



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

**Chief Executive Report
Planning & Development Act, 2000(as amended), Part XI
Planning & Development Regulations 2001(as amended),
Part VIII**

**Proposed development consisting of 7 Traveller bays at Carrickphierish
Road (L1524), Waterford city;**

The development will provide;

- a) Seven number bays, each with its own 30m² day house.**
- b) Supporting development works include; (i) a single stand-alone Welfare Facility, (ii) temporary construction signage; (iii) drainage and (iv) all associated site works.**

Description of Proposed Works – Consultation:

Site Context

The provision of seven number traveller bays at the Carrickphierish Road, on a 0.335 hectares / .83 acres site. The site is currently partly occupied by an existing Traveller unit and is partly Greenfield. It is bounded by an existing 3-unit Traveller scheme to the north-east and the Waterford City & County Council Northern Extension Depot to the south-east, Ard Phiarais residential estate to the south-west and Carrickphierish Road to the west.

Summary of the Proposed Works

The Part 8 proposal provided for;

- a) Seven number bays, each with its own 30m² day-house unit.
- b) Supporting development works include; (i) a single stand-alone Welfare Facility, (ii) temporary construction signage; (iii) drainage and (iv) all associated site works.

Following the period of public consultation and consideration of the submissions received the following Amendments to the development are now proposed;

- a) The omission of the proposed 30m² own day-house at each bay and the omission of the stand-alone Welfare Facility.
- b) The inclusion of a 16m² kitchenette / shower facility at each bay, to replace the omitted own day-house at each bay and the stand alone welfare facility.
- c) The incorporation of a communal bin area for all the bays to use at the south-eastern (rear) boundary of the site.

In the interests of clarification the development will provide for boundary wall treatments, surface treatments, foul and surface drainage. The boundary wall fronting onto the Carrickphierish Road shall consist of a stone-faced blockwork wall and piers, to match the height of the existing roadside boundary of the adjoining existing dwelling to the north-east.

Consultation

Details of the proposed development at Carrickphierish Road, were posted on site, advertised in the local press and placed on public display, in accordance with Part 8 of the Planning and Development Regulations 2001(as amended), and the Planning and Development Act, 2000(as amended). The public consultation process ran from the 19th October 2020 up to and including 20th November 2020, with written submissions and observations with respect to the proposed development invited up until 4th December 2020.

Third Party Submissions Received

Sixty nine number submissions were received by Waterford City & County Council in relation to the proposed development.

Assessment & Evaluation

The site is zoned residential in the Waterford City Development Plan, 2013-2019, as amended and extended, wherein it is an objective;

“To protect, provide and improve residential areas and their amenities”.

The proposed development is in accordance with the zoning objectives for the site and as such there is no objection to same.

The proposed development has been designed to take account and comply with the Waterford City Development Plan, 2013-2019, as amended and extended and National Guidance.

Recommendation

The purpose of the proposed development is to deliver seven number Traveller bays. The proposed development will support the policies and objectives of the current City Development Plan 2013-2019, as amended and extended, and complies with Ministerial Guidelines, Government policies and with the Regional Spatial & Economic Strategy. It is considered therefore that the development is in accordance with the proper planning and sustainable development of the area.

Thus having regard to the report and details submitted, including the proposed amendments, I would have no objection to the proposal and would recommend that it proceed as outlined.

Michael Quinn,
Director of Economic Development & Planning

19/02/2020