



**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: Carrickpherish Road, Waterford - Traveller Bays

The development is located on the Carrickpherish Road (L1524), and will provide;

a). 7x no. 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.

SITE CONTEXT:

The site is located on Carrickphierish Road (L1524). It measures 0.335 hectares / .83 acres, and 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 N-E, Waterford City & County Council Northern Extension Depot to the S-E, Ard Phiarais housing to the S-W, and Carrickphierish Road to the N-W.

RELEVANT PLANNING HISTORY:

Planning Ref; 06500305, July 2006; The site formed part of a larger site seeking PP for construction of 26x two-storey houses and 2x blocks of apartments, and associated site works. Approved.

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 fence 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 4.00 p.m. on 4th December 2020

OBJECTIONS / SUBMISSIONS:

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

1. Amy Flynn, Sherlock Walk
2. Bowefield Residents Association
3. Breda Buckley, Gracedieu
4. Brian Keane, Bowefield
5. Brian Nolan, Carrickphierish
6. Carol Buckley, Bowefield
7. Catherine Quinlan, Carn Glas
8. Ciara Losty, Gracedieu
9. Cllr Joe Kelly
10. Cllr Susan Gallagher
11. Dana O'Byrne, Carn Glas
12. David Collopy, Carn Glas
13. Dawn Power, Carn Glas
14. Deborah Buckley, Gracedieu
15. Deirdre & Mary Brennan, Gracedieu
16. Eimer Cheevers, Gracedieu
17. Elaine Larkin, Sherlock Walk
18. Emma Stokes, Carn Glas

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19. Emma Stroud, Mount Suir
20. Eric O'Connor, Carn Glas
21. Erica Farrell, Mount Suir
22. Evelyn Gillen, Carrickphierish
23. Frank Cummins, Gracedieu
24. Gracedieu Residents Group
25. Greg Quinlan, Carn Glas
26. Hillview Residents Association
27. Ian Walsh, Carn Glas
28. Ilonda Downes, Carrickphierish
29. James Doyle, Carrickphierish
30. Jim O'Brien, Carrickphierish
31. Joanne Burke, Carn Glas
32. John Buckley, Gracedieu
33. Karen Kenneally, no address given
34. Kathy McCumiskey, Gracedieu
35. Lan Quinlan, Carn Glas
36. Leon Mullally, Gracedieu
37. Liam Dunne, Gracedieu
38. Lisa Coady, Gracedieu
39. Lisa Kelly, Mount Suir
40. Lisa O'Brien, Carn Glas
41. Maire & Sean O'Cathain, Gracedieu
42. Mairead Hennessey, Sherlock Walk
43. Mairead O'Grady, Sherlock Walk
44. Mandy Foskin, Carrickphierish
45. Mark O'Sullivan, Mount Suir
46. Matt Walsh, Gracedieu
47. Michael Cheevers, Gracedieu
48. Michelle Dower, Sherlock Walk
49. Mount Suir Residents Committee
50. Niall Barry, Bowefield
51. Pat Corcoran, Gracedieu
52. Patricia Cleere, Carn Glas
53. Paul Dower, Sherlock Walk
54. Petrina McHugh, Carrickphierish
55. Phillip Flynn, Gracedieu
56. Rachel Ferguson, Gracedieu
57. Riverpark Residents Association
58. Sandra Murphy, no address given
59. Saoirse Reinhardt, Sherlock Walk
60. Sarah Buckley, Bowefield
61. Sarah Kelly, Sherlock Walk
62. Sean Sweeney, Bowefield
63. Sharon McNamara, Bowefield
64. Sherlock Walk Residents Association
65. Sinead Flynn, Sherlock Walk
66. Tara O'Neill, Bowefield
67. Thomas King, Carn Glas
68. Tony Quinlan, Carn Glas
69. 1 other (no address, no name given)

