



**Comhairle Cathrach  
& Contae Phort Láirge  
Waterford  
City & County Council**

**Chief Executive Report  
Planning & Development Act, 2000 (as amended), Part XI  
Planning & Development Regulations 2001 (as amended),  
Part VIII**

**Proposed Provision of new Recreation Park at Carrickphierish,  
Waterford**

## Introduction

This Chief Executive's Report forms part of the statutory process as required by Part XI of the Planning & Development Act 2000 (as amended) and Part 8 of the Planning & 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 it relates to.
- 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 & County Development Plan 2022-2028.
- The screening determination on why Environmental Impact Assessment (EIA) is not required.
- Screening for Appropriate Assessment.
- A list of the persons or bodies who made submissions or observations.
- A summary of the issues raised and response of the Chief Executive.
- 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.

## Site Context



The proposed works include for the provision of a new recreation park at the southern side of the Carrickphierish Road, at the Carrickphierish area to the northwestern side of Waterford City. The site is located between the existing Blackberry Fields residential development to the southwest and the library/schools complex located to the northeast.

## Summary of the Proposed Works

The Part 8 proposal provided for;

- A recreation park to include the following elements within the facility:
  - Playgrounds for a variety of ages and abilities.
  - An exercise area.
  - A floodlit multi-use games area (MUGA)
  - Planting in native Irish trees and shrubs.
  - Pathways, lighting and services.
  - Seating signage and bicycle/e-scooter parking.
- The site layout plan for the proposed development is included below:



## Environmental Impact Assessment Determination

Waterford City & County Council has carried out an Environmental Impact Assessment (EIA) screening in accordance with the requirements of Article 120(1B)(b)(i) of the Planning & 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 the proposed development. The EIA screening was made available with the Part 8 planning application documentation for the duration of the consultation period.

## Appropriate Assessment Determination

An Appropriate Assessment screening was carried out in accordance with Article 250(1) of the Planning & Development Regulations 2001 (as amended) and has determined that there is no potential for significant effects on the conservation objectives of any Natura 2000 in the area. It is concluded that the proposed development, individually or in combination with other plans and projects, would not be likely to have a significant effect any designated sites in the area. The Appropriate Assessment screening was made available with the Part 8 planning application documentation for the duration of the consultation period.

## Consultation

Details of the proposed development at Carrickphierish, Waterford, were posted on site, advertised in the local press and placed on public display, in accordance with Part 8 of the Planning and Development Regulations 2001 (as amended), and the Planning and Development Act, 2000 (as amended). The public consultation process ran for four weeks from the 12<sup>th</sup> November 2024, with written submissions and observations with respect to the proposed development invited up until 6<sup>th</sup> January 2025.

## Observations/Submissions Received

Twenty two number third party observations were received by Waterford City & County Council in relation to the proposed development, one from a prescribed body and twenty one from the public/stakeholders.

### Summary of Issues Raised

The observation submitted from the prescribed body, the Development Applications Unit of the Department of Housing, Local Government and Heritage, recommended that an archaeologist be appointed and that archaeological excavation be undertaken and an archaeological report be submitted to the Department of Housing, Local Government and Heritage.

The majority of the submissions received were in support of the proposed development, with many submissions suggesting additional features/alterations to the proposed scheme, which include: additional sporting facilities, car parking, cctv, paths, landscaping management, skate park, additional park, gates, lighting, naming of the park, increase size of MUGA pitch, access points, pedestrian crossings, bus stops. Many observations also raised concerns regarding potential anti-social behaviour and suggested ways to combat same. Concerns regarding impact of construction phase of the proposed development on existing properties/facilities in the area were also raised. Concerns regarding surface water disposal at the site were also raised.

### Chief Executive Response/Recommendation

The comments and observations of all submissions have been considered and taken into account in the assessment of this proposed development. In terms of the comments of the Development Applications Unit of the Department of Housing, Local Government and Heritage, it is considered appropriate that the proposed development be carried out in

accordance with the archaeological requirements of the Development Applications Unit of the Department of Housing, Local Government and Heritage.

It is noted that the majority of submissions/observations indicate broad support for the proposed development. The proposed alterations suggested in the third party submissions, as set out above, do not come within the scope of the current phase of works, however should additional funding be secured in future then additional elements and including some of the alterations proposed in the third party submissions, may be added to the facility in the future. Many of the proposed alterations are outside the remit of Waterford City & County Council.

It is noted that perimeter landscaping will be designed and undertaken to ensure passive surveillance of the proposed recreation park. In terms of concerns regarding impact of construction phase of the proposed development on existing properties/facilities in the area, I consider that a construction management plan would be required to be agreed with the planning authority prior to the commencement of development. In terms of surface water disposal, details of surface water disposal measures shall be agreed with Roads Section, WCCC, prior to commencement of development.

