

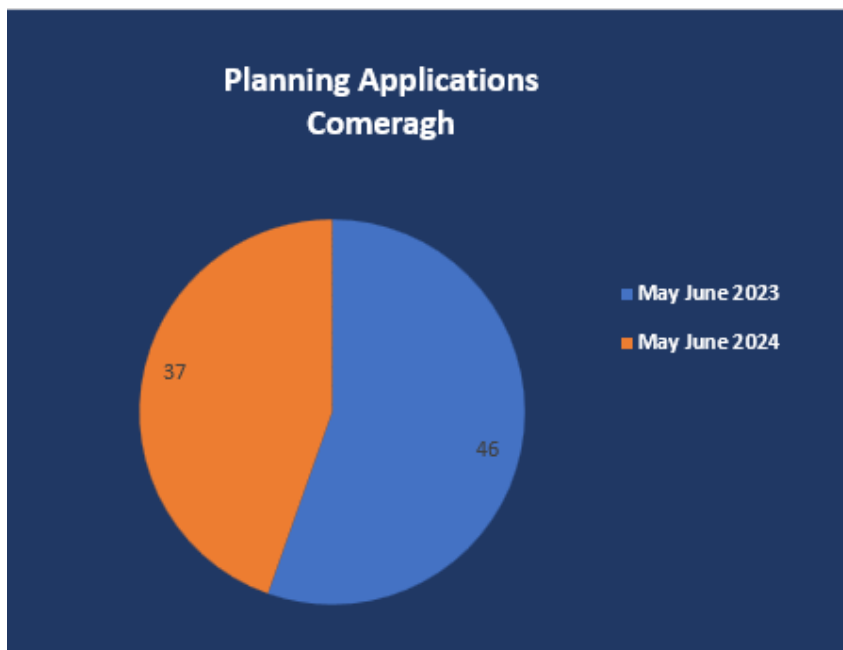


Waterford City & County Council Planning Report to Comeragh District Meeting – July 2024

**DO: GACH BALL DE CHEANTAR BARDASACH AN CHOMARAIGH
TO: EACH MEMBER OF THE MUNICIPAL DISTRICT OF COMERAGH**

Planning Applications Received – Comeragh District

37 Planning applications were received in the Comeragh District for May and June 2024. This compares with 46 planning applications received for the same period in 2023.





ACTIVE LAND MANAGEMENT AND DERELICT SITES TEAM

The team is currently dealing with 265 properties that are considered either derelict or potentially derelict. The activity in recent weeks has substantially increased with 84 properties on the Derelict Sites Register. Initial engagement with owners or their representatives is key to the resolution of the issues of dereliction and to understanding the various reasons why the properties are in a derelict stage and in the last two month we have engaged with 21 property owners.

- Comeragh Municipal District = 15 Open Files.

84

Derelict Sites

Details below are of the sites currently displayed on the map. Note: List changes depending on the geographic area shown

Reference	Action Taken	Address	Encode
0523001	Section 8(2) (16/11/1999), Section 8(2) (16/12/1999), Section 8(2) (07/06/2005), ...	8 Lombard Street, Waterford	X91 K124
0523003	Section 8(7) (16/12/1999)	Gate Lodge, Factory Road	
0523004	Section 8(7) (04/12/2004)	Mayfield Hse (Old Tannery Offices), Factory Road	
0523006	Section 8(7) (19/12/2005)	Knockrosha, Rathgarmack	
0523007	Section 8(7) (19/12/2005), Section 2(8) (08/03/2024)	Kilmanahan, Ballymacartry	176/05
0523008	Section 8(7) (19/12/2005)	Kilmanah, CLOWMEL, CO. WATERFORD	
0523009	Section 8(7) (12/07/2006)	Nortlaw, Co. Waterford	
0523011	None Recorded	Green Street, Cappoquin	
0523012	None Recorded	Green Street, Cappoquin	
0523013	Section 8(7) (19/12/2005), Section 2(8) (08/03/2024)	Church Lane, Lismore	P51T327
0523014	Section 8(7) (19/12/2005), Section 2(8) (08/03/2024)	East Main Street, Lismore	
0523015	Section 11 (15/06/1999), Section 8(7) (19/12/2005), Section 2(8) (08/03/2024)	West Street, Tallow	
0523017	Section 8(7) (19/12/2005), Section 2(8) (08/03/2024)	The Green, Villhorstown	
0523021	Section 8(2) (26/09/2004), Section 8(7) (22/11/2004), Section 2(8) (08/03/2024)	Crobbally Upper, Tramore	
0523022	Section 8(2) (07/06/2005), Section 11 (07/06/2005), Section 8(7) (19/12/2005)	11 Strand Street, Tramore	
0523023	Section 11 (07/06/2005), Section 8(7) (19/12/2005), Section 2(8) (08/03/2024)	The Old Forge, Summer Hill	
0523024	Section 8(7) (19/12/2005), Section 2(8) (18/12/2023), Section 2(8) (04/06/2024)	Carriglogh, Tramore	

