



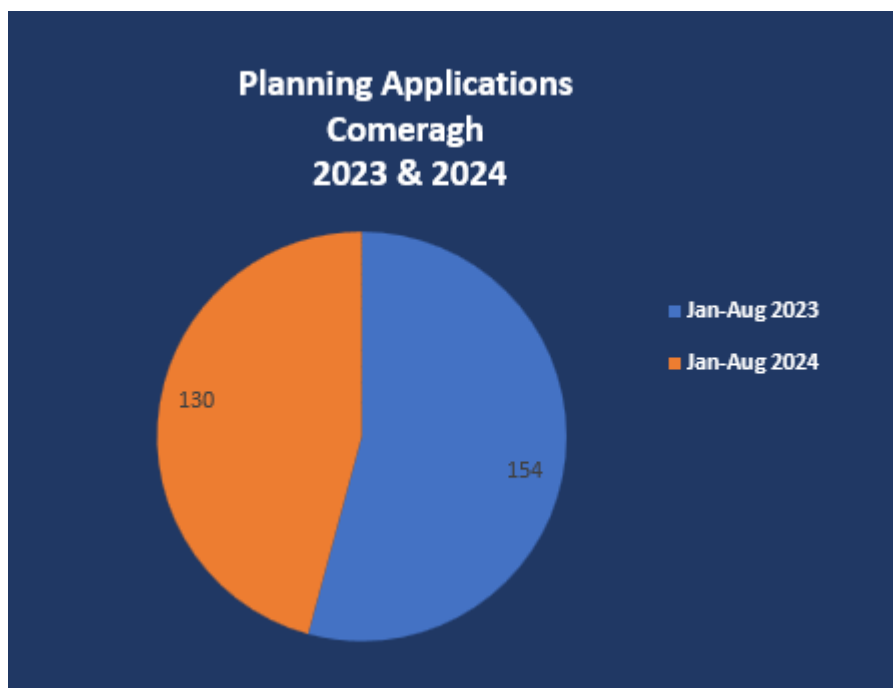
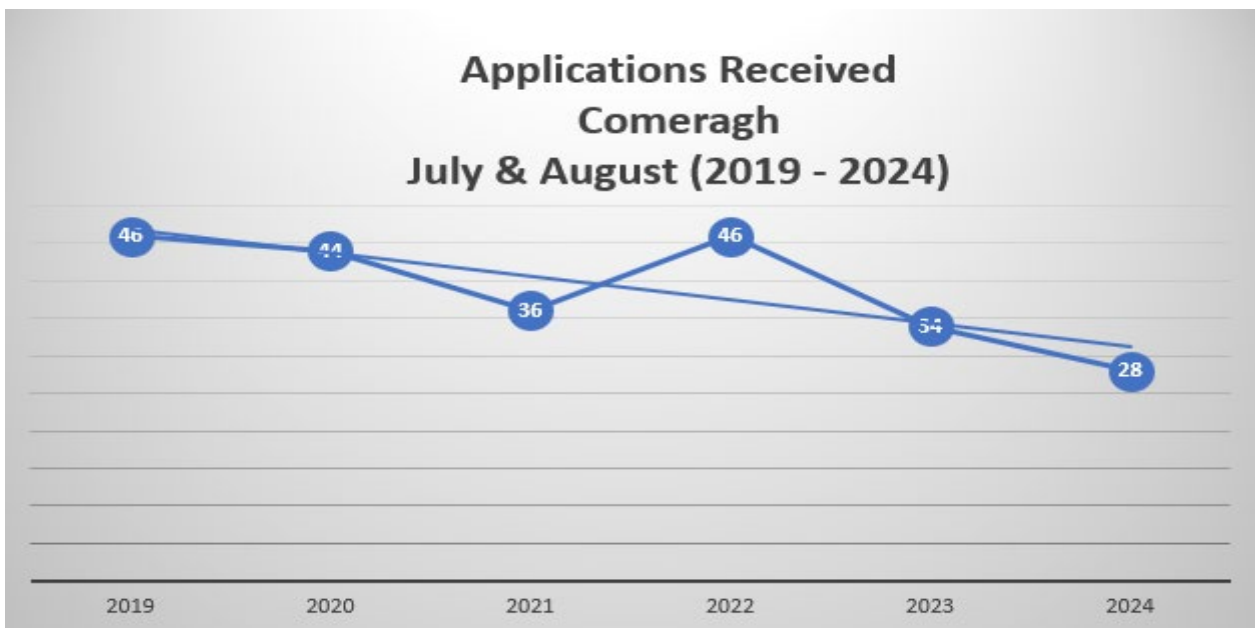
Waterford City & County Council Planning Report to Comeragh District Meeting – September 2024

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

Planning Applications Received – Comeragh District

28 Planning applications were received in the Comeragh District for July and August 2024. This compares with 34 planning applications received for the same period in 2023.

