on from the submission received it is proposed to revise the car parking layout to accommodate bays of sea frontage car parking where feasible.

- **Existing Sandcastle Building**

The Council recognises the value of the sandcastle building to the character of the village and the existing community and is committed to investing in its regeneration and maintenance. The construction of the water activity centre will allow us to undertake corrections to the sewer deficiencies in the area and this Council is committed to working with the Town Centre Group to agree the regeneration work to be undertaken and the uses in the building.

With respect to the maintenance of the facilities this Council acknowledges that the maintenance of the Sandcastle and new WAC will require additional investment. We will put in place a contract to ensure the maintenance and presentation of the buildings to specified standards and will be happy to discuss the nature and content of the contract with the community and Town Centre Group.

## 1.0 INTRODUCTION

This Chief Executive's Report forms part of the statutory process as required by Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended).

This Chief Executive's Report provides for:

- A description of the nature and extent of the proposed development including a plan of the proposed development and map of the area to which it relates (Section 2 and Appendix A).
- An evaluation of whether or not the proposed development is consistent with the proper planning and sustainable development of the area having regard to the Waterford City and County Development Plan 2022 - 2028 (Section 2.2).
- The screening determination on why Environmental Impact Assessment (EIA) is not required (Section 2.3).
- Screening for Appropriate Assessment. (Section 2.4)
- A list of the persons or bodies who made submissions or observations (Table 2.1).
- A summary of the issues raised and the response of the Chief Executive (Table 2.2)
- A recommendation as to whether or not the proposed development should proceed as proposed, or as varied or modified as recommended in the report or should not proceed as the case may be (Section 3).

## 2.0 DESCRIPTION OF PROPOSED WORKS

The notice of 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 Relief Road, Car park and Water Activity Centre was advertised in the Dungarvan Leader and Dungarvan Observer, the local newspapers the 1<sup>st</sup> of December 2023 and placed on public display in Dungarvan and Waterford until the 8<sup>th</sup> of January 2024.

Plans and particulars of the proposed development were available for inspection or purchase, at the Customer Care Offices, Civic Offices, Davitt's Quay, Dungarvan, Co. Waterford, and Customer Care Desk, Baileys New Street, Waterford City between the hours of 9.30am to 4.00pm Monday to Friday for the above period (excluding Bank and Public Holidays).

A copy of the plans and particulars were also made available to view online, on Waterford City and County Council's website at :

<http://waterfordcouncil.ie/projects/public-consultations/index.htm>.

Submissions or observations could be made with respect to the development on or before 4pm January 22<sup>nd</sup> 2024, either in writing or via an online submission form.

Notice was also given to prescribed bodies in accordance with Article 81 of Part 8 of the Planning and Development Regulations 2001 (as amended).

## 2.1 SUMMARY OF PROPOSED DEVELOPMENT

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

The proposed development of a Relief Road, a car park, and Water Activity Centre in the village of Ardmore, Co Waterford.

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.



*Fig.1: Aerial image of Site Location and Red Line Boundary.*

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.

**Appendix A** of this Report includes a plan of the proposed development and appropriate map of the area.



**Appendix B** contains a zoning Map of the area from the Waterford City & County Development Plan 2022-2028 as amended.

## 2.2 PLANNING POLICY

### Waterford City and County Development Plan 2022-2028

The site is located within the settlement boundary of Ardmore and is zoned Rural Village in the Waterford City and County Development Plan 2022-2028.

#### Land Use Zoning

The subject site is within the settlement boundary of Ardmore and is zoned Rural Village (RV). The zoning objective RV is to: *"protect and promote the character of the Rural Village and promote a vibrant community appropriate to available physical and community infrastructure."*

The proposal addresses three 'Specific Development Objectives' of Appendix No. 2 of the Waterford City and County Development Plan 2022 – 2028 as follows:

- **ADD01/D01** – In addition to D01 of the Principal Objectives, it is also an objective of the Council to promote the village as a tourist destination based on its scenic coastal location and ecclesiastical heritage whilst protecting and enhancing these assets.
- **ADD08/D08** – As opportunities arise, the council shall provide a promenade / pedestrian walkway from the village centre north along the coastline.
- **ADD09/D09** – The Council shall reserve land to provide a roadway from the R673 Road to serve the existing car park so as to alleviate traffic congestion on the Main Street and provide a new access to the beach.



