



Public Park Regeneration, Play Field, Connolly Road, Portlaw

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



11th March 2025

Contents

1.0 INTRODUCTION	4
2.0 PUBLIC NOTICE OF PROPOSED WORKS	4
2.1 SUMMARY OF PROPOSED DEVELOPMENT	5
2.2 PLANNING POLICY	6
2.3 ENVIRONMENTAL IMPACT ASSESSMENT DETERMINATION	9
3.0 SUBMISSIONS RECEIVED.....	10
4.0 RECOMMENDATION.....	12

EXECUTIVE SUMMARY AND BROADER CONTEXT

The proposed Part 8 is fundamental to the Council's overall vision for the continued development of Portlaw and to enable it to become a more attractive, vital settlement with a sense of place. This project will enhance existing assets, upgrading sports and recreation facilities to meet the requirements of the local community, improving accessibility for all and determining suitable landuses within the Town.

The proposed Part 8 will be of significant benefit both in terms of community infrastructure and the general amenity/wellbeing of the local community. Waterford City and County Council have a strong track record of driving successful regeneration projects, e.g. Cappoquin and it is envisaged that the Public Park regeneration at the Play Field, Portlaw would be equally successful providing high quality amenities for the community of Portlaw, supporting the community in steering the future of the town and delivering further on Town Centre First objectives.

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 and Appendix A).
- 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 2.2).
- The screening determination on why Environmental Impact Assessment (EIA) is not required (Section 2.3).
- Screening for Appropriate Assessment. (Section 2.4)
- A list of the persons or bodies who made submissions or observations (Table 2.1).
- A summary of the issues raised and the response of the Chief Executive (Table 2.2)
- 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 3).

2.0 PUBLIC NOTICE OF PROPOSED WORKS

The notice of the proposed 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 Public Park Regeneration at the Play Field, Portlaw was advertised in the Munster Express and Dungarvan Observer local newspapers and placed on public display in Dungarvan and Waterford until the 5th February 2025.

Plans and particulars of the proposed development were available for inspection or purchase, at the Customer Care Offices, Civic Offices, Davitt's Quay, Dungarvan, Co. Waterford, and Customer Care Desk, Baileys New Street, Waterford City 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:
<http://waterfordcouncil.ie/projects/public-consultations/index.htm>.

Submissions or observations could be made with respect to the development on or before 4pm 5th February 2025, either in writing or via an online submission form.

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 site, measuring an area of 1.6 acres, is located within the centre of Portlaw on lands known locally as the Play Field. It is generally a triangular portion of ground bound on all sides by Connolly Road, I4088/L4500. The area is predominantly residential, the site is overlooked by a terrace of dwellings to the east.

Portlaw National School lies immediately adjacent to the site to the west and would utilise the site for some of the school's outdoor activities. Portlaw National School is classed as Tier 1 DEIS and provides an autism support unit as part of its services.

The proposed project has culminated after years of extensive engagement within the Portlaw community and various stakeholders including Waterford Leader Partnership.

The proposal is for the regeneration of the Public Park at the Play Field, and will be undertaken in accordance with the drawings accompanying this document, the project elements to be delivered in various phases (zones) comprise:

Zone 1: Enlargement and enhancement of existing playground area.

Zone 2: 5 a side pitch (35m x 20m) in 2G astroturf with fencing surround, east-west axis.

Zone 3: Playing Pitch (60mx35m), outdoor gym area and 90 seat Auditorium.



Fig.1: Aerial image of Site Location and Blue Line Boundary.

Appendix A of this Report includes a plan and drawings of the proposed development.

2.2 PLANNING POLICY

Waterford City and County Development Plan 2022-2028

The site is located within the settlement boundary of Portlaw which is classified as an Urban Town in the Waterford City and County Development Plan 2022-2028.

Land Use Zoning

The subject site is located on lands zoned Open Space and Recreation (OS) as per the Waterford City and County Development Plan 2022-2028. The zoning objective is to: *"preserve and provide for open space and recreational amenities"*.

The proposed development comprising the regeneration and enhancement of an existing amenity/open space area in Portlaw is wholly consistent with the objectives of this zoning.

The proposal also addresses the following Development Policy Objectives as identified in the Waterford City and County Development Plan 2022-2028:

ECON 04, City and Town Centre First Approach

We will support national policy as stated in Town Centre First: A Policy Approach for Irish Towns (DHLG&H/ DRCD) 2022 across Waterford City and County. When considering advancing local authority initiatives, and submitted development proposals, we will adopt a city and town and city center first approach in a manner consistent with the principles of compact growth and mixed-use development, as committed to in 'Town Centre First'. We will support and enable vibrant and viable centers to accommodate a diverse range of commercial, community, heritage, riverside/ marine, amenity and residential uses to ensure they fulfil their role in supporting sustainable communities....To this end, the Council will promote, facilitate, and undertake works and initiatives aimed at:

An integrated and 'whole of local government' approach to packaging relevant funding schemes (e.g., TVRS; Outdoor Recreation; FLAG; CLAR; URDF; RRDF) towards town/ village renewal/ rejuvenation plans. Promoting a 'Town Centre First Approach' founded on the 'Collaborative Town Centre Health Check Program' as set out in the Guidelines and utilising a cross departmental approach to address identified issues.