The level of activity in the property market for vacant and derelict properties has increased. Of the properties we have identified as derelict, several have been brought to the market, and some are at the ‘sale agreed’ or ‘to let’ stage. We continue the engagement with the new owners of these properties to ensure they are aware of their responsibilities under the Derelict Sites Act, 1990. Due to the Vacant Property Refurbishment Grant, there is a noticeable increase in the number of derelict and vacant properties on the market at the current time.

The table below provides a snapshot of the activity in May/June 24.

Derelict Sites	Comeragh District
No. of new files opened	1
No. of Section 8(2) Notices issued – Intention to enter site on Derelict Sites Register	-
No. of Section 8(7) Notices issued – Entry of site onto Derelict Sites Register	-
No. of Section 11 Notices issued – Measures required to render the site non-derelict	-
No. of Notices served to Compulsorily Purchase Acquisitions (CPA) (see note below)	-
No of Vesting Orders signed	-

6 properties were removed from the Derelict Sites Register in May and June 2024. The derelict sites team successfully worked with the property owners to bring these properties back out of dereliction. Many of these properties also availed of the Urban Façade Improvement Scheme which is run by Economic Development. Please see some before and after images below.



Front Elevation from 8 and 9 Carrick Road, Portlaw
before



Front Elevation from 8 and 9 Carrick Road, Portlaw
after

COMPULSORY PURCHASE ACQUISITION OF DERELICT SITES (CPA)

In July, we are commencing work on four further CPAs and details of these will be shortly advertised.

CPO ACTIVATION PROGRAMME

The Department of Housing, Local Government and Heritage (the Department) released the CPO activation programme for local authorities last year. Under the Programme, there was an overall target of 4,000 properties to enter the Activation Programme in 2023 and a target for the compulsory purchases / compulsory acquisitions to commence in relation to 400 properties. The Programme set individual targets for each local authority for 2023. They set a target for Waterford City and County Council of:

- 75 vacant and derelict properties to enter the Programme, and
- 40 compulsory purchases / compulsory acquisitions to commence.

The Department is now preparing to publish the CPO Activation Programme 2023 Progress Report. This report will show that Waterford City and County Council:

- entered 157 properties into the CPO Activation Programme in 2023 and
- that 25 compulsory purchases / compulsory acquisitions commenced.

The Department has released the national targets for 2024. Following a review of progress in 2023, new overall targets are proposed of:

- 3,500 properties to enter the Programme in 2024, and
- 250 compulsory purchases / compulsory acquisitions to commence.

The lower 2024 targets reflect the fact that the properties to enter the CPO Activation Programme in 2024 are in addition to many of the properties which entered in 2023, with work ongoing in relation to these by local authorities.

