



NOTICE OF PROPOSED MATERIAL CONTRAVENTION OF THE WATERFORD CITY AND COUNTY DEVELOPMENT PLAN 2022 – 2028

Reference Number in Register 23/60576

Notice is hereby given in accordance with section 34(6) of the Planning and Development Act 2000 (as amended) that Waterford City & County Council intends to consider deciding to grant permission to the Health Service Executive Estates (South East) for the following proposed development:

Construction of a part two and part three-storey Surgical Hub building with 2nd floor plant enclosure and roof level PV panels, 2 no. generator buildings, a diesel tank, a VIE (Vacuum Insulated Evaporator) compound, an ESB Substation, a totem sign, 1. no pumping station and all associated car parking, signage, landscaping and site development works at The Former Glanbia Site, Maypark Lane, Waterford. Permission is also sought to construct a temporary car park that will provide for 311 no. car parking spaces for a period of 5 years.

The site will be accessed via the existing access and a new vehicle access from Maypark Lane at The Former Glanbia Site, Maypark Lane, Waterford.

The development would contravene materially the following objectives of the Waterford City and County Development Plan 2022-2028:

- Zoning Objective OS (Open Space and Recreation) - To preserve and provide for open space and recreational amenities.
- Biodiversity Policy Objectives BD 01 which states that:
“We will protect and conserve all sites designated or proposed for designation as sites of nature conservation value (Natura 2000 Network, Ramsar Sites, NHAs, pNHAs, Sites of Local Biodiversity Interest, Geological Heritage Sites, TPOs) and protect ecological corridors and networks that connect areas of high conservation value such as woodlands, hedgerows, earth banks and wetlands.

We will contribute towards the protection and enhancement of biodiversity and ecological connectivity, including woodlands, trees, hedgerows, semi-natural grasslands, rivers, streams, natural springs, wetlands, the coastline, geological and geo-morphological systems, other landscape features, natural lighting conditions, and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive.”

Particulars of the development may be inspected or purchased at the offices of the planning authority, Waterford City and County Council, Customer Services Desk, Bailey’s New Street, Waterford during office hours (9:30am to 4:00pm Monday to Friday, excluding public holidays) and also available to view on our website at www.waterfordcouncil.ie, from 30th January to 26th February 2024.

Any submission or observation as regards the making of a decision to grant permission received not later than **4:00p.m. on Monday 26th February 2024** will be duly considered by the Planning Authority. Submissions should be addressed to A/Director of Services, Corporate Services, Culture & Planning, Menapia Building, The Mall, Waterford.