Incentivising the regeneration, upgrading and reuse of underused and vacant building stock.

Recreational and Sporting Facilities Policy Objectives

- **SC 30**

To promote the provision and management of high-quality sporting and recreational infrastructure throughout the City and County, in collaboration with local communities, in accordance with the National Sports Policy 2018-2027, and WCCC, to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities.

- **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 39**

Consider cultural diversity and ethnic minorities in planning for the needs of communities and ensure community facilities and social services provided are accessible for all individuals, communities and sectors of society, including people with disabilities, people with special needs, elderly, youth, marginalised and disadvantaged groups.

- **SC41**

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.

- **SC42**

To protect existing public and private recreational open space and the loss of such facilities will normally be resisted unless alternative recreational facilities are provided in a suitable location, or it can be demonstrated that there is no longer sufficient demand to sustain the facility.

Legislative Placemaking Policy Objectives

- **Place 02**

Ensure that all development is of high quality design with a focus on placemaking consistent with NPO 2, 4, 6, 7 16, 18a, 18b, 26 and 27 of the NPF, and RPO 31 – Sustainable Place Framework, RPO 34 – Regeneration, Brownfield and Infill Development, Section 4.7 Placemaking for enterprise development, RPO 61 – Health Place Audit for Placemaking, RPO 176 – “10-minute City and Town Concepts” and Good Practice example 10-minute city and town neighbourhoods at Section 3.9 of the RSES

- **Place 03**

Promote the guidance principles set out in relevant Ministerial Guidelines especially the ‘Urban Design Manual – A Best Practice Guide’ (2009), and in the ‘Design Manual for Urban Roads and Streets’ (2020) and Permeability Best Practice NTA (2015).

- **Place 04**

Provide for a high-quality public realm and public spaces by promoting quality urban design that accommodates creative patterns of use having regard to the physical, cultural, and social identities of individual settlements.

National /Regional Policy

- **Project Ireland 2040** identifies infill and regeneration opportunities as a key growth enabler.
- **National Policy Objective 11 of the NPF** outlines that in meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and activity within existing cities, towns and villages, promoting a 'Town Centre First Approach' subject to development meeting appropriate planning standards and achieving targeted growth.

2.3 ENVIRONMENTAL IMPACT 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.

2.4 APPROPRIATE ASSESSMENT DETERMINATION

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.

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 on the designated sites in view of the sites conservation objectives.

2.5 Protected Structures and Archaeology

The site falls outside the boundary of the Architectural Conservation Area (ACA) for Portlaw and is not identified as being within a zone of Archaeological Potential.

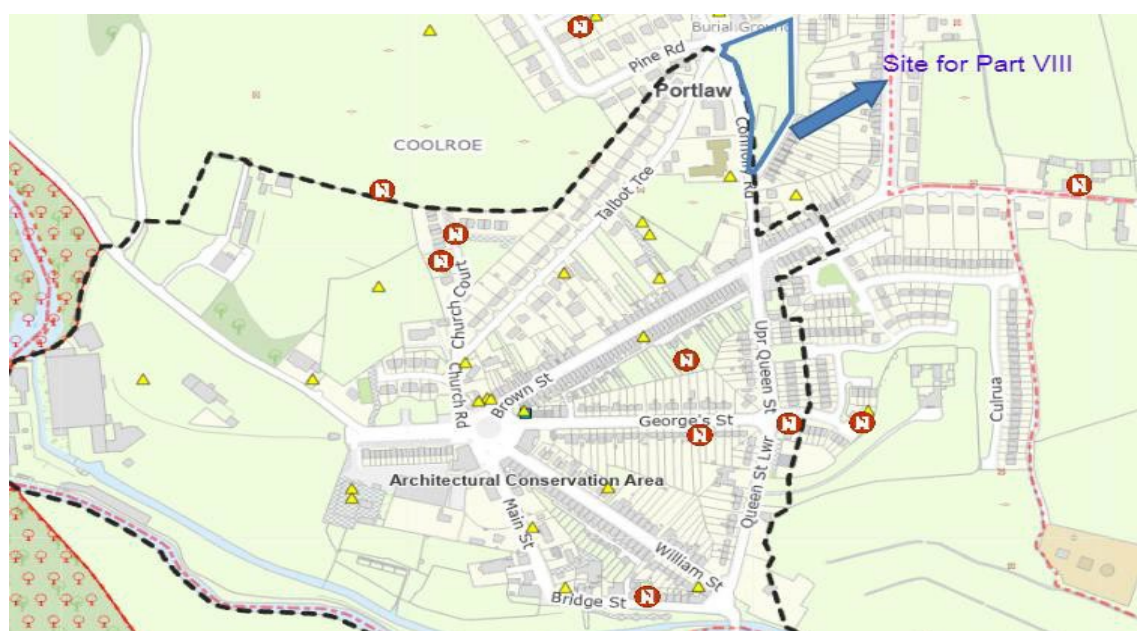


Figure 2 – Portlaw Architectural Conservation Area

3.0 SUBMISSIONS RECEIVED

11 no. submissions were received within the statutory timeframe. The person/organisation who made the submission is detailed in Table 2.1 below.