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 itemizes 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. Proximity of Halting Site to Carrickpherish Road; It is felt that the proposal is too close to the kerb-side on the main industrial / commuter belt of Carrickpherish Road.
2. Size of Individual Bays; Concern that the proposed bays are not big enough for the Travellers requirements, and the existing infrastructure is not there to support the proposal.
3. Overspill on to Footpaths and Verges; Inadequate space for the requirements of the original Traveller development has led to the use of the surrounding grass verges and footpaths for securing animals and parking up of visiting caravans.
4. Negative Impact on Area; The visual aspect of a Traveller housing scheme plus a 7-bay halting site, on the main road that leads to both facilities and other factories in the Industrial Estate, is visually off putting, can be dangerous, and may deter these companies from future investment in the area, creating badly needed employment.
5. Existing Unauthorised Structures on the Site; WC&CC has failed to take effective action regarding unapproved chalet development on the site. The presence of these developments will pose major Health & Safety concerns if the development were to proceed. The occupants will be living on a building site which cannot be allowed to happen.
6. Over-Concentration of Traveller Accommodation; This area of Waterford is already over populated with Traveller accommodation, having a halting site located at Bilberry Road and also the current Traveller halting site on the Carrickpherish Road. This will be the third development to be constructed within a three mile radius and therefore will lead to an over-concentration of minorities in this area.
7. Increase in Sulky Racing; An increase in Traveller numbers will also have an increase in the number of sulky racing carts that currently use the Carrickpherish Road.
8. Secure Boundary Walls; A secure boundary wall with a high-quality finish like the boundary wall at Sherlock Walk must be built around the site to ensure privacy for the residents. If this is where Traveller families are to reside long term, they are entitled to their privacy from passing pedestrians and traffic
9. 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.
10. 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.
11. Amenities; Local area is poor for amenities (i.e. playgrounds, public parks, sports-grounds etc). The only facility in the area is the library, which as the Covid pandemic developed, was closed for most of the time.
12. 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, as regards the number / location of junctions, plus volume of traffic.
13. Future Proofing the Site; Could the proposal accommodate a percentage of un-used bays, like a reserve residential land-bank, for future use?
14. Community Engagement; 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. .

15. Rushed Development; The proposed site is existing and therefore considered convenient for the Part 8, as opposed to a new larger purpose made location.
16. Covid Measures; The site was set up as a temporary measure during the Covid 19 crisis to allow for social distancing and hygiene practices for the Traveller families in the area.
17. Carrickphierish Road – Condition and Maintenance; The road is very poorly maintained and is constantly in a distressed and unkept visual state.
18. Sustainable Development; There is concern that a vast and accelerated development plan is scheduled without enough thought and thorough planning in the area.

REFERRALS:

Referrals received include the following;

- Roads Dept –
 - Asks if the new proposed entrance can be merged with the existing one on the adjacent Traveller site, to help reduce number of junctions onto Carrickphierish Road. *Housing Dept Response - It is not possible to merge the existing entrance with the proposed entrance. The existing group scheme was developed without a through road. To join both sites would result in a reduction in development standards and potential safety issues in both existing and proposed developments. The proposed entrance has been relocated to provide an acceptable distance between the existing and proposed sites whilst maintaining the required internal site layout.*
- Building Control – No comment.
- Water Dept –
 - Existing water-main will require a wayleave
 - Full digital survey required on site to identify water, foul and storm services in particular infrastructure serving existing TA units
 - Connection applicant to IW required
 - Surface water attenuation will be required on site due to it's discharge to St. John's river catchment

PLANNING DEPARTMENT'S CONSIDERATIONS:

The purpose of the proposed development is to provide 7x no bays for Traveller Accommodation. 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.

Refer to separate Planning Report

HOUSING DEPARTMENT RECOMMENDATION:

The objective of the proposal is to provide 7x no bays for Traveller Accommodation in Waterford city. The proposed 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.

69x Public Observations were received within the deadline date.

Full consideration has been given to these, and the following Amendments are proposed;

1. The existing chalet units on the development site are unauthorised and illegal. Prior to the Part 8 work commencing both existing chalets and all associated unauthorised development, including walls, drains, etc., will be removed from the site. The existing chalets will not form part of the final Part 8 development.
2. It is no longer intended for each bay to have its own day-house. Also there will be no single stand-alone Welfare facility. Instead each bay will have its own personal 16m² kitchenette / shower facility.
3. There will be a communal bin area for all the bays to use.

Also, Confirmation that;

1. Following discussion and considered design development of the Part 8 site, the Proposed Site Layout drawing has developed to include wall boundary treatments, surface treatments, foul and surface drainage, to help identify and clarify same.

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

The Planning Authority supports the proposed 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	Position of Halting Site Against Carrickphierish Road	<u>Proposal is too close to the kerb-side on the busy main industrial / commuter belt on Carrickphierish Road. When other halting sites come to mind, they are not situated on such a busy road (Bilberry) or are situated well back from the main road (Williamstown)</u>	<i>There is no standard design for a halting site - each is site specific. As regards the close proximity of the bays to the main road, there is precedent of this type in Shandon, Dungarvan.</i>	No change to Part 8 design.
2	Size of the Individual Bays	<u>The proposed bays are not big enough for the Travellers requirements, and the existing infrastructure is not there to support the proposal. WCCC should look at an alternate green field or a more suitable larger site to best meet their needs those in need of the travelling community and that of their animals.</u>	<i>The proposed individual sites are all sufficient in size, in fact are in excess of the required plot size. Design guidance recommends that a family bay should have an area of at least 234m², (ie; 13m wide x 18m deep), and be surrounded on three sides by concrete screen walls providing adequate fire separation distances and preventing the spread of fire. Infrastructure will be introduced, as necessary, as part of the development works.</i>	Proposed site layout is amended to include new site services, walls, and surface detail
3	Overspill onto Footpaths and Verges, etc	<u>Inadequate space for the requirements of the original existing Traveller development has led to the use of the surrounding grass verges and footpaths for securing animals and parking up of visiting caravans. This has left the footpath being unusable for walkers and children transiting to schools in the area.</u>	<i>This proposed Part 8 scheme is not for an additional halting site - it is to provide serviced, safe and secure bays for the existing parked up caravans on Carrickphierish Road. Upon completion, and removal of the kerb-side Travellers into their own specific bay, the footpath and kerbside should become clean, clear and user-friendly for the local residents. It is proposed to heavily landscape the kerb-side with mounded landscaping to prevent future parking.</i>	Proposed site layout is amended to indicate extent of new mounded landscaping.