130 applications have been received in the Comeragh District from 1st January 2024 to 31st August 2024 with 154 applications received in the same period in 2023.





FORWARD PLANNING REPORT

Residential Zoned Land Tax (RZLT) Draft Annual Revised Map

On the 1st day of February last, Waterford City and County Council prepared and published the RZLT draft annual revised map for the 2025 tax liability year. The following stages and timeline apply 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; and,
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 are currently in stage 4 in this timeline and have been notified of two appeals to An Bord Pleanála relating to our determinations to retain lands as in-scope for the purposes of the tax. Following decisions being made by An Bord Pleanála on these cases, we will proceed to publish the final annual map in early 2025.

Development Plan and Strategic Environmental Assessment (SEA) Monitoring

We are actively compiling an update to last year's development plan and core strategy monitoring report which we circulated to the plenary council and the Office of the Planning Regulator in September 2023. This year however, the updated report will be the mid-term development plan report required under Section 15(2) of the Planning and Development Act 2000, as amended and will be accompanied by the 2-year Strategic Environmental Assessment monitoring report required pursuant to Article 13J of the Planning and Development (Strategic Environmental Assessment) Regulations 2004. It had been intended to present these reports at the September plenary council meeting however the reports will now be completed and shared with the council in October. The reports are important documents which will inform further discussion with both the planning SPC and the plenary council on any changes required to support full implementation of the plan.

High Court Decision on Judicial Review in the case of Ruden Homes Ltd & John Deane (Applicants) and Waterford City & County Council (Respondents). (2022 651 JR)

An ex parte application was made to the High Court by Ruden Homes and John Deane on the 5th day of September 2022, for leave to apply for a Judicial Review of the process for the making of the Waterford City and County Development Plan 2022-2028. By order of the court, leave was granted to seek a number of reliefs while the court further granted a stay in respect of the coming into force of the Waterford City and County Development Plan 2022-2028 in respect of the zoning of lands owned and controlled by John Deane and Ruden Homes Limited at Monang, Dungarvan.

On Wednesday 10th day of July last, the High Court made the following order in this case as it relates to the Waterford City & County Development Plan 2022 – 2028:

An Order of Certiorari quashing the decision of the Respondent of the 7th June 2022 to make the Material Alteration Amendment No.213 and the Amendment in respect of DGD022 in the Waterford City and County Council Development Plan 2022-2028 as such Amendments relate to the Lands at Monang, Dungarvan, Co. Waterford as identified in paragraph 3 of the Affidavit of John Deane sworn on the 23rd day of July 2022.

In effect, the court ordered that the land use zoning applied to the respondent's land be consistent with what had been identified in the draft development plan, setting aside the amendments applied to the lands in the latter stage of the development plan preparation process, while the specific development objective relating to the lands also be deleted from the development plan. For reference, set out hereunder is the text of specific development objective DGD022 which the High Court has ordered be deleted from Volume 3, Appendix 2 of the Development Plan. In addition, a map is attached hereunder which outlines the lands at Monang which are the subject of the High Court Order, and which are now in accordance with that order, zoned for "New Residential Development" (GZT R1). Since the date of the court decision, the changes to the development plan text have duly been made while the mapping changes are being undertaken. All prescribed authorities consulted with during the preparation of the development plan, including the OPR and An Bord Pleanála have also been notified of the court decision.

Text now deleted from Volume 3, Appendix 3 of the Waterford City and County Development Plan 2022-2028 reads as follows:



DGDO22: To secure the sustainable and sequential longer term development of lands at Monang, located between the Old Hospital Road and the N25, development of Tier 2 residential lands shall be informed by and consistent with a masterplan, the scope and detail of which shall be agreed in writing with the planning authority prior to the masterplan being prepared.