Special Objective ADD09 and associated Transport Objective- with indicative road reservation as per the Waterford City and County Development Plan 2022-2028

## Tourism

The proposal also addresses Sustainable Tourism as identified in Waterford City and County Development Plan 2022 – 2028:

- **Tourism Policy Objective: ECON 23** - The development of world class activity centres for water sports in Ardmore & Tramore in association with Fáilte Ireland.  
The proposal adds to the user facilities available in Ardmore.
- **BGI 19 Outdoor Recreation Access:** We will ensure that accessibility is taken into account at planning and design stage in the development of all outdoor recreation facilities to ensure that there are opportunities for everyone to engage in the outdoors and facilities are developed for them to do so.

- **BGI 18 Outdoor Recreation**  
To promote outdoor recreation and increase access to the natural environment.

The proposal is consistent with the above Policies and Development Objectives.

## National /Regional Policy

- **Project Ireland 2040** identifies infill and regeneration opportunities as a key growth enabler.
- **National Policy Objective 11 of the NPF** outlines that in meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.



*Fig.2: Photo of the site from the southeast.*

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## **2.3 ENVIRONMENTAL IMPACT ASSESSMENT DETERMINATION**

Waterford City and County Council has carried out an Environmental Impact Assessment (EIA) Screening Report in accordance with requirements of Article 120(1B)(b)(i) of the Planning and Development Regulations 2001 (as amended) and has determined that there is no real likelihood of significant effects on the environment. Accordingly, it has determined that an EIA is not required in respect of this proposed development. The EIA report and recommendation of the screening were made available with the Part 8 planning application for the duration of the consultation period.

## **2.4 APPROPRIATE ASSESSMENT DETERMINATION**

An Appropriate Assessment Screening was carried in accordance with Article 250(1) of the Planning and Development Regulations 2001 (as amended) and has determined no potential for significant effects on the conservation objectives of any Natura 2000 sites- Helvick Head-Ballyquinn SPA or Ardmore Head SAC.

The development does extend into the buffer zoned of the Duffcarrick Wetlands but will not result in any works which will impact on same directly or indirectly.

Water Framework Directive Assessment Report. There are no High-Status Objective Water Bodies within a 1km buffer of the application site boundary. The HSO Assessment includes HSO Rivers, HSO River Subbasins, HSO Transitional, HSO Lakes, and HSO Coastal.

It is concluded that the proposed development, individually or in combination with other plans and projects, would not be likely to have a significant effect on the designated sites in view of the sites conservation objectives.

### 3.0 SUBMISSIONS RECEIVED

A total number of 49 Observations were received within the statutory timeframe, 2 from prescribed bodies and 47 from the public/stakeholders. The person/organisation and/or prescribed bodies who made the submissions are detailed in Table 2.1 below.

Submission: Date	Name	Address
<b>Prescribed Bodies</b>		
1. 19/01/2024	Dept. of Housing, Local Government and Heritage	Newtown Road, Wexford, County Wexford, Y35 AP90
2. 19/01/2024	Fáilte Ireland	88-95 Amiens Street, Dublin 1

Submission: Date	Name	Address
<b>Public Submissions</b>		
1. 02/01/2024	John Brabazon	Curragh, Ardmore, Co. Waterford – submitted via online platform.
2. 12/01/2024	Ivan Santry – Director Dubh Carrig Onsite Management Company on behalf of the residents	No postal address given; 2 No. submissions via online platform.
3. 15/01/2024	John Kennedy	23 Dubh Carrig, Ardmore, Co. Waterford.
4. 17/01/2024	Anne Thornton	No postal address given; submission was submitted by email and via online platform.
5. 17/01/2024	John King, on behalf of residents of Cliff Road	The Cliff Road, Ardmore, P36 NX59
6. 17/01/2024	Liam Long	Western Road, Clonmel, co. Tipperary. (Owner of No. 24 and 25 Dubh Carrig, Ardmore, Co. Waterford.)
7. 18/01/2024	Dick Lincoln	No postal address given; submission was submitted by email.
8. 19/01/2024	Ardmore Tidy Towns c/o Louise Carlton	Monea, Ardmore, Co. Waterford.

