



Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council

TO: EACH MEMBER OF THE PLENARY COUNCIL

Chief Executive Report

Waterford City & County Council Planning Report to Plenary Council – March 2024

Re: **PROPOSED MATERIAL CONTRAVENTION OF THE WATERFORD CITY AND COUNTY DEVELOPMENT PLAN 2022 - 2028**

APPLICANT: Health Service Executive Estates (South East)

DEVELOPMENT: Planning Permission for the 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

LOCATION: The Former Glanbia Site, Maypark Lane, Waterford:

PLANNING FILE REF.NO. 23/60576

Notice was 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 planning permission for the “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 and to construct a temporary car park that will provide for 311 no. car parking spaces for a period of 5 years” to the Health Service Executive Estates (South East) 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.”

A public notice of the proposed material contravention of the Waterford City & County Development Plan 2022-2028 was advertised in ‘Irish Examiner’ newspaper on the 30th January 2024 in accordance with the provisions of Section 34(6) of the Planning and Development Act 2000, as amended. During the submission period (30/01/2024 – 26/02/2024) two submissions/observations were received.

Submission	Submission Summary	CE Response & Recommendation
Waterford Airport	<p>Owing to the scale of the development the potential use of cranes on site may give rise to safety and operational concerns for Waterford Airport. The use of cranes may impact the airspace and by association the aircraft operations at Waterford Airport.</p> <p>In the event the developer intends to engage in crane operations on site, the developer will need to establish in advance any effect on aviation. It is requested that an aviation safety assessment be conducted by an approved instrument flight procedure designer. A minimum 30 day notice period is advised.</p>	<p>An appropriate condition shall be attached to the grant of planning permission requiring the developer, in the event of the use of cranes, to liaise with Waterford Airport and undertake an Aviation Safety Assessment carried out by an approved instruments flight procedure designer.</p>
Gerry & Mary Fitzgerald	<p>Concerns expressed in relation to the second entrance to the site from Maypark Lane to an existing dwelling house (property to the north of the proposed entrance to the temporary car park). It is contended that the second entrance will increase congestion, safety and have an adverse environmental affect on the area.</p> <p>The replacement of a section of the existing wall will significantly alter the area.</p> <p>It is requested that a boundary wall 8 feet in height be provided between the site and the adjoining property. It is also requested that a similar type be constructed for the full extent of the boundary with Freshfields housing development to discourage unwanted activity in the area.</p>	<p>The points raised in the submission/observation are noted.</p> <p>It is the view of the Planning Authority, having consulted with the Roads Section, Waterford City & County Council, and having regard to the site location and the nature of the development proposed, that the road network in the area has capacity to cater for the development.</p> <p>The roadside boundary wall be impacted upon by the new entrance however the wall in its entirety will not be removed and it is noted the wall is a more recent construction.</p> <p>It is the view of the Planning Authority that a 1.8 metre high boundary fence is appropriate for this location owing to the introduction of a new use to the previously undeveloped northern section of the site.</p>

	<p>It is requested that a condition of planning permission is included to provide for the requested wall.</p>	<p>The construction of a block wall may impact upon existing trees to be retained along the site boundary. It is also noted the temporary car park area is setback from the site boundary, existing trees are to be retained between surface car area and the site boundary and the landscape proposal for the site provide for additional planting to this area.</p> <p>A condition shall be attached for a 1.8 metre paladin fence to be provided to the northern site boundary to the rear of adjoining properties at 'Freshfields'.</p>
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The proposed surgical hub would operate as part of University Hospital Waterford (UHW) to deliver high volume, low complexity procedures with the aim to reduce patient waiting lists. University Hospital Waterford (UHW) is a key piece of infrastructure for the region and a key driver for employment and the economy. The need to support the continued development and expansion of the University Hospital Waterford as a key piece of infrastructure for the region and as a key driver for employment and the economy is acknowledged in Section 3.5 of the Waterford City & County Development Plan 2022-2028, the proposed development is consistent with this and with the following Policy Objectives of the Waterford City & County Development Plan 2022-2028:-

Health Centres/Services Policy Objectives SC20

Support and facilitate the development of health centres, hospitals, clinics, mental health and wellbeing facilities and community-based primary care centres in appropriate urban areas in collaboration with the Health Service Executive and other statutory and voluntary agencies.

Health Centres/Services Policy Objectives SC21

To support the development of University Hospital Waterford as a centre of excellence for the South East capable of providing high quality health care for the expanding population of the Metropolitan Area and wider South-East Region, subject to the outcome of environmental assessments and the planning process

Health Centres/Services Policy Objectives SC22

To support the development of additional Acute Care Services and additional health services/ facilities at UHW as identified in the National Development Plan Strategic Priorities and provision of a Second Cath Lab Facility in accordance with WMASP PO 22 of the RSES.

The Planning Authority is satisfied that the proposed development would support the continued development and expansion of the University Hospital Waterford as a key piece of infrastructure for the region and as a key driver for employment and the economy, and that the proposed development would be consistent with and in accordance with the National Planning Framework, the Regional Spatial & Economic Strategy for the Southern Region, Ministerial Guidelines and the Waterford City & County Development Plan 2022-2028 and the proper planning and sustainable development of the area.

Recommendation

It is recommended that the Waterford City & County Development Plan 2022-2028 be contravened, by resolution, to allow Waterford City & County Council to grant permission planning reference 23/60576,

subject to conditions, to the Health Service Executive Estates (South East) at the former Glanbia Site, Maypark Lane, Waterford.

A handwritten signature in blue ink, appearing to read "Paul Gheron". The signature is written in a cursive style with a horizontal line underneath the name.

Director of Services,
Corporate Services, Culture & Planning Services.