



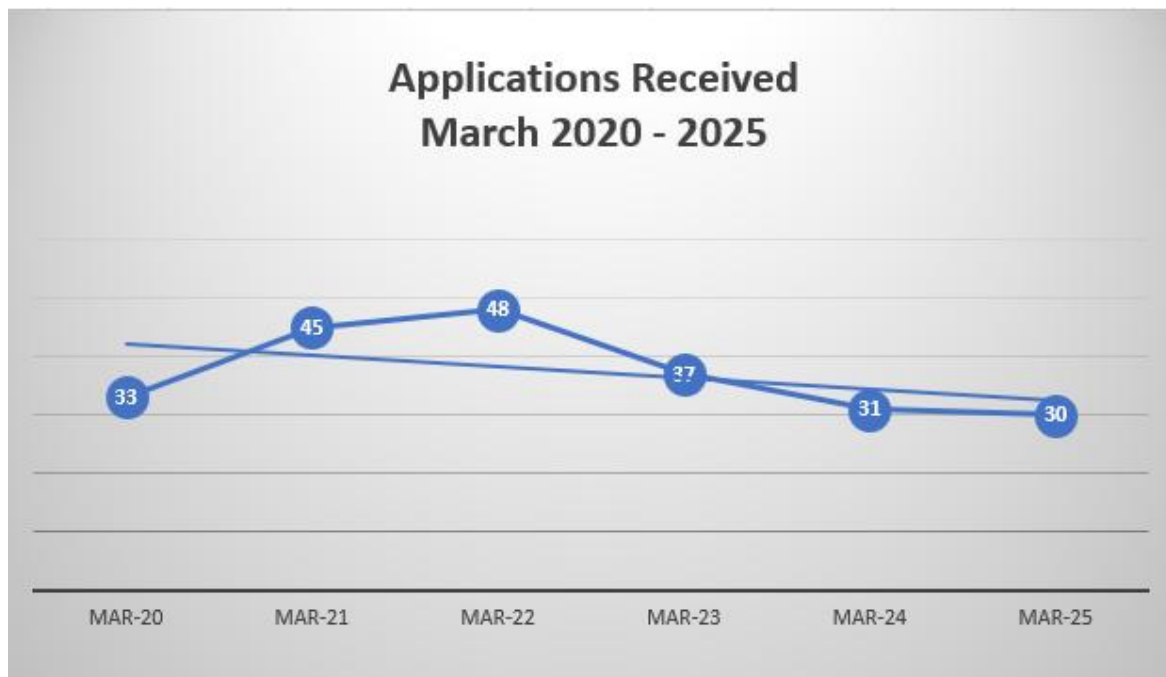
Waterford City & County Council Planning Report to Metropolitan Meeting – April 2025

DO: GACH BALL DE CHEANTAR CATHRACH PHORT LÁIRGE

TO: EACH MEMBER OF THE METROPOLITAN DISTRICT OF WATERFORD

PLANNING APPLICATIONS RECEIVED – Metropolitan Area

30 Planning applications were received in Metropolitan Area in March 2025. This compares with 31 planning applications received for 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. At time of writing this report, a total of 7 submissions had been received, one of which requested the rezoning of land at Coolroe, Portlawn.

The process for preparing the final RZLT map annually 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 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 communicate its determination with the landowner(s).

While each local authority is responsible for the map preparation process, Revenue is tasked with collecting the tax nationally. We will keep the plenary council updated on principal issues arising during the process of preparing the final annual revised map throughout the year.

Conservation Officer Report

Built Heritage Investment Scheme (BHIS) 2025	In Waterford, funding of €273,729 will be provided for 28 projects under the BHIS scheme and will support works such as the repair of historic roofs, walls and chimneys, repair of historic joinery in private and public buildings in the city and county. This year we received almost double the number of applications so unfortunately not all applicants could be supported. In the event of extra funding becoming available all applications will be reviewed again
Historic Structure Funds (HSF) 2025	Although always successful in other years, no funding was allocated to Waterford this year under this Fund.
Historic Thatch Buildings Fund 2025	Funding was allocated to 3 projects under this funding.
City Walls	Conservation Officer attended the Irish Walled Towns Network in Cashel with Waterford Civic Trust representative Cian Manning. Contacts made with other towns and Heritage Council update re events and guidance.



Heritage Officer Report

1. Waterford Heritage Strategy 2025-2030

The Waterford Heritage Strategy 2025-2030 was launched by Mayor, Cllr. Jason Murphy on March 7th and is available on <https://waterfordcouncil.ie/services/culture-heritage/heritage/> or in printed copies from the Heritage Office.