9. 19/01/2024	Tina Kennedy	23 Dubh Carrig, Ardmore, Co. Waterford.
10. 20/01/2024	Johnny Carlton	Monea, Ardmore, Co. Waterford.
11. 20/01/2024	Louise Condon	No postal address given; submission via online platform.
12. 20/01/2024	Declan Burke	Monea, Ardmore, Co. Waterford.
13. 20/01/2024	Wendy Barrett	No postal address given; submission was submitted by email and via online platform.
14. 20/01/2024	Grainne O'Brien	No postal address given; submission via online platform.
15. 20/01/2024	Laura Brabazon	No postal address given; submission via online platform.
16. 20/01/2024	Mary Lincoln	No postal address given; submission was submitted by email.
17. 21/01/2024	Miriam Nugent	21 Dubh Carrig, Ardmore, Co. Waterford.
18. 21/01/2024	Anthony O' Brien – Ardmore Farmer's Market	No postal address given; submission via online platform.
19. 21/01/2024	Ger Motherway	Monea, Ardmore, Co. Waterford.
20. 21/01/2024	Emer Power	Monea, Ardmore, Co. Waterford.
21. 21/01/2024	Mary McGrath	No postal address given; submission was submitted by email.
22. 21/01/2024	Billy Harty	No postal address given; submission was submitted by email.
23. 21/01/2024	Samantha Nation	No postal address given; submission was submitted by email.
24. 21/01/2024	Natalie Lehane	No postal address given; submission via online platform.
25. 21/01/2024	Sarah O'Connell	No postal address given; submission via online platform.
26. 21/01/2024	Marie Power	No postal address given; submission via online platform.
27. 21/01/2024	Valerie Cawe	No postal address given; submission via online platform.
28. 21/01/2024	Kathleen Quinn	No postal address given; submission via online platform.
29. 21/01/2024	Anthony & Orla Sheehan	18 Dubh Carrig, Ardmore, Co. Waterford.

30. 21/01/2024	James Sullivan	No postal address given; submission was submitted by email.
31. 22/01/2024	Rosemary Lehane	No postal address given; submission via online platform.
32. 22/01/2024	Christine Golden	No postal address given; submission via online platform.
33. 22/01/2024	Cormac Morel	No postal address given; submission via online platform.
34. 22/01/2024	Regina Power	No postal address given; submission via online platform.
35. 22/01/2024	Thomas Power	No postal address given; submission via online platform.
36. 22/01/2024	Mary O'Donnell	No postal address given; submission via online platform.
37. 22/01/2024	Ciara Griffin	No postal address given; submission via online platform.
38. 22/01/2024	James O'Donnell Snr	No postal address given; submission via online platform.
39. 22/01/2024	Aiden Webster	No postal address given; submission via online platform.
40. 22/01/2024	Eileen O'Donnell	No postal address given; submission via online platform.
41. 22/01/2024	Michael O'Reilly (sent on his behalf by Carole Redmond)	Main Street, Ardmore, Co. Waterford.
42. 22/01/2024	Ben Huskinson	Main Street, Ardmore, Co. Waterford.
43. 22/01/2024	Breda Power	Monea, Ardmore, Co. Waterford.
44. 22/01/2024	Eoin & Patrice Cahill Batt & Mary O'Keefe	15 & 20 Dubh Carrig, Ardmore, Co. Waterford
45. 22/01/2024	Sam Roch-Perks	No postal address given; submission was submitted by email.
46. 22/01/2024	William Power, Ardmore Town Team	No postal address given; submission was submitted by email.
47.	Brian Murphy, MHL on behalf of Power and O'Brien	Duffcarrick Ardmore, Co. Waterford

*Table 2.1 Observations received within the statutory timeframe: 1<sup>st</sup> December 2023– 22<sup>nd</sup> January 2024*

A summary of the issues raised, and the Chief Executives' response and any recommendations is provided in **Table 2.2**.

