



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

Housing Department - Report

Planning & Development Act, 2000 (as amended)

Planning & Development Regulations 2001

(as amended), Part VIII

Presented to: Waterford Metropolitan Meeting

Date of Meeting: Monday, 15th March, 2021

Proposed Development: Serviced sites and Infrastructure for a proposed Affordable Housing Scheme at Carrickphierish Road, Waterford city

This development aims to provide serviced sites* to facilitate an Affordable Housing scheme of 28x 3-bed semi-detached dwellings (subject to demand, detailed design and planning) on a local authority owned site at Carrickphierish, Gracedieu, Waterford City in accordance with and under the Serviced Sites Fund 2019 (Circular APH02/2019).

* Provision of site services, landscaping, roads, paths, pavings and site enclosures.

SITE CONTEXT:

The site is located at the northern end of Carrickphierish Road (L1524), at the junction with Knockhouse Road (L5507), in Waterford city. It measures 1.366 hectares / 3.374 acres, is currently greenfield, and is bounded by Gracedieu Heights housing to the east, Hillview estate to the south, and the fore-mentioned roads to the west and north, respectively.

RELEVANT PLANNING HISTORY:

The site has no previous Planning history.

THE PART 8 PROCESS:

The Part 8 process started on Monday 15th September 2020, with Notification of Commencement at the Waterford Metropolitan District Meeting. A site notice was erected on a lighting-pole facing on to Carrickphierish Road, and an advert was placed in the Munster Express newspaper informing the general public of the commencement of the process.

Plans and particulars of the proposed development were available for inspection, at the Customer Care Offices, Waterford City & County Council, Baileys New Street, Waterford, between the hours of 9.30 am - 4:00 pm Monday to Friday, for the period from 19th October 2020 up to and including 20th November 2020, (4 calendar weeks - including Bank and Public Holidays).

A copy of the plans and particulars of the proposed development were also available for viewing / downloading from the Waterford City & County Council's website at www.waterfordcouncil.ie.

All submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the proposed development would be situated, were invited to be made in writing to the Director of Services, Housing Dept, Waterford City & County Council, City Hall, The Mall or by emailing part8housingsubs@waterfordcouncil.ie either during the initial 4 week public display period outlined above, or alternatively during an additional 2 week period thereafter provided for such submissions, but in either case not later than 4.00pm. on 4th December 2020

OBJECTIONS / SUBMISSIONS:

Prior to the 4th December 2020 deadline, submissions were received from the following;

1. Catherine Jennings, Hillview
2. Cllr Joe Kelly
3. Dana O'Byrne, Carn Glas
4. David & Catriona Byrne, Hillview
5. David & Marie Flynn, Hillview
6. Dawn Power, Carn Glas
7. Deirdre & Mary Brennan, Gracedieu
8. Eimer Cheevers, Gracedieu
9. Elaine Larkin, Sherlock Walk
10. Emma Stokes, Carn Glas
11. Frank Cummins, Gracedieu
12. Geraldine Phelan, Hillview
13. Gracedieu Residents Group
14. Hillview Residents Association
15. Jason O'Farrell, Bowefield
16. Leon Mullally, Gracedieu
17. Mairead Hennessey, Sherlock Walk
18. Michael Cheevers, Gracedieu

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19. Niall Barry, Bowefield
20. Patricia Cleere, Carn Glas
21. Patrick Robinson, Hillview
22. Paul Dower, Sherlock Walk
23. Riverpark Residents Association
24. Saoirse Reinhardt, Sherlock Walk
25. Sarah Kelly, Sherlock Walk
26. Sherlock Walk Residents Association
27. Sinead Flynn, Sherlock Walk

GDPR regulations restrict Waterford City & County Council from issuing copies of the original submissions within this report, however the spreadsheet at the back of this report summarizes all the topics raised in the submissions received by Waterford City & County Council during the Part 8 public consultation period.

