

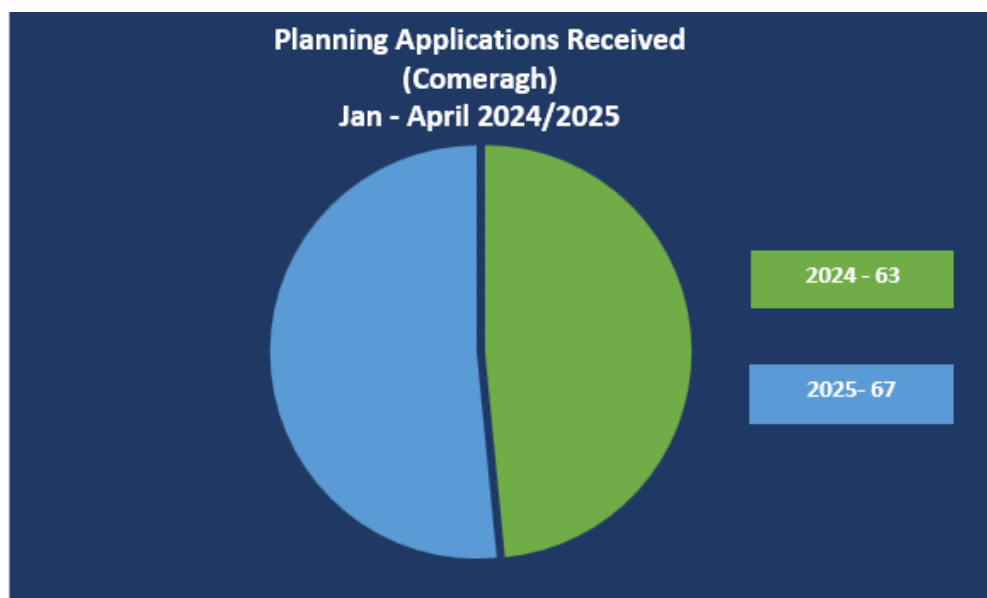


Waterford City & County Council Planning Report to Comeragh District Meeting – May 2025

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

Planning Applications Received – Comeragh District

15 Planning applications were received in the Comeragh District in April 2025. This compares with 20 planning applications received in the same period in 2024.





Forward Planning Report

Residential Zoned Land Tax: Publication of the Final Map 2025 and Annual Draft Map 2026

The **RZLT Final Map 2025** was published by Waterford City and County Council on 31st of January at [Residential Zoned Land Tax - Waterford City & County Council](#). The map identified land that are liable for payment of the tax for the tax liability year 2025.

In addition to the above, the **RZLT Annual Draft Map 2026** was also published on the council website and on consult.waterfordcouncil.ie on the 1st February. Submissions were invited on both RZLT maps during a period of public consultation which closed for both maps on the 1st April. Waterford City & County Council has received at total of 16 written submission during the consultation period where rezoning has been requested at the following locations:

- Racecourse, Tramore.
- Coolroe, Portlawn.
- Ashe Road, Waterford City.
- Knocken Power, An Rinn.
- Dobbysparks, Gracedieu Road, Waterford City.

The process for preparing the **RZLT Final RZLT Map 2026** contains the following general stages:

- Publication of the ADM followed by a 2-month period of public consultation, accompanied by placement of advertisements in local press and across Waterford Council social media accounts (Now Complete);
- Receipt of written submissions from landowners and consideration thereof (Now Complete);
- Notification of written determinations made by Waterford Council to the persons who made written submissions to the draft map;
- Making of appeals to An Bord Pleanála where landowners are aggrieved by the determination of the council;
- 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.

In addition, the process for considering rezoning requests to the **RZLT Final Map 2025** has been provided for in the Taxes Consolidation Act 1997, as amended, with relevant Ministerial Guidelines set out in the RZLT Changes in zoning of lands subject to existing economic activity: Guidelines for Planning Authorities (December 2004). The local authority is now obliged to evaluate the submission, determine if it is appropriate to vary the development plan pursuant to Section 13 of the Planning and Development Act 2000, as amended, and notify the land owner(s) accordingly by the 30th June. The making of any variation to the development plan will be a reserved function of the Plenary Council and where required, this variation process will be undertaken over the coming months to ensure land is removed from the RZLT Final Map 2026 to be published on the 31st January 2026.

As outlined in previous reports to the Plenary Council, while each local authority is responsible for the map preparation process, Revenue is tasked with collecting the tax nationally. We will continue to keep the plenary council updated on principal issues arising during the process of final map preparing throughout the year. One written submission has been received relating to the annual draft map 2026 to date.