**Table 2.2 Summary of Prescribed Bodies Submissions, the Chief Executive's Response, and Recommendations**

Submission No. /Ref	Name	Summary of Submission	Chief Executives Response and Recommendation
1	Dept. of Housing, Local Government and Heritage	<p><b>Archaeology</b></p> <p>Proposed works are located in the environs of a number of archaeological sites- it is recommended that a detailed field based archaeological assessment is completed in advance of any site development works. A number of pre-commencement conditions are proposed.</p>	<p>Contents of the Submission Noted</p> <p><b>Recommendation:</b> Prior to the works commencing Waterford City and County Council will adhere to the recommendations proposed by the Dept of Housing, Local Government and Heritage</p>
2	Failte Ireland	<p>Ardmore is one of the locations to benefit from Failte Irelands strategic Investment fund to develop state of the art facilities for outdoor water based activities.</p> <p>Failte Ireland is currently developing a Destination Experience Development Plan for Waterford. A key project of the Plan is to strengthen the profile of the outdoor tourism activities in Waterford and in particular on the</p>	<p>Contents of the Submission Noted</p>



		<p>water experiences through the delivery of shared water sports facilities at Ardmore.</p> <p>Proposal accords with Irelands Ancient East Regional Tourism Development Strategy 2023-2027 in partnership with Local Authorities seeks to deliver a suite of water sports facilities across the region.</p> <p>Proposal accords with the tourism policy Objective ECON 23of the Waterford City and County Development Plan 2022-2028.</p> <p>Exemplar design which proposes the addition of a new building on the beachfront.</p> <p>Failte Ireland – fully supportive of the proposed development along with the relief road and new car park which is critical infrastructure to the water sports facility at this location and as part of the overall scheme to enhance the seaside village of Ardmore.</p>	
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Item	Topic	Summary Of Observations	Chief Executives Response and Recommendation
1	Flooding concerns	<ol style="list-style-type: none"> <li>1. Concern that the existing car park floods regularly, that the proposed Water Activity Centre should not be sited there due to flooding. Ardmore susceptible to wave overtopping - Coastal Areas Potentially Vulnerable to Wave Overtopping (CAPOs). Although the WAC is a “water compatible” use, it will fall into disrepair very quickly due to flooding – several submissions question the “long term viability”.</li> <li>2. Concern that the WAC will increase the flooding risk on neighbouring properties.</li> <li>3. EV charging spaces subject to flooding and should be relocated.</li> </ol>	<p><b>Chief Executives Response</b></p> <ol style="list-style-type: none"> <li>1. The Water Activity Centre (WAC) is a water compatible use, permissible in flood zones. The building is designed to be located in the marine environment. The proposal includes a number of sustainable drainage solutions to address surface water drainage.</li> <li>2. The Water Activity Centre does not increase the existing hardstanding area between the seafront and Dubh Carrig. The roof of the WAC is a sedum roof.</li> <li>3. Carpark layout will be revised to relocate EV charging spaces further north.</li> </ol> <p><b>Chief Executives Recommendation</b></p> <ul style="list-style-type: none"> <li>• Car parking layout to be revised to relocate the EV Charging spaces further North.</li> </ul>
2	Carpark layout	<ol style="list-style-type: none"> <li>1. Disappointment expressed regarding the lack of carparking spaces facing the sea.</li> <li>2. Concern that Bring recycling is located too close to Dubh Carrig residents.</li> <li>3. EV charging spaces subject to flooding and should be relocated.</li> <li>4. Carpark should be moved further west, away from the sea.</li> <li>5. Consideration should be made for local wildlife.</li> </ol>	<p><b>Chief Executives Response</b></p> <ol style="list-style-type: none"> <li>1. Concerns regarding car parking is noted- layout will be revised to optimes spaces facing the sea.</li> <li>2. Concerns regarding the bring centre are noted and layout will be revised to create a greater separation distance between the recycling facility and Dubh Carrig.</li> <li>3. Comments regarding EV charging spaces are noted and layout shall be revised accordingly.</li> <li>4. The carpark is located to service the beach and seafront.</li> <li>5. Speed will be controlled within the village environs. Any additional public lighting will be wildlife friendly.</li> </ol>