2. Funding schemes

The Heritage Council has allocated €37,500 to projects under the Heritage Plan Fund which include Ardmore Head Goat Grazing Project, Woodstown Project Management, wetland enhancement and community heritage signage.

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 April.

Eight applications were submitted to the 2025 Community Monuments Fund and the outcome will be known by end of April.

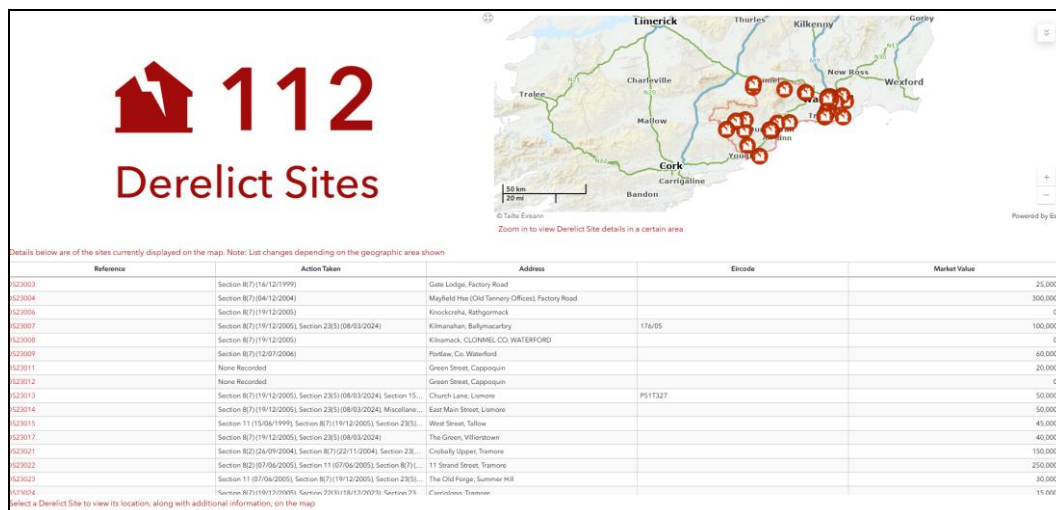
3. Historic Graveyard Maintenance Scheme

Waterford City and County Council will open a historic graveyard maintenance scheme in April. Funding assistance of up to €1,000 may be available to local graveyard committees to support the maintenance of historic graveyards. Details of the scheme and application form will be made available by the end of April.

Active Land Management and Derelict Sites Team

The team is currently addressing a total of 327 properties classified as either derelict or potentially derelict. In recent weeks and months, there has been a significant increase in activity, with 112 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. Total Derelict Site Files Open 327

-Waterford Metro District: 197 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 re-development and revitalisation of many such derelict sites.

The table below provides a snapshot of March 2025's activity.

Derelict Sites	March	Waterford Metro District
No. of new files opened.	7	5
No. of Section 8(2) Notices issued – Intention to enter the site on Derelict Sites Register	12	6
No. of Section 8(7) Notices issued – Entry of site onto Derelict Sites Register	7	3
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)	2	1
No. of Vesting Orders signed.	2	2

In March 2025, the derelict sites team successfully collaborated with property owners to remove several properties from dereliction, thereby alleviating their derelict status. At the time of writing this report, we have successfully closed a total of 82 cases. Please find the before and after images for your review.



Front Elevation for Ozanam Street, Waterford
Before



Front Elevation for Ozanam Street, Waterford
After



Front Elevation for 2 Aspen Close, Viewmount,
Waterford
Before



Front Elevation for 2 Aspen Close, Viewmount,
Waterford
After

COMPULSORY PURCHASE ACQUISITION OF DERELICT SITES (CPA)

In March 2025, two CPAs were initiated and publicly advertised for the following properties:

- 53 Ballybricken, Waterford City.
- 21 Keating Street Dungarvan.

The deadline for submissions will conclude on the 29th of April 2025. Should there be no objections to these CPAs, the Council will proceed with the vesting process, during which applications for registration of title will be submitted to the Property Registration Authority.

VESTING OF DERELICT SITES

In March 2025, two vesting orders were initiated for the following properties:

- 16 Ard Na Greine, Waterford City.
- The Vacant and Derelict Site located on the corner of Waterside and John's Street, Waterford City.

The deadline for submissions will conclude on April 22nd, 2025.