In relation to Waterford City and County Council, it is proposed that the following targets be set for 2024:

- 100 properties to enter the CPO Activation Programme, and
- 30 compulsory purchases / compulsory acquisitions to commence



RURAL VACANCY AND DERELICTION FUND

The active land management team was successful in putting a business plan together for a €1M (max of 10 properties at any one time) Rural Vacancy and Dereliction Fund {RVDF} to tackle long term vacant and derelict properties in Waterford's rural settlements.

It is envisaged that the RVDF will tackle properties that have been long term vacant and derelict within the centre of our rural settlements and bring them back into active use - predominately for residential use - for re-sale on the private market.

The RVDF Fund will act as a much broader tool for the activation of long term vacant and derelict buildings which may not be appropriate or suitable for social housing schemes. It will also focus on tackling properties which are either not on the market for sale or to which the market has not responded in order to prevent unnecessary interventions and mitigate against any risk of adding to property price inflation.

RVDF involves a whole of local authority approach – planning, housing, property, finance, economic development. The RVDF Fund will integrate with wider regeneration initiatives and programmes that are underway. These include actions related to the implementation of the Town Centre First policy and the work of Town Regeneration Officers where appropriate, as well as through funding supports like the Croi Conaithe (Towns) Fund and SEAI grant schemes for long term vacant or derelict properties.

Heritage Officer Report

Decade of Commemorations

The launch of *Waterford's Two Civil wars- Armed conflict and national strife in Waterford 1922-1924* a publication by Dr. Pat McCarthy took place on Wednesday April 3rd in the Garden Room of Waterford Medieval Museum. The book was funded through the Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media's Decade of Commemorations Fund. The Department have allocated €15,000 for the 2024 Commemorations Fund which will be allocated to support of film and publications and a programme celebrating the Irish language in the development of the Free State in 1924.

Heritage Week 2024

Heritage Week this year runs from August 18th-25th. This year's theme invites people to explore Connections, Routes and Networks -the links between people and communities, to look at what brings us together and what connects us. National Heritage Week celebrates Ireland's cultural, built and natural heritage and events can be registered on the [heritageweek.ie](https://www.heritageweek.ie) portal.

Forward Planning Report

Residential Zoned Land Tax (RZLT) Draft Annual Revised Map

On the 1st of February last, Waterford City and County Council prepared and published the RZLT draft annual revised map for the 2025 tax liability year where the following general timeline applies to the annual mapping process:

1. Publication of a draft annual revised map followed by a 2-month period of public consultation, accompanied by placement of advertisements in local press and across Waterford Council social media accounts;
2. Receipt of written submissions from landowners and consideration thereof;
3. Notification of written determinations made by Waterford Council to the relevant landowners who made written submissions to the draft map;
4. Making of appeals to An Bord Pleanála where landowners are aggrieved by the determination of the council;
5. Publication of final annual revised map at the start of the relevant tax liability year followed by a repeat of the process to prepare a new draft annual revised map.

We have now completed stages 1 – 3 in the timeline. During the consultation period a total of 14 written submissions were received through the [consult.waterfordcouncil.ie](https://www.consult.waterfordcouncil.ie) portal. We have now responded to each of the written submissions and the relevant landowners may appeal our determinations to An Bord Pleanála during July. A total of 3 submissions sought to have



lands rezoned by way of variation to the development plan however we have not supported such requests. The final annual map will be published early 2025 having regard to the determinations of both the planning authority and those of An Bord Pleanála.

Biodiversity Officer Report

The Waterford Biodiversity Action Plan will be developed by the WCCC Biodiversity Officer, Marina Mulligan. The process is in the very early stages of development to identify stakeholders and gather existing actions present in regional, national, EU and international plans which will be integrated with the BAP for Waterford. This process will continue over the course of 2024 and into early 2025. The action to create a Local Authority Biodiversity Action Plan sits under the actions laid out in the 4th National Biodiversity Action Plan. It will include stages for preparation, development, draft and public consultation, before publication in 2025. Once developed, this document will guide the local authority on implementation of actions for biodiversity across the county and include collaboration with numerous organisations, communities and members of the public.

Biodiversity Week took place from 17th May – 26th May with 7 events organised across the course of the week.