



**PROPOSED DEVELOPMENT OF A NEW FIRE STATION, KILMACTHOMAS,
CO. WATERFORD**



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

10th January 2025

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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 2.0, 2.2 and Appendix A).
- The screening determination on why both Environmental Impact Assessment (EIA) and Appropriate Assessment (AA) are not required (Section 2.3).
- A list of the persons or bodies who made submissions or observations (Table 2.1).
- 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 4).
- 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 4).

2.0 DESCRIPTION OF PROPOSED WORKS

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 new Kilmacthomas Fire Station, Kilmacthomas, Co. Waterford was advertised in both the Waterford News and Star on the 01st October 2024 and the Dungarvan Observer on the 02nd October 2024 (dated the 04th October 2024) and was placed on public display from the 04th October 2024 until the 04th November 2024 inclusive.

Plans and particulars of the proposed development were available for inspection or purchase, at the Customer Care Desk, Civic Offices in Dungarvan and the Customer Care Desk, Baileys New Street, Waterford 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 <https://waterfordcouncil.ie/documents/public-consultations/> / <https://consult.waterfordcouncil.ie/en/consultation/part-8-proposed-development-new-kilmacthomas-fire-station>.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area were to be made in writing to.

- the Director of Services, Housing, Community and Emergency, Waterford City & County Council, No. 35 The Mall, Waterford
- or by emailing fire@waterfordcouncil.ie on or before 18th November 2024 and were to be clearly marked "Kilmacthomas Fire Station, Part 8".

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:

Proposal to carry out development works for a new fire station located in the townland of Graigueshoneen, Kilmacthomas, Co. Waterford.

The development will consist of:

- The construction of a single storey fire station to contain two appliance bays and all supporting fire station welfare facilities.

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- Site works to include: construction of carpark (inclusive of electrical vehicle charging points), service yard, training tower, fire tender set down areas, water supply borehole, packaged sewage treatment plant and percolation area.
 - Also the construction of 2m high paladin fencing to all boundaries with the exception of boundary to Local Primary Road L3042
 - The construction of two vehicular entrance/ access points unto the Local Primary Road L3042 inclusive of all ancillary accommodation and associated siteworks at Graigeshoneen, Kilmacthomas, Waterford.

The site is a 0.42ha site

The main building will have an internal floor area of 306.7sqm and will be single storey with a monopitch roof. The building will be 8.5m max height dropped to 4.2m at the lower side. The walls will be finished in a painted knapp plaster, the roof will be a standing seem insulated metal roof. The building will be constructed to a Nearly Zero Building Energy (NZEB) Standard with renewable energy sources provided.

The drill/training tower will be 13.7m high above ground level and have a footprint of 5.5sqm only. Same will have a galvanised / grey, steel finish. Some sections will be enclosed in grey cladding with other sections open.

The well pump house will be a small single storey metal shed.

The site will be enclosed with a 2m paladin fence save the roadside boundary to the south.

Water supply for the development both operational and potable will be from an on site borewell, the public water supply is not available. The public sewer is not in the vicinity of the site and therefore waste water will be disposed to an onsite waste water treatment system. A site suitability assessment was carried out to confirm ground conditions are suitable and to design the system required for the facility to ensure same is in full compliance with applicable guidance and requirements. Surface waters will be captured on site and disposed of to on site soakpits, these soakpits have been designed based on site specific ground conditions. Prior to discharge of surface waters to the soakpits same will pass through a Class 1 Full Retention Interceptor.

2no. fire appliances will be on site and 6no. car parking spaces including disabled parking and EV charging. In consultation with the District Engineer it has been ensured that the required sightlines can be provided at both access points. Alterations are required to adjoining roadside boundaries, all necessary agreements / consents are in place to provide for same. Final details regarding signage, road marking etc. to be agreed with the District Engineer prior to the station becoming operational.

The green areas around the site will be sown with native perennial wildflowers to encourage and support pollinators.

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

2.2 PLANNING POLICY

The site while outside of the zoned settlement of Kilmacthomas will provide required cover for the Kilmacthomas Fire Service Operational Area with good access to the N25, National Primary Road.

The proposal is a substantial upgrade of the existing Kilmacthomas Fire Station which could not be appropriately further developed in its current confined site. The new station will provide facilities for 12 personnel and will meet the future needs of the service.

The site will be 1km south west of the Town Centre and accessed from Local Primary Road L3042 450m west of the junction with Regional Road R677 and within 1.8km of access to the N25 National Primary Road.

Section 7.24 of the Waterford City and County Development Plan 2022 – 2028 states - The Council will continue to support the development and upgrading of the Fire Service.