4	Negative Impact of the Area to Visitors and Investors	<p><u>There are many large industries in the Industrial Estate and two, Sanofi and West Pharma that have facilities adjoining the Carrickpherish Road and close to the proposed development. The visual aspect of a Tap housing scheme plus a 7 Bay Halting site and all the related issues that goes with such developments, on the main road that leads to both facilities and other factories in the Industrial Estate is visually off putting, can be dangerous, and may deter these companies from future investment in the area, creating badly needed employment.</u></p>	<p><i>This proposed Part 8 scheme is not for an additional halting site - it is to provide serviced, safe and secure bays for the existing parked up caravans on Carrickpherish Road. Once the existing kerb-side Travellers are moved into their own bays, a new boundary wall facing on to Carrickpherish Road will be created of a natural stone random rubble type to match the finish of the existing adjacent housing to the north-east, ie; Blackberry Fields. Also the existing kerb-side will be developed to include undulating landscape mounds to physically prevent any vehicle from parking on same. These will be designed so as not to restrict views of vehicles entering and exiting the Traveller sites. The mounds will also include shrubs and planting to lift the aesthetic of the area.</i></p>	<p>Proposed site layout is amended to indicate extent of new mounded landscaping.</p>
5	Existing Unauthorised Structure On-Site	<p><u>WCCC has failed to take effective action regarding unapproved chalet development on the site. The presence of these developments will pose major Health & Safety concerns if the development were to proceed. The occupants will be living on a building site which cannot be allowed to happen. Before any Part 8 can properly be considered, these unapproved developments must be removed to 'maintain the integrity of the planning process'. The standard must apply here or else WCCC has no credibility taking cases against anyone else engaged in unauthorised development.</u></p>	<p><i>The existing chalets on the site are not shown on the Part 8 Existing Site Layout drawing as they are unauthorised. Prior to the Part 8 work commencing both existing chalets and all associated unauthorised development, including walls, drains, etc., will be removed from the site. The existing chalets will not form part of the final Part 8 development.</i></p>	<p>Proposed site layout is amended to indicate removal of all existing unauthorised development.</p>

6	Over-Concentration of Traveller Accommodation in the Area	<u>This area of Waterford is already over populated with Traveller accommodation, having a halting site located at Bilberry Road and also the current Traveller halting site on the Carrickpherish Road. This will be the third development to be constructed within a three mile radius and therefore will lead to an overconcentration of minorities in this area.</u>	<i>This Part 8 proposal is not for an additional third halting site - it is essentially regularising the existing arrangement already in existence on Carrickpherish Road. It removes all existing unauthorised development within the WC&CC site, and by creating 7x safe and secure bays, each with services and of adequate size, it will remove the existing dangers and eye-sores from the Carrickpherish Road.</i>	No change to Part 8 design.
7	Carrickpherish Road - Increase in Sulky Racing	<u>An increase in Traveller numbers will also have an increase in the number of sulky racing carts that currently use the Carrickpherish Road. It is extremely concerning that young Traveller children, often by children as young as ten years old are driving young horses and ponies flat out at excessive speed on this busy road and this is an accident waiting to happen.</u>	<i>This proposed Part 8 scheme is not for an additional halting site or to encourage more Traveller families in to the area - it is to provide serviced, safe and secure bays for the existing parked up caravans on Carrickpherish Road. Subsequently there should be no increase in Traveller numbers and therefore no increase in sulky racing. Sulky racing is an issue for An Garda Síochána, not Waterford City and County Council</i>	No change to Part 8 design.
8	Secure Boundary Wall	<u>A secure boundary wall with a high-quality finish like the boundary wall at Sherlock Walk must be built around the site to ensure privacy for the residents. If this is where Traveller families are to reside long term, they are entitled to their privacy from passing pedestrians and traffic. This will also provide a more defined area where animals could be better controlled, particularly dogs with a nice welcoming finish.</u>	<i>Once the existing kerb-side Travellers are moved into their own bays, a new boundary wall facing on to Carrickpherish Road