			<p><b>Chief Executives Recommendation</b></p> <ul style="list-style-type: none"> <li>• Carpark layout will be revised to optimise the carparking spaces facing the sea.</li> <li>• Carpark layout will be revised to locate Bring recycling further from the boundary with Dubh Carrig.</li> <li>• Carpark layout will be revised to relocate EV charging spaces further north.</li> </ul>
3	Anti-social behaviour	<ol style="list-style-type: none"> <li>1. Concern about anti-social behaviour in carpark.</li> <li>2. WAC would encourage overnight stays of campervans / caravans (<i>Increased risk if height barriers are removed to facilitate road</i>)</li> </ol>	<p><b>Chief Executives Response</b></p> <ol style="list-style-type: none"> <li>1. Council will implement a maintenance regime on the new Water Activity Centre, WCCC are committing to an operation schedule issued by Failte Ireland, this will include the hours of operation.</li> <li>2. Proposed layout provides less parking accessible for caravans and campervans, the parking to the north of the existing carpark will include barriers at both entry / exit points. The seafront carpark layout will be revised to discourage overnight parking.</li> </ol> <p><b>Chief Executives Recommendation</b></p> <ul style="list-style-type: none"> <li>• Car parking layout to be revised to discourage overnight parking</li> </ul>
4	Water Activity Centre (WAC)	<ol style="list-style-type: none"> <li>1. Concern about WAC operation and maintenance.</li> <li>2. No need for WAC - waste of public money</li> <li>3. Suggested: Adapt/re.purpose existing Sandcastle structure</li> </ol>	<p><b>Chief Executives Response</b></p> <ol style="list-style-type: none"> <li>1. WCCC will enter a contract with FI, committing to the operation and maintenance of the facility.</li> </ol>