SUMMARY AND EXTRACTS FROM SUBMISSIONS:

1. Flooding Risk; There is a significant risk of flooding of adjoining properties in Hillview, particularly along Oak Avenue and Oak Drive either during the build phase or once the houses are constructed. There was previous flooding in the area when Logloss (now Gracedieu Heights) was being built. It is considered that the site is generally boggy and retains water. If houses are to be built there, it is requested there has to be substantial drainage put in to ensure there is no flooding into Hillview or Gracedieu Heights estates or ground water retention with subsequent run off into Oak Avenue or Oak Drive.
2. Development Standards 1; Requests that the mechanism / agreement entered into with developers for the construction of the houses makes it mandatory that they are built to the same high standards of design and construction that Waterford City & County Council insist their own schemes are constructed to. They should be built to the highest standards and finish so that they make a 'statement' about the area and are homes that people will be proud to buy and live in for the long term.
3. Development Standards 2; In line with previous submissions on developments, that the scheme be fronted by a stone-clad wall similar to the wall fronting Sherlock Walk opposite.
4. Private Open Space; Suggested that more than the minimum space is provided to each rear garden / site.
5. Boundary Wall; A boundary wall to be built around the new development where it adjoins existing estates, including to the rear of Oak Avenue and Oak Drive houses. Currently there is not a consistent boundary between the proposed site and the Hillview houses. A secure boundary is needed to maintain the security and privacy of the residents of the Oak Avenue and Oak Drive properties. Without this wall the properties are exposed with loss of privacy, reduced security all the related problems that go with that.
6. Landscaping Plan; A detailed landscape plan, that takes into consideration previously agreed landscaping plans for the junction of the Carrickphierish Road and Knockhouse Road, is a requirement of any subsequent planning application. This junction will be a main junction within the city into the future as it will be the intersection of Neighbourhood One and Two as described in the Area Action Plan for the North-western Suburbs and as such this scheme will be highly visible.
7. Loss of Privacy; As the proposed houses are 2-storey, there is concern of overlooking of the bungalows along Oak Drive resulting in loss of privacy. It is suggested the 10x houses proposed here could be changed to single-storey where they back on to single-storey properties on Oak Drive to reduce overlooking and maintain privacy.

Also

8. Personal Safety; Local residents do not feel Carrickpherish Road is a safe place to walk, as footpaths are blocked by construction and development traffic, muddy and slippery footpaths, discarded domestic white goods, and animals.
9. Anti-Social Behaviour; Residents are experiencing gangs of teenagers from the existing estates and children from the travelling community, roaming the area and in some cases entering their back gardens. General issues include stone throwing and vandalism, verbal abuse and intimidation.
10. Environment; It is felt the Gracedieu area has a diverse biological profile, with a wide range and number of wild birds, birds of prey, insects and other wildlife. It is claimed Waterford City & County Council's development plan seems to be a recipe for a mass extermination of a unique wildlife profile unique to the city.
11. Amenities; It is felt the local area is poor for amenities, (i.e. playgrounds, public parks, sports-grounds etc).
12. Social Housing; It is felt there is a heavy concentration of council social housing estates in this area which seems to be the opposite of what is being aimed at nationally; reference to 3x such housing developments in less than a 500m radius.
13. Road Safety; It is felt that current level of traffic on Carrickpherish Road has become dangerous due to the number of housing estates located in the area, and the use of the road for access to locations for work.
14. Cycles Lanes; Existing cycle lanes on each side of the Carrickpherish Road, a busy thoroughfare for all sorts of traffic from school drops to industrial-estate bound trucks, do not make for safe cycling for either commuters or schoolchildren.

REFERRALS:

Referrals received include the following;

- Roads – As part of design development, to detail the junction onto Carrickpherish Road and include a hammer-head for bin trucks, etc., to turn in cul-de-sacs.
- Building Control – No comment.
- Water –
 - Existing services will require way-leaves, as there are important public foul and storm sewers within site – infrastructure serving existing estates to the North-East.
 - Full digital survey will be required on site to identify water, foul and storm services in particular.
 - Connection applicant to Irish Water is required.
 - Site is susceptible to flooding by open watercourse and internal springs on site.
 - The overall site will require a redesign to incorporate the existing important infrastructure, and due to potential flooding in the storm network downstream, a strict storm-water attenuation design will have a min discharge of less than 5 l/sec.

PLANNING DEPARTMENT'S CONSIDERATIONS:

The purpose of the proposed development is to provide serviced sites to facilitate an Affordable Housing scheme which will be subject to a separate planning application for the houses at some time in the future. The proposed development will support the policies and objectives of the current City Development Plan 2013-2019 and complies with ministerial guidelines, government policies and with the Regional Planning Guidelines. It is considered therefore that the development is in accordance with the proper planning and sustainable development of the area, pending Amendment 1 on page 5.