2.3 ENVIRONMENTAL 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.

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.

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.

3.0 SUBMISSIONS RECEIVED

1no. submissions was received from the Prescribed Bodies and no submissions were received from the public during the statutory timeframe.

The person/organisation and/or prescribed bodies who made the submissions are detailed in **Table 3.1** below.

Table 3.1 Submissions received within the statutory timeframe

Submission no.	Name	Address
Prescribed Bodies		
1	Department of Housing, Local Government and Heritage	Development Applications Unit, Government Offices, Newtown Road, Wexford, Y35 AP90

A summary of the issues raised, and the Chief Executive's response and any recommendation is provided in **Table 3.2**.

Table 3.2 Summary of Prescribed Bodies Submissions, the Chief Executive's Response, and Recommendations

Submission No. / Ref	Name	Summary of Submission	Chief Executive Response & Recommendation
1	Department of Housing, Local Government and Heritage	<p>Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.</p> <p>Archaeology The Department notes that the proposed development is located on a greenfield site in the environs of a cluster of archaeological sites identified in the Archaeological Survey of Ireland records including WA015-098 hearth, WA015/093 fulacht fia, WA015-111 enclosure, WA015-050 ringfort, WA015-049 ringfort, WA015-089 enclosure, WA015-101001 pit burial, WA015-048007 excavation – miscellaneous, WA015-015-048004 excavation – miscellaneous, WA015-048002 hut site, WA015-048006 hearth, WA015-048008 metalworking site, WA015-106001 habitation site, WA015-106004 kiln. Considering the density of archaeological sites identified in the area during development works (construction of the N25 realignment) there is potential for similar and possibly associated archaeological features to survive within the footprint of the proposed development.</p> <p>It is recommended that the following archaeological conditions, requiring a programme of Pre-development archaeological testing (licensed under the National Monuments Acts 1930-2014), be attached to any Part 8 planning approval to ensure the protection of the archaeological heritage. The recommended archaeological conditions align with Sample Condition C3 as set out in OPR Practice Note PN03: Planning Conditions (October 2022), with appropriate site-specific additions/adaptations based on the particular characteristics of this development.</p> <p>1. The Local Authority shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts 1930-2014) to carry out Pre-development archaeological testing within the proposed</p>	<p>Noted. Waterford City and County Council is committed to carrying out the proposed works in accordance with the recommendation.</p> <p>Recommendation: No change to the proposed development is required, the development will be carried out in accordance with the recommended archaeological requirements of the Development Applications Unit, Department of Housing, Local Government and Heritage.</p>

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Submission No. / Ref	Name	Summary of Submission	Chief Executive Response & Recommendation
		<p>development site and to submit an Archaeological Impact Assessment report to this Department for review, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping and/or construction works. The report shall include an archaeological impact statement and mitigation strategy.</p> <p>2. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record (archaeological excavation) and/or monitoring may be required. Any further archaeological mitigation requirements specified following consultation with this Department, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to this Department and approval to proceed is agreed.</p> <p>3. The Planning Authority and this Department shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.</p> <p>Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.</p>	

4.0 EVALUATION AND RECOMMENDATION

The proposed development represents a necessary upgrade of the existing Fire Fighting Service in this Operational Area. The proposal will directly support the provision of Fire and Emergency Services for Kilmacthomas and wider area and is consistent with the policies and objectives of the current City & County Development Plan 2022 - 2028. It is considered therefore that the development is in accordance with the proper planning and sustainable development of the area.

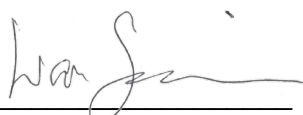
The development will not impact negatively on the character, visual or residential amenities of the area.

The submission received has been fully considered and will be complied with.

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

Waterford City & County Council are committed to the Waterford City and County Development Plans strategic objectives and policies including the support and development of the Fire Service as set out above.