		<ol style="list-style-type: none"> <li>4. Suggested: Demolish existing Sandcastle structure and relocate WAC.</li> <li>5. Suggested: Relocate WAC.</li> <li>6. Current Sandcastle structure is sinking – construction of another structure is misguided.</li> <li>7. WAC materials and design not in keeping with the village theme.</li> <li>8. WAC is located in an ACA.</li> <li>9. WAC not in keeping with Landscape and Seascape Character Assessment (App. 8 of Development Plan)</li> <li>10. WAC must be considered part of community facilities.</li> <li>11. WAC design as toilet / shower facilities only is questionable, and the functionality should be optimised for Ardmore.</li> <li>12. WAC would have seasonal use only - Investing in another short season attraction only exacerbates the problem of seasonal tourism.</li> <li>13. WAC designed more for tourists and not locals.</li> <li>14. WAC would seriously detract from the visual amenity of the existing open space.</li> </ol>	<ol style="list-style-type: none"> <li>2. Failte Ireland has identified the need for water-based activities to be developed throughout the country. These centres are being developed and funded under FI's 'Platforms for Growth' investment scheme. The facility will facilitate year-round access to the beach and will create a hub for participation in and promotion of water sports. Additionally, the proposed development is supported by National and Local policies.</li> <li>3. The existing Sandcastle is purpose built and would not be feasible for adapting for this purpose. The new building provides Universal Access facilities.</li> <li>4. The Sandcastle provides public toilet facilities to the village, it is also used by the lifeguards. WCCC intend to refurbish the toilets as part of the overall scheme.</li> <li>5. The WAC is located on the optimum site with direct access to the beach.</li> <li>6. Detail design will specifically address site conditions.</li> <li>7. FI have provided an exemplar design to be used around the country as part of a recognisable network of Water Activity Centres.</li> <li>8. An Architectural Heritage Impact Assessment was submitted as part of the Part 8 application.</li> <li>9. The WAC is located at the urban edge of the village, and the development does not impose disproportionate effects on the landscape.</li> <li>10. The Water Activity Centre provides a robust and durable facility making outdoor activity more attractive and accessible for all, locals and visitors alike. Its function is to provide ancillary services supporting water activities for all.</li> <li>11. The WAC function is to provide ancillary services supporting water activities for all.</li> <li>12. The building will be accessible and usable all year round.</li> <li>13. The WAC function is to provide ancillary services supporting water activities for all, locals and tourists alike.</li> <li>14. The WAC is located at the urban edge of the village, and the development does not impose disproportionate effects on the landscape.</li> </ol>
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			<p><b>Chief Executives Recommendation</b></p> <ul style="list-style-type: none"> <li>No change to proposed development</li> </ul>
5	Traffic Management	<ol style="list-style-type: none"> <li>Consideration of traffic in whole village: Village wide traffic management plan required.</li> <li>Proposed road junction layout (at R673) and details not provided.</li> <li>Relief road should be single lane – one way only.</li> <li>Relief road should run along south boundary of field to allow space for Farmer's market.</li> </ol>	<p><b>Chief Executives Response</b></p> <ol style="list-style-type: none"> <li>Traffic management has been considered and will be examined in more detail prior to the development of the Relief Road.</li> <li>The junction at R673 will be designed according to DMURS, the road junction layout and other details will be developed during the detail design phase.</li> <li>The optimum access to the village is the ability to facilitate two-way traffic.</li> <li>It is proposed to move the relief road 3 metres to the south. This will allow for development on either side of the road and the creation of a streetscape /village type development while further protecting the existing residential amenity to the north and maintain the separation distance from the Dubh Carrig Estate. Its location does not prejudice the provision of a farmers' market and the Council is committed to making provision for same.</li> </ol> <p><b>Chief Executives Recommendation</b></p> <ul style="list-style-type: none"> <li>Move the relief road 3m to the south</li> </ul>
6	Farmer's Market	<ol style="list-style-type: none"> <li>Loss of Farmer's market (Suggestion that removal of market is contrary to "Town Centre Initiative")</li> <li>Relief road should run along south boundary of field to free up green space for Farmer's market.</li> </ol>	<p><b>Chief Executives Response</b></p> <ol style="list-style-type: none"> <li>The introduction of the Relief Road does not preclude a Farmer's market. The Council is committed to making provision for same in the wider context.</li> <li>It is proposed to move the relief road 3 metres to the south. This will allow for development on either side of the road and the creation of a streetscape /village type development while further protecting the existing residential amenity to the north and maintain the separation distance from the Dubh Carrig Estate. I</li> </ol>

			<p><b>Chief Executives Recommendation</b></p> <ul style="list-style-type: none"> <li>• Move the relief road 3m to the south</li> </ul>
7	Residential amenity	<ol style="list-style-type: none"> <li>1. WAC contravenes Development Plan Design Standards DM04 in relation to existing residential amenity.</li> <li>2. Dubh Carrig: Concern about reduction in sunlight due to height of proposed building – proximity of WAC.</li> <li>3. Dubh Carrig: Concern about poor air quality / smells from WAC.</li> <li>4. Dubh Carrig: Concern about loss of privacy.</li> <li>5. Dubh Carrig: Impact on existing residential amenity (with regard to views and devaluation of properties).</li> <li>6. Dubh Carrig: No dividing wall proposed between estate and carpark – concern about noise. Landscape strip should be included, along with a wall.</li> <li>7. Dubh Carrig: What does the plant room contain – concern about noise pollution.</li> <li>8. Dubh Carrig: WAC Hours of operation?</li> </ol>	<p><b>Chief Executives Response</b></p> <ol style="list-style-type: none"> <li>1. DM04 specifically relates to the design of residential developments.</li> <li>2. The WAC is a single storey structure located 13m from the boundary of the Dubh Carrig estate, at the opposite side of the public road It is not considered that the proposed development has any significant impact on existing residential amenity.</li> <li>3. All facilities are well ventilated, and the building is located 16m from the nearest house. A maintenance and cleansing regime will be put in place and adhered to by the Council.</li> <li>4. Public thoroughfare – there is no change in use. The existing boundary is currently a low railing that looks directly onto the public carpark.</li> <li>5. Not a planning issue.</li> <li>6. A boundary wall will be constructed between the new carpark to the north and Dubh Carrig. A 1m landscaping strip will be added to the eastern boundary between Dubh Carrig and the existing carpark – this in turn will relocate the WAC 1m eastwards.</li> <li>7. It contains a heat pump to heat the water, and circulating pumps. Acoustic baffles will be used to minimise any noise.</li> <li>8. WCCC are committing to an operation schedule issued by Failte Ireland, this will include the hours of operation.</li> </ol>