Refer to separate Planning Report

HOUSING DEPARTMENT RECOMMENDATION:

The objective of the proposal is simply to provide the provision of site services, landscaping, roads, paths, pavings and site enclosures to facilitate a future Affordable Housing scheme of 3-bed semi-detached dwellings in Waterford city. The design and detailing of the future housing will be subject to a separate planning application prior to construction of same. This Part 8 scheme meets the objectives of Waterford City & County Council and DHLG&H.

The statutory requirements of the Part 8 planning process have been completed and complied with.

27x Public Observations were received within the deadline date.

Full consideration has been given to these, and the following Amendment is proposed;

1. 2x units are to be omitted from the south-east corner of the site, in order to allow the re-direction of existing storm and foul drains.

Also, Confirmation that;

2. New boundary wall to be built around the development to the rear of the new houses where it adjoins the Oak Drive estate – height to be in accordance with Planning standards and the Waterford Development Plan
3. Development standards for both internal and external works / finishes, will be to the same high standard that Waterford City & County Council adhere to on own schemes.

Subsequent to above Amendment 1, the proposed development will now provide serviced sites to facilitate an Affordable Housing scheme of 26x 3-bed semi-detached dwellings (subject to demand, detailed design and planning) on a local authority owned site at Carrickphierish, Gracedieu, Waterford City in accordance with and under the Serviced Sites Fund 2019 (Circular APH02/2019).

The proposed development complies with and meets all of the relevant national and local standards, requirements and guidelines.

The Planning Authority supports the proposed housing development and concludes that the development is in accordance with the proper planning and sustainable development of the area.

It is therefore recommended that the Council adopt and approve the proposed development as originally presented and with modification as outlined above.

Ivan Grimes
Director of Services
Housing Community & Emergency Services

Observation - Summary Spreadsheet

	Issue	Observations	Consideration by Housing Department	Director of Services Response
1	Flooding Risk	<u>There is a significant risk of flooding of adjoining properties in Hillview, particularly along Oak Avenue and Oak Drive either during the build phase or once the houses are constructed. There was previous flooding in the area when Logloss (now Gracedieu Heights was being built) The site is generally boggy and retains water. If any houses are to be built there, then there has to be substantial drainage put in to ensure there is no flooding into Hillview or Gracedieu Heights estates or ground water retention with subsequent run off into Hilview area.</u>	<i>Appropriate ground works and new drainage works / upgrades will be included as part of the Scope of Works for this Affordable Housing scheme.</i>	Redesign required to existing surface and foul drainage network as part of Part 8. Site layout revised to reflect consideration.
2	Development Standards – Design and Construction	<u>Request that the mechanism entered into with developers for the construction of the houses makes it mandatory they are built at least to the same high standards of design and construction that WC&CC insist their own schemes are constructed to, so the houses make a ‘statement’ about the area and are homes people will be proud to buy and live in for the long term.</u>	<i>Agreed – exact methodology to be confirmed. It should also be generally noted that a Construction Management Plan to minimise construction impact during construction phase would be standard procedure, and would be prepared prior to works commencing on site and in compliance with any planning conditions applied.</i>	No change to Part 8 design.

3	Development Standards - External	<u>The scheme be fronted by a stone clad wall similar to that fronting Sherlock Walk opposite.</u>	<i>Exact type / location / colour / specification of the finish to be confirmed during future design development.</i>	No change to Part 8 design.
4	Private Garden Space	<u>More than the minimum space is given to each rear garden / site where possible.</u>	<i>Agreed.</i>	No change to Part 8 design.
5	Boundary wall - privacy and security	<u>A new 2.5m boundary wall must be built to separate the existing Hillview houses affected by the build from the new houses. Many of the houses on Oak Avenue and Oak Drive do not have a boundary wall therefore there will be a loss of privacy and security unless a consistent boundary wall is built around the proposed development.</u>	<i>New boundary wall to be included along the southern boundary with Oak Drive; height to be in accordance with planning standards and the Waterford Development Plan .</i>	No change to Part 8 design.
6	Landscape Provisions	<u>A detailed Landscape plan should take into consideration previously agreed Landscape plans for the junction of the Carrickphierish and Knockhouse Roads. This junction will be a main junction within the city into the future as it will be the intersection of Neighbourhood One and Two as described in the Area Action Plan for the North-western Suburbs and as such this scheme will be highly visible.</u>	<i>Accepted.</i>	No change to Part 8 design.