Submission: Date	Name	Address
Stakeholder		
1. 15/01/2024	Parents Association, Portlaw National School	Connolly Road, Portlaw
2. 06/01/2025	Portlaw Community Enhancement Group Ltd	Paudie Coffey, Carrick Road, Portlaw
3. 14/01/2025	Portlaw GAA	Derek Delaney, Portlaw GAA
4.14/01/2025	Cllr Declan Clune	Portlaw
5.14/01/2025	Portlaw National School	Connolly Road, Portlaw
6.15/01/2025	Geraldine Walsh	Portlaw Camogie Club

7. 21/01/2025	Little Buddies Creche	Portlaw National School
8. 04/02/2025	Portlaw Tidy Towns	Ray Murphy, Portlaw Tidy Towns
9. 04/02/2025	Mary Butler TD	Portlaw
10. 05/02/2025	Fred Kelly	Oakville Residents Group Chairperson
11. 05/02/2025	Ger Walsh	Portlaw Schoolgirls Football Club

Table 2.1 Observations received within the statutory timeframe: 11th December 2024 – 05 February 2024

A summary of the issues raised, and the Chief Executives' response and any recommendations is provided in **Table 2.2**.

Table 2.2 Summary of Prescribed Bodies Submissions, the Chief Executive's Response, and Recommendations

Submission No. /Ref	Name	Summary of Submission	Chief Executives Response and Recommendation
1	Niamh Tobin, Angela Duggan on behalf of Parents Association, Portlaw National School.	Fully supportive of proposed development which has been sought as a priority for several years.	Contents of the Submission Noted and Welcomed.
2	Paudie Coffey, Portlaw Community Enhancement Group	Welcome proposal not only to redevelop playground but also playing pitches and what is considered an excellent proposal. Following observations included for consideration: • Provision of EV Charging Points, bicycle storage, Community Hut (water, electricity etc) for functions; • Campervan parking; • Provision of all weather surface on main pitch.	Contents of submission noted. Campervan parking & Community Hut does not form part of proposal which is a Sports and Recreation facility to primarily serve the local community. Recommendation: No change to proposal
3.	Derek Delaney, Portlaw GAA	Strong support for proposed redevelopment of the Park area in Portlaw. Also, proximity to primary school presents a fantastic opportunity for collaboration.	Contents of submission noted and welcomed.

4.	Cllr Declan Clune	Strongly supportive of proposed development. Proposal not only addresses the current needs of the area but also offers a range of long term benefits for the well-being of residents and visitors alike.	Contents of submission noted and welcomed.
5.	Dr. Brian Barron, Principal, Portlaw National School.	The development for the Park has been a priority for Portlaw NS for a number of years. The proposal has the full support of the Board of Management who are very happy to work with all stakeholders involved.	Submission noted and welcomed.
6.	Geraldine Walsh, Portlaw Camogie Club	Strongly supportive of proposed development. The redevelopment of the Park area will not only enhance the sporting opportunities for Camogie but will also serve the entire club.	Submission noted and welcomed.
7.	Alice Norris, Little Buddies Creche	The playground and Park is a vital part of the community of Portlaw, it is considered that the proposal can create a more inclusive, connected and vibrant community for all. Very supportive of proposed redevelopment of Park area.	Submission noted and welcomed.

8.	Ray Murphy, Portlaw Tidy Towns	Portlaw Tidy Towns has been maintaining the Park for a number of years. Very supportive of proposal to upgrade this area to an all-weather facility thereby ensuring year round access for the community.	Submission noted and welcomed.
9.	Mary Butler TD	This project is a fantastic example of strategic community investment, providing much needed recreational amenities that will cater for all the community regardless of age or ability. Proposal is fully aligned with national and local government policies for health, well-being and community.	Submission noted and welcomed.
10.	Fred Kelly, Oakville Residents Group.	The Park area is a vital resource for local kids. Strongly supportive of proposed redevelopment of Park area.	Submission noted and welcomed.
11.	Ger Walsh, Portlaw Schoolgirls Football Club	Proposed development will likely have several positive impacts on local sports clubs including the Portlaw Schoolgirls Football club in terms of enhanced facilities, increased participation in sport, community engagement, economic benefits etc	Submission noted and welcomed.

Table 2.2

Summary of Observations, Responses and Recommendations.

4.0 RECOMMENDATION

The proposed development will support the policies and objectives of the Waterford City & County Development Plan 2022 - 2028 and complies with Ministerial Guidelines, Government policies, Town Centre First Policy and the National Planning Framework. It is considered therefore that the development is fully in accordance with the proper planning and sustainable development of the area. The site is centrally located in Portlaw, and it offers a wonderful opportunity to provide high quality amenities for the community of Portlaw to meet a much-needed demand. It will help support the community in steering the future of their town and deliver further Town Centre First objectives.

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

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

Ivan Grimes
Director of Services
Planning, Corporate, HR & IS

11/03/2025