			<p><b>Chief Executives Recommendation</b></p> <ul style="list-style-type: none"> <li>The Water Activity Centre to ne relocated 1metre eastwards to accommodate a landscaping strip between Dubh Carrig and the existing car park.</li> <li>A two-metre-high masonry wall will be constructed along the northern boundary of the Dubh Carrig Estate and the proposed car park/</li> </ul>
8	Public Consultation	<ol style="list-style-type: none"> <li>Disappointment expressed at lack of public consultation on the project.</li> <li>Lack of information / transparency on remaining site area regarding CPO.</li> </ol>	<p><b>Chief Executives Response</b></p> <ol style="list-style-type: none"> <li>The Part 8 process involves a statutory public consultation period. Additionally , anyone who requested a meeting with a council representative was facilitated.</li> <li>The CPO is dealt with separately and is outside the scope of this process.</li> </ol> <p><b>Chief Executives Recommendation</b></p> <ul style="list-style-type: none"> <li>No change to proposed development</li> </ul>
9	Development Plan and funding	<ol style="list-style-type: none"> <li>Village should receive investment for year-round sustainable projects.</li> <li>Concern that the proposal is not in accordance with Specific Development Objective ADD09 (<i>The Council shall reserve land to provide a roadway from the R673 Road to serve the existing car park so as to alleviate traffic congestion on the Main Street and provide a new access to the beach</i>).</li> <li>The Relief Road application should not be connected to the application for the WAC.</li> </ol>	<p><b>Chief Executives Response</b></p> <ol style="list-style-type: none"> <li>Other projects are outside the scope of this process. Failte Ireland are funding the Water Activity Centre and envision this as a sustainable year-round attraction.</li> <li>The proposal is in compliance with the Development Plan and Specific Objective ADD09.in that a roadway (relief road) from the R673 to serve the car park and to alleviate congestion and provide a new access to the beach is being provided for. The location of the WAC on the existing carpark required compensatory carparking. The Relief Road provides access to the new car park and the beach.</li> </ol>

		<ol style="list-style-type: none"> <li>4. Prioritises the car and tourism, and not the health and wellbeing of the community.</li> <li>5. Design prohibits access to lands to the north – vehicular access to lands to the north can be reviewed at detail design stage. WCCC can agree appropriate access to lands at detail design phase.</li> <li>6. “The acquiring authority is required to specify this Particular Purpose to inform the public and particular affected land owners of the intended use of the lands.</li> <li>7. No footpath or crossing is currently shown to connect to these (northern) parking spaces. A pedestrian access and crossing should be provided.</li> </ol>	<ol style="list-style-type: none"> <li>3. The projects are interconnected as the optimum location for the WAC is on the existing seafront carpark, requiring the provision of compensatory carparking, the optimum location of which is located adjoining the Relief Road.</li> <li>4. The WAC and Relief Road offer the benefit of extending the access to the sea and water based activities for all.</li> <li>5. Vehicular access to lands to the north can be reviewed at detail design stage. WCCC can agree appropriate access to lands at detail design phase.</li> <li>6. The Relief Road is included in the Development plan as a Specific Development Objective. The use of the land is/will be compatible with Rural Village zoning as provided for in the Development Plan.</li> <li>7. The northern parking spaces are overflow spaces from the compensatory parking provided. Any car parking to be provided will be in compliance with DMURS.</li> </ol> <p><b>Chief Executives Recommendation</b></p> <ul style="list-style-type: none"> <li>• No change to the proposed development. Appropriate Condition to be attached regarding access to the land to the north.</li> </ul>
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Table 2.2

Summary of Observations, Responses and Recommendations.