7	Privacy - Overlooking	<u>Residents of Oak Drive, Hillview estate claim building 2-storey properties will completely remove privacy of their properties.</u>	<i>New buildings will be built in accordance with reciprocal overlooking distances (at a minimum) as prescribed in planning legislation. A new boundary wall is also proposed.</i>	No change to Part 8 design.
8	Safety - General	<u>Local residents feel Carrickpherish Road is not a safe place to walk as the footpaths are often blocked by construction and development traffic, muddy and slippery footpaths, discarded domestic white goods, animals, etc.</u>	<i>This issue is not specific to this Part 8 application. It is an issue for potential urban rejuvenation works to the affected areas, under separate projects / funding streams. Works regarding the halting site and the spill-over of vehicles and waste onto the public road are to be addressed elsewhere.</i>	No change to Part 8 design.
9	Anti-Social Behaviour 1	<u>Some existing residents in the area are experiencing teenagers from existing estates and children from the travelling community, coming into their back gardens, and using it as shortcuts around the area.</u>	<i>This issue is not specific to this Part 8 application. It is an issue for potential urban rejuvenation works to the affected areas, under separate projects / funding streams.</i>	No change to Part 8 design.
10	Anti-Social Behaviour 2	<u>General stone throwing and vandalism makes residents fearful and worried about their property, who feel the area is at a crucial tipping point without the proper engagement, planning and sustainability planning. Incidents of fires being started, letting off of fireworks and cars being damaged by youths, are reported in estates around the area. To the extreme, there have also been robberies and a shooting in the area.</u>	<i>This issue is not specific to this Part 8 application. It is an issue for Waterford City & County Council liaison officials involved in the relevant areas, and also An Garda Síochána. The Council's Estate Management Team has engaged with residents groups in the area and it is intended to continue this engagement, in conjunction with An Garda Síochána, to develop plans for neighbourhood and estate management for the area.</i>	No change to Part 8 design.

11	Amenities - Suggestions	<p><u>Suggested new facilities in the area include playgrounds, a community centre with provision for activities for families such as breakfast and homework clubs, young parent support, parenting courses, and indoor community activities for children and adults throughout the day and evening.</u></p> <p><u>Furthermore, the Community Sports Hub needs outdoor facilities such as playing fields and Astro turf pitches, a short-coming that has become more apparent in the last year with Covid-19. The only facility in the area is the library, which as the Covid pandemic developed, was closed for most of the time.</u></p>	<p><i>This issue is not specific to this Part 8 application. It is an issue for potential urban rejuvenation works to the affected areas, under separate projects / funding streams</i></p>	No change to Part 8 design.
12	Amenities - Future Growth	<p><u>Suggestion to extend opening hours in the library to include Fridays and the weekend. Councillors are invited to the area and see children playing on the side of the road, in wastelands or around parked cars.. In addition the area needs a dedicated investment in community development by the Council including in-situ community welfare officers, community development tea, public health nurse for the area, primary care facility and pharmacy for residents.</u></p>	<p><i>This issue is not specific to this Part 8 application. It is an issue for potential urban rejuvenation works to the affected areas, under separate projects / funding streams</i></p>	No change to Part 8 design.

13	Environmental - Biodiversity	<p><u>The Gracedieu area has a diverse biological profile, with a wide range and number of wild birds, birds of prey, insects and other wildlife. “The council's development plan seems to be a recipe for a mass extermination of a unique wildlife profile unique to our city.”</u></p>	<p><i>The existing vacant site comprises a mix of disturbed ground, rough grassland and some peripheral tree cover. It is intended that compensatory planting will be utilized within the proposed scheme by means of new indigenous trees, plants and shrubs, to retain existing and attract new wildlife. Refer to above item 6.</i></p>	No change to Part 8 design.
14	Heavy Concentration of Existing Social Housing in the Area	<p><u>“There is a heavy concentration of social housing in this area which seems opposite of what is being aimed at nationally. Is there not supposed to be integration rather than areas with strong concentrations of X or Y? We do not want to deny anyone a roof over their heads rather ask the question - is the Council keeping social housing out of other areas of the city rather than having an even distribution of people of all backgrounds throughout the city and in small towns and villages?”</u></p>	<p><i>Affordable housing is not Social housing. Waterford City and County Council are proposing Affordable purchase on its own land.</i></p>	No change to Part 8 design.
15	Traffic - Traffic Plan	<p><u>Traffic can be busy along Knockhouse Road and Carrickphierish Road. It is vital this project does not progress in the absence of a Traffic Plan that considers the environment, sustainable forms of transport, and how increased residential and business numbers impact the environment (eg; air quality) for existing residences within a 2km radius.</u></p>	<p><i>A Traffic & Transport Assessment is not required for residential developments of less than 200 dwellings, (as per, Table 2.1, Traffic & Transport Assessment Guidelines, by TII, May 2014, and Table 1.4, Traffic Management Guidelines). A Road Safety Audit is required for permanent changes to a National Road, not a housing development. A Mobility Management Plan is only required for developments which may generate significant trip demand which this proposed development will not generate.</i></p>	No change to Part 8 design.

