



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

PART 8 Report

Housing Department

Planning & Development Act, 2000 (as amended)

Planning & Development Regulations 2001

(as amended), Part VIII

Proposed Development: The construction of a new residential development consisting of: 6 no. Residential units, consisting of 3 no. 1-bed apartments and 3 no. 2- bed apartments. Including supporting development works (i) demolition of existing buildings on site (ii) Bicycle Parking and amenity areas (iii) temporary construction signage, (iv) boundary treatments, (v) landscaping, (vi) ancillary accommodation and (vii) all associated site works at Saint Mary's Terrace, Hennessy's Road, Waterford.

Presented to: Metro Council

Date of Meeting: 17th July 2025

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Structure of the report

- Introduction
- Description of the proposed development
- Site appraisal
- Relevant planning history
- The Part 8 process
- Councillors workshop
- Housing department considerations:

Appendix A

- Drawings

Introduction

This report has been prepared to notify the Metro Council of Waterford City and County Council regarding a proposed development, in accordance with the Planning & Development Act, 2000 (as amended) Planning & Development Regulations 2001 (as amended), Part VIII.

Description of the proposed Development

Proposed Development:

The construction of a new residential development consisting of: 6 no. Residential units, consisting of 3 no. 1-bed apartments and 3 no. 2- bed apartments. Including supporting development works (i) demolition of existing buildings on site (ii) Bicycle Parking and amenity areas (iii) temporary construction signage, (iv) boundary treatments, (v) landscaping, (vi) ancillary accommodation and (vii) all associated site works at Saint Mary's Terrace, Hennessy's Road, Waterford.



SITE APPRAISAL:

The site is located on Hennessy's Road which is located in the Waterford City South electoral area and the townland of Manor in Waterford City. The site is accessed from Hennessy's Road (L5515).

The subject site has a land use zoned *Existing Residential*. *Existing Residential* provides for residential and protect and improve residential amenity in accordance with the Waterford City Development Plan 2022-2028.

The site is located in the central/inner city of Waterford City and accessed from Hennessy's Road. The surrounding buildings primarily comprise residential i.e. apartments and townhouses, with some mixed use including commercial and community facilities.

The proposed development is located close to public transport with regular Waterford city bus services and nationwide bus services serving Waterford Bus Station (950m). Plunkett train station (1.2km) with Intercity train services is located in the city centre.

Extensive taxi services are available in Waterford.

Waterford Institute of Technology main campus is located approximately 2.3km from the site, while their other College Street Campus is located approximately 400m from the site.

There are nine secondary and twenty one primary schools located in Waterford City. The closest schools to the proposed development are as follows:

- St. Stephen's De La Salle BNS – Approximately 450m;
- Presentation Primary School– Approximately 950m;
- Mount Sion Primary School– Approximately 240m;

There are numerous crèches located in the Waterford city area.

The closest being St. Joseph's Childcare Centre located approximately 550m from the site.

RELEVANT PLANNING HISTORY:

There are 3 historical planning applications associated with the site.

WATERFORD CITY AND COUNTY DEVELOPMENT PLAN 2022-2028:

The subject site has a land use zoned *Existing Residential*. *Existing Residential* provides for residential and protect and improve residential amenity in accordance with the Waterford City Development Plan 2022-2028.

The proposed Part 8 development is consistent with the zoning and policy objectives of the Development Plan

THE PART 8 PROCESS:

The Part 8 process will commence on Tuesday the 22nd of July.

An advert will be placed in the News & Star newspaper informing the general public of the commencement of the process, and a site notice will be erected.

Plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, from 22nd July 2025, up to and including 19th August 2025, and during office-hours, at

Customer Care Offices, Waterford City & County Council, Baileys New Street, Waterford.

A copy of the plans and particulars of the proposed development may also be viewed on Waterford City & County Council's website at www.waterfordcouncil.ie

Written submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development is situated, may be made in writing, to arrive no later than: 4.00pm. on 2nd September 2025, to;

Seamus De Faoite, Director of Services,
Housing Department, Waterford City & County Council, City Hall, The Mall, Waterford.
or by emailing: part8housingsubs@waterfordcouncil.ie

It should be noted that the Freedom of Information Act applies to all records held by Waterford City & County Council.

COUNCILLORS:

This Part 8 Application was presented at the Metro District meeting on 17th July 2025.

HOUSING DEPARTMENT CONSIDERATIONS:

The objective of the proposal is to provide social housing to those having been assessed as having a social housing need, in this case through the provision of 6 no. Residential units, consisting of 3 no. 1-bed apartments and 3 no. 2- bed apartments at St. Mary's Terrace, Hennessy's Road, Waterford.

The proposed scheme meets the objectives of Waterford City & County Council and DHLGH.

The proposed scheme has been approved in principle and funding-approved by DHLGH.

Report prepared by: 
Grace Denieffe,
Clerk of Works,
Waterford City & County Council.

Appendix A

- Drawings