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## 4.0 RECOMMENDATION

The proposed development will support the policies and objectives of the Waterford City & County Development Plan 2022 - 2028 and complies with Ministerial Guidelines, Government policies and with the Regional Spatial & Economic Strategy and the National Planning Framework. It is considered therefore that the development is in accordance with the proper planning and sustainable development of the area.

It is recommended that the Part 8 be approved as outlined and in accordance with the following conditions:

1. (a) Prior to the commencement of development an Archaeological Assessment and report shall be carried out by a suitably qualified archaeologist to include a documentary and field-based archaeological assessment of the development site. No sub-surface work should be undertaken in the absence of the archaeologist without his/her express consent.  
(b) The archaeological assessment shall involve documentary and cartographic research, an analysis of all previous archaeological assessments carried out in the area, fieldwork, targeted archaeological testing (licenced under the National Monuments Acts 1930-2014) and an examination of the proposed plans/design details for the development.  
(c) The archaeologist shall prepare and submit a written report, including an archaeological impact statement, to the National Monuments Service of this Department in advance of the commencement of any site preparation and/or construction works. Where archaeological material/features are shown to be present, avoidance, preservation in situ, preservation by record (excavation) and/or monitoring may be required. The establishment of sufficient 'buffers' to ensure protection/preservation in-situ of archaeological sites may be required. Mitigatory measures to ensure the preservation and/or recording of archaeological material/features shall be suggested in the archaeological assessment report. The National Monuments Service of this Department will advise accordingly following receipt of the archaeological assessment report.  
(d) Having completed the work, the archaeologist shall submit a final assessment report to this Department shall be furnished with a final report describing the results of any subsequent required archaeological investigative work, excavation and/or archaeological monitoring, following the completion of all archaeological work on site and any necessary post excavation specialist

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analysis. All resulting and associated archaeological costs shall be borne by the developer.

**Reason:** To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest and in the interest of the proper planning and sustainable development of the area.

2. The relief road shall be moved 3 meters to the south. Prior to the commencement of development, a revised site layout shall be submitted to the Planning Authority for record purposes.

**Reason:** To further protect existing residential amenity and in the interest of proper planning and sustainable development.

3. Prior to the commencement of development final details regarding the car parking layout to be agreed with the Roads Department of Waterford City and County Council and copied to the Planning Section for record purposes. The revised layout shall allow for the relocation the Electric Vehicle parking spaces, provide car parking spaces facing the sea where appropriate, relocate the Bring recycling centre away from the Dubh Carrig Estate Boundary and revise the layout so as to discourage overnight parking.

**Reason:** In the interest of traffic safety and public amenity

4. Prior to the commencement of development, a revised site layout plan shall be prepared and copied to the Planning Section for record purposes providing for the relocation of the Water Activity Centre 1 metre in an eastward direction to facilitate a 1 metre landscape strip along the eastern boundary of the Dubh Carrig Estate. The road and car parking layout shall be adjusted accordingly.

**Reason:** In the interest of residential and public amenity

5. A 2-metre-high masonry boundary wall shall be provided to the northern boundary of the Dubh Carrig Estate and car park. The final details of same to be agreed in writing with the Planning Authority prior to the commencement of development on site.

**Reason:** In the interest of residential and visual amenity

6. Final details regarding vehicular access to the lands to the north of the subject development to be agreed with the Roads Section of Waterford City and County Council and copied to the Planning Section for Record purposes.

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**Reason:** In the interest of traffic safety and the proper planning and sustainable development of the area.

A handwritten signature in blue ink, appearing to read 'Paul Johnston', written in a cursive style.

Paul Johnston  
A/Director of Services  
Corporate Services, Culture & Planning

30/01/2024



Site location



Extract from the Waterford City and County Development Plan 2022-2028 illustrating indicative road reservation and Special Objective ADD09



Aerial image of site outlined with red boundary