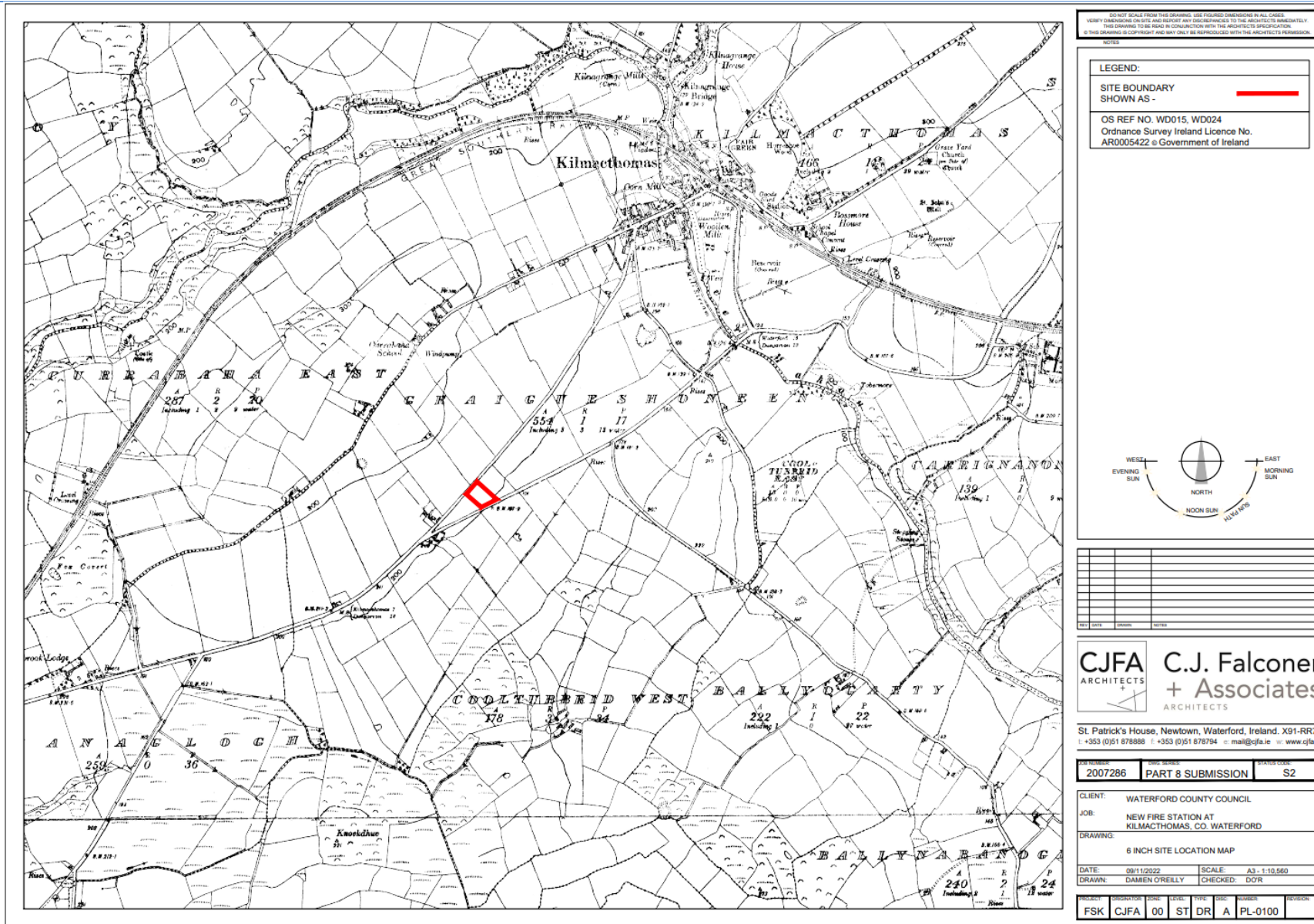
It is recommended that the development of a new fire station at Kilmacthomas the subject of this Part 8 be approved as outlined, and that the development be carried out in accordance with the recommended archaeological requirements of the Development Applications Unit, Department of Housing, Local Government and Heritage as set out in their submission and that final details regarding vehicular accesses to the site, including roadside drainage, road markings, advance signage etc., be agreed with the Roads Department.



Ivan Grimes
Director of Services
Corporate Services, Culture & Planning

10/01/2025

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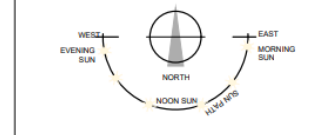


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LEGEND:

SITE BOUNDARY
 SHOWN AS - ▬

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REV	DATE	DRAWN	NOTES

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PROJECT NO:	2007286	DATE SUBMITTED:	PART 8 SUBMISSION	VERSION:	S2
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CLIENT: WATERFORD COUNTY COUNCIL
 JOB: NEW FIRE STATION AT KILMACTHOMAS, CO. WATERFORD
 DRAWING: 6 INCH SITE LOCATION MAP

DATE:	09/1/2022	SCALE:	A3 - 1:10,560
DRAWN:	DAMEN O'REILLY	CHECKED:	DOR

PROJECT:	DISCIPLINE:	DATE:	LEVEL:	TYPE:	DOC. NO.:	REVISION:
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