16	Traffic - Cycle Lanes	<u>Traffic Plan should consider segregated cycle tracks from the bottom of the hill by Bilberry Waterford Greenway entrance up to Knockhouse Road, onto the Carrickphierish Road, and into the industrial estate. Existing strips of red on each side of the Carrickphierish Road do not make for safe cycling, for commuters or school children.</u>	<i>This issue is not specific to this Part 8 application – it is part of a potentially broader scope of design and work for the WC&CC Roads Dept. The Carrickphierish Road is a single carriageway urban road environment with a speed limit of 50km/h and cycle lanes, vehicle and cycle parking at appropriate locations, bus stops, footpaths, public lighting and traffic calming. The inclusion of 28 no. houses is appropriate given the existing transport facilities in the area.</i>	No change to Part 8 design.
17	Traffic - Junction with Knockhouse Road	<u>It can be difficult to get on Knockhouse Road from Sherlock Walk – the turn left is very narrow, and the turn right is difficult due to a dip in the road and the constant flow of traffic.</u>	<i>This issue is not specific to this Part 8 application – it is part of a potentially broader scope of design and work for the WC&CC Roads Dept. The Carrickphierish Road is a single carriageway urban road environment with a speed limit of 50km/h and cycle lanes, vehicle and cycle parking at appropriate locations, bus stops, footpaths, public lighting and traffic calming. The inclusion of 28 no. houses is appropriate given the existing transport facilities in the area.</i>	No change to Part 8 design.
18	Traffic - Junction with Cleaboy Road	<u>Pre-Covid times, come 8.50am the build-up either side of the Cleaboy Road roundabout, is heavy. It will be so much heavier when you add additional residences and workplaces along the Carrickphierish Road. It could be at risk of becoming another Dunmore Road, except less desirable to live on.</u>	<i>This issue is not specific to this Part 8 application – it is part of a potentially broader scope of design and work for the WC&CC Roads Dept. The Carrickphierish Road is a single carriageway urban road environment with a speed limit of 50km/h and cycle lanes, vehicle and cycle parking at appropriate locations, bus stops, footpaths, public lighting and traffic calming. The inclusion of 28 no. houses is appropriate given the existing transport facilities in the area.</i>	No change to Part 8 design.

19	Traffic - Public Crossing	<u>The current level of traffic on Carrickpherish Road has become dangerous to the point that children and locals risk life and limb when crossing the round at any point in the day.</u>	<i>The requirement for a public road crossing is not specific to this Part 8 application – it is part of a potentially broader scope of design and work for the WC&CC Roads Dept. The Carrickpherish Road is a single carriageway urban road environment with a speed limit of 50km/h and cycle lanes, vehicle and cycle parking at appropriate locations, bus stops, footpaths, public lighting and traffic calming. The inclusion of 28 no. houses is appropriate given the existing transport facilities in the area.</i>	No change to Part 8 design.
20	Sustainable Development	<u>There is concern that a vast and accelerated development plan is scheduled without enough thought and thorough planning in the area.</u>	<i>The design for this proposed development will meet the development Standard of the Waterford City Development Plan 2013-2019, and the Quality Housing for Sustainable Communities document, issued by the Department of the Environment, Heritage and Local Government.</i>	No change to Part 8 design.
21	Community Engagement	<u>Existing Residents Associations would engage regarding matters raised during the Part 8 process. They feel they have not been listened to or consulted in a meaningful way.</u>	<i>The Part 8 process is a consultation process which allows the public to make their observations to the WC&CC for review and consideration.</i>	No change to Part 8 design.