Lands at Monang, Dungarvan, Co. Waterford which are the subject of High Court Order made on the 10th July 2024 (Ref: 2022 651 JR) all of which are now zoned for "New Residential Development" (GZT R1)

HERITAGE OFFICER REPORT

Heritage Week 2024

Heritage Week this year ran from August 17th-25th with over 60 events taking place across Waterford City and County and record attendances at several events. Events hosted by Waterford City and County Council included talks on Waterford Placenames, the 1925 Gaeltacht Commission and the Woodstown Viking Festival which attracted around 1,400 attendees over the weekend. Digital projects included the launch of a GIS Story Map about St. John's River available to view on <https://www.heritageweek.ie/projects/st-johns-pill-waterford>.

Decade of Commemorations

The launch of *The Aftermath*, a film by John Foley and funded by Waterford City and Council Commemorations Committee takes place in Dungarvan Cinema on Tuesday, September 10th. The *Aftermath* captures the memories and thoughts of Waterford people talking about their ancestors involved in the War of Independence and the Civil War. The documentary film looks at some of the key events and the people involved and also looks at what happened to those involved in the decades following the period. The film was funded through the Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media's Decade of Commemorations Fund.

Heritage Plan Grant Scheme

Projects allocated funding by the Heritage Council's Heritage Plan Fund are progressing well including Phase 2 of the Ardmore Head Goat Grazing project which commenced on August 19th, Community Heritage Signage for Dunhill and Ardmore and project management for the Woodstown Viking Site.



CONSERVATION OFFICER REPORT

Built Heritage Investment Scheme (BHIS) 2024 and the Historic Structures Fund (HSF) 2024

This year Waterford has received funding of €506,400 for built heritage. €242,400 has been provided for 27 projects for private and public buildings in the city and county under the BHIS scheme. This will support works such as the repair of historic roofs, walls and chimneys, repair of joinery and repair of historic stained glass. This funding also includes €73,793 which has been ring-fenced specifically for 6 thatch house projects.

Under the Historic Structure Fund €264,000 has been allocated for 4 projects €50,000 for Mount Melleray, €50,000 Whitfield Court, €50,000 for Curraghmore House and €114,000 for St Augustine’s Church, Abbeyside, Dungarvan. The call for BHIS funding for 2025 has also been brought forward to this year, and closing dates for applications is 27th of September. The earlier closing date will mean that the owners and contractors will have additional time to do works. Full details of the scheme, including the application form, a guidance document for applicants and list of eligible works are available at:

<https://waterfordcouncil.ie/documents/grants/#built-heritage-funding-2025>

The Irish language versions of the An Scéim Infheistíochta don Oidhreacht Thógtha (BHIS) 2025 Circular and Application Form etc are available on <https://www.gov.ie/ga/seirbhis/sceim-infheistiochta-don-oidhreacht-thogtha-siot/>

ACTIVE LAND MANAGEMENT AND DERELICT SITES TEAM

The team is currently addressing a total of 276 properties classified as either derelict or potentially derelict. Recent weeks and months have seen a significant increase in activity, with 93 properties now listed on the Derelict Sites Register. Initial engagement with property owners or their representatives is crucial for resolving issues related to dereliction and for gaining insights into the various factors contributing to the properties' current state.

- Comeragh Municipal District: 16 Open Files

93 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	Eircode
0523003	Section 8(7)(16/12/1999)	Gate Lodge, Factory Road	
0523004	Section 8(7)(04/12/2004)	Mayfield Mill (Old Ternary Offices), Factory Road	
0523006	Section 8(7)(19/12/2005)	Woodville, Balligmacock	
0523007	Section 8(7)(19/12/2005), Section 2(3)(08/03/2024)	Kilmanahan, Balligmacock	T26/05
0523008	Section 8(7)(19/12/2005)	Kilmanahan, CLONMEL CO. WATERFORD	
0523009	Section 8(7)(12/07/2006)	Portlaoine, Co. Waterford	
0523011	NONE RECORDED	Green Street, Cappoquin	
0523012	NONE RECORDED	Green Street, Cappoquin	
0523013	Section 8(7)(19/12/2005), Section 2(3)(08/03/2024)	Church Lane, Lismore	PS17327
0523014	Section 8(7)(19/12/2005), Section 2(3)(08/03/2024)	East Main Street, Lismore	
0523015	Section 11 (15/06/1999), Section 8(7)(19/12/2005), Section 2(3)(08/03/2024), L...	West Street, Tallow	
0523017	Section 8(7)(19/12/2005), Section 2(3)(08/03/2024)	The Green, Villierstown	
0523021	Section 8(2)(26/09/2004), Section 8(7)(22/11/2004), Section 2(3)(08/03/2024)	Creebilly Slippes, 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(3)(08/03/2024)	The Old House, Summer Hill	