Heritage Officer Report

1. Historic Graveyard Maintenance Scheme

There are over 130 historic burial grounds across Co. Waterford that are vested in the care of Waterford City and County Council. Many are protected as archaeological sites on the Record of Monuments and Places (www.archaeology.ie- Historic Environment Viewer). These sites require ongoing maintenance and in recognition of the work by local communities Waterford City and County Council is providing a maintenance grant scheme in 2025. Details of the grant scheme and online application form are available on : <https://submit.link/3E5> . Closing date for receipt of applications is May 25th.

2. Decade of Commemorations Fund

The Department of Tourism, Culture, Arts, Sports and Media have allocated €15,000 to support a series of commemoration events across Waterford in 2025 including a seminar on the Local Government Act 1925 and abolition of Rural District Councils, community commemoration events in Villierstown and Portlawn and events marking Waterford's sporting heritage and structures associated with military heritage.

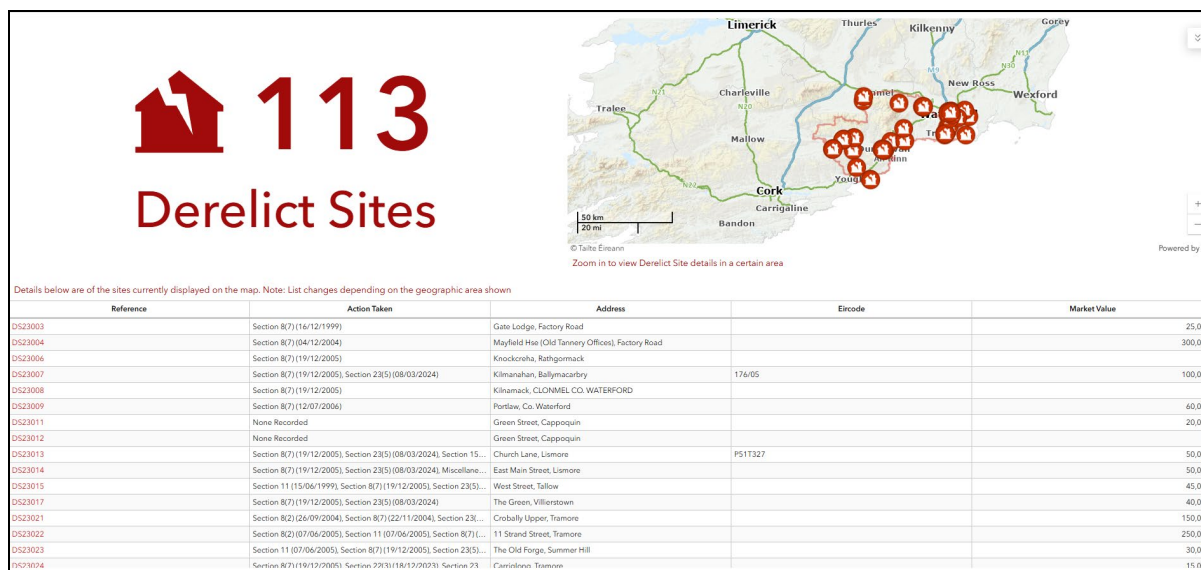


3. Community Heritage Grants

Over 15 applications were submitted to The Heritage Council's 2025 Community Heritage Grants Scheme ranging from conservation repairs to heritage buildings, to website development, geophysical surveys and heritage management plans. The outcome will be known by end of May.

Active Land Management and Derelict Sites Team

The team is currently addressing a total of 331 properties classified as either derelict or potentially derelict. In recent weeks and months, there has been a significant increase in activity, with 113 properties now listed on the Derelict Sites Register. Engaging with property owners or their representatives is essential for addressing dereliction issues and understanding the numerous factors that contribute to the properties' current condition. Comeragh Municipal District: 22 Open Files



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.

We are also seeing a consistent number of planning applications for property refurbishment/ extension, and the level of work ongoing on individual properties is clear from driving around the city and county. We are advising property owners of the vacant property refurbishment grant if the property is suitable for residential use. This grant has contributed to a significant rise in the number of derelict and vacant properties currently available on the market.

With time and effort, working with owners, financial institutions, and other departments, there are definite options for positive redevelopment and revitalisation of many such derelict sites. The table below provides a snapshot of April 2025's activity.

Derelict Sites	Comeragh District
No. of new files opened.	-
No. of Section 8(2) Notices issued – Intention to enter the site on Derelict Sites Register	1
No. of Section 8(7) Notices issued – Entry of site onto Derelict Sites Register	1
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)	1
No. of Vesting Orders signed.	-

In April 2025, the derelict sites team successfully collaborated with property owners to remove several properties from dereliction, thus alleviating their derelict status. At the time of writing this report, we have successfully closed 91 cases.