The full list of the twenty two number of persons/bodies who made submissions is set out below:

No.	Name	Type	Date
1	Eleny Marino	Individual	12.11.2024
2	David Lumsden	Individual	13.11.2024
3	Deirdre Keating	Individual	15.11.2024
4	Waterford Educate Together National School	Organisation	19.11.2024
5	Gaelscoil na nDéise	Organisation	06.12.2024
6	Maria Luz Prieto	Individual	12.12.2024
7	Polly Doyle	Individual	12.12.2024
8	Anna Babiarz	Individual	17.12.2024
9	I w	Individual	19.12.2024
10	Laura Maher Phelan	Individual	05.01.2025
11	Saoirse Reinhardt <saoirse.reinhardt@hotmail.com>	Individual	13.11.2024
12	Jane McGee janehunter@gmail.com>	Individual	16.11.2024
13	Zuzanna Nawrot <zuzanna.nawrot13@gmail.com>	Individual	16.11.2024
14	Dean Carroll <88deanoc@gmail.com>	Individual	18.01.2024
15	Pippa Halley <pippa@pippahalley.ie>	Individual	05.12.2024

16	Rhona Caffrey	Individual	<rhonacaffrey@yahoo.ie>	12.12.2024
17	Valentin Vejic	Individual	<vvejic@gmail.com>	12.12.2024
18	Eleanor Baylon	Individual	<eleanorbaylon@gmail.com>	12.12.2024
19	Michal Fornal	Individual	<fornal.michal@gmail.com>	13.12.2024
20	Councillor Joe Kelly	Group	<cllrjkelly@waterfordcouncil.ie>	17.12.2024
21	Mary Kate Ocallaghan	Individual	<marykatecally1@gmail.com>	06.01.2024
22	Housing Manager DAU	Organisation	<Manager.DAU@nps.gov.ie>	06.01.2024

## Assessment & Evaluation

The majority of the subject site is zoned Existing Residential in the Waterford City & County Development Plan 2022-2028, wherein it is an objective to:

*“Provide for residential development and protect and improve residential amenity”.*

A portion of the subject site to the northwest at the public road is zoned for Open Space and Recreation use the Waterford City & County Development Plan 2022-2028, wherein it is an objective to:

*“Preserve and provide for open space and recreational amenities.”*

The proposed development is in accordance with the zoning objectives for the site and as such there is no objection to same.

The proposed development has been designed to take account and comply with the Waterford City & County Development Plan 2022-2028 and National Guidance. In particular, the proposed development addresses and complies with the following policy objectives of the Waterford City & County Development Plan 2022-2028:

### **Recreational and Sporting Facilities Policy Objectives SC34**

*To support the provision of structured and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the*

*provision of play opportunities throughout the County. These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities - children, teenagers, adults and older people are facilitated in the public parks and open spaces.*

***Open Space Policy Objectives SC 41***

*Provide a hierarchy of attractive parks and public open spaces, which vary in size and nature, are all inclusive, by being readily accessible and at a convenient distance from people's home and/ or places of work. We will also work with the Waterford Disability Network to provide where necessary inclusive communication boards in parks and other public spaces.*

***Open Space Policy Objectives SC 43***

*Provide, where practical, additional open space at a minimum rate of 2.83ha (7 Acres) per 1000 population.*

***Trees & Woodlands Policy Objectives BD 25***

*We will continue to enhance our public realm and general amenity of the City and County through the continued maintenance and provision of trees in the urban environment with a view to providing continuity of tree cover where possible throughout our urban centres and promoting the use of native species where possible, with varied species and age distribution.*

***Community Facilities Policy Objectives***

***SC09:*** *Maintain and, where possible, improve and expand the provision of community facilities across the City and County to ensure that facilities are adequate to meet the needs of the communities they serve, are safely accessible by walking and cycling, are within walking or cycling, distance and physically integrated with residential and employment areas and are provided concurrently with new residential development. A policy of shared and multi-use of facilities will be promoted.*

**Recommendation**

The purpose of the proposed development is to deliver a new recreational park at the Carrickphierish area of Waterford City. The proposed development will support the policies and objectives of the current Waterford City & County Development Plan 2022-2028, and complies with Ministerial Guidelines, Government policies and with the Regional Spatial & Economic Strategy. It is considered therefore that the development is in accordance with the proper planning and sustainable development of the area.

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

It is recommended that the development of a new recreation park at Carrickphierish 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 surface water disposal measures, including

roadside drainage, etc., be agreed with the Roads Department. A Construction Management Plan shall also be agreed with the Planning Authority prior to commencement of development.

A handwritten signature in black ink, appearing to read 'Ivan Grimes', written over a horizontal line.

Ivan Grimes,  
Director of Services  
Corporate Services, Culture & Planning

14/01/2025