Select a Derelict Site to view its location, along with additional information on the map. [\(File Explorer\)](#)

The level of activity in the property market concerning vacant and derelict properties has notably increased. Among the properties we have identified as derelict, several have been reintroduced to the private market voluntarily, with some currently at the 'sale agreed' or 'to let' stages. We are actively engaging with the new owners of these properties to ensure they are fully informed of their obligations under the Derelict Sites Act 1990. Additionally, the introduction of the Vacant Property Refurbishment Grant has contributed to a significant rise in the number of derelict and vacant properties available on the market at this time.



The table below provides a snapshot of the activity in July/ August 2024.

Derelict Sites	Comeragh District
No. of new files opened	4
No. of Section 8(2) Notices issued – Intention to enter site on Derelict Sites Register	1
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	-

In July and August 2024, a total of 21 properties were removed from the Derelict Sites Register. The derelict sites team successfully collaborated with property owners to restore these properties, thereby alleviating their derelict status. Many of these properties also participated in the Urban Façade Improvement Scheme, administered by the Economic Development department.

BIODIVERSITY OFFICER

Waterford Biodiversity Action Plan – Preparation Stage

- The Waterford Biodiversity Action Plan is in the development phase. This process will continue over the course of 2024 and into early 2025.
- Further mapping, updated research papers, new biodiversity data and additional rare species data was compiled to inform the priority areas for the WBAP.
- Had regular discussions with NPWS and NBDC on the opportunities and challenges for biodiversity in the county.
- Survey for public engagement at the pre-draft stage is in development. This will invite the public to have their say on the upcoming plan.
- Public meetings in all MDs will take place in October and November 2024 for public input.

Community Engagement

- Biodiversity Officer sitting on working group for creation of Comeragh Mountains Recreation Strategy. Biodiversity recommendations adopted by the wider team.
- Economic Development – Biodiversity Officer advised ED team on the biodiversity potential for Lemybrien.

National Biodiversity Webinar Series

In conjunction with Mariana Colman, An Taisce National Climate Ambassadors Programme Coordinator produced the Not Stopping Now! Nature's Resilience webinar series. Aimed at a public audience nationally as a collaboration between WCCC, the national Biodiversity Officer Network, the Heritage Council and Climate Ambassadors.

Advertised nationally on social media channels, within councils and through the Climate Ambassadors newsletter with 121 sign-ups to Episode 1. Episode 1 on Pollinators streamed live on 24th July 1-2p.m. in collaboration with the National Biodiversity Data Centre and Kerry Co Biodiversity Officer, Eleanor Turner. The series will stream 4 episodes in total over 4 months inc. topics Pollinators, Bats, Birds and Dark Skies in collaboration with NBDC, Bat Conservation Ireland, BirdWatch Ireland and Dark Sky Ireland.

Episode 2 on Bats was delivered by Karen Healy of Bat Conservation Ireland and presented by Marina Mulligan (WCCC), Monica Mullins (An Taisce) and Ruth Hanniffy (Sligo CoCo Biodiversity Officer).

- Episode 1 Pollinators: <https://www.youtube.com/watch?v=PhqBNCB2phw>
- Episode 2 Bats: <https://www.youtube.com/watch?v=JWuciQzt6-Q>
- Intranet: '[Not Stopping Now](https://www.waterfordcouncil.ie)' webinars - Waterford City & County Council ([waterfordcouncil.ie](https://www.waterfordcouncil.ie))
- Instagram: <https://www.instagram.com/climateambassador/> and https://www.instagram.com/waterford_biodiversity/

Next episode on 18th Sept. on Barn Owls with John Lusby of BirdWatch Ireland
Register here: <https://waterfordcouncil.ie/not-stopping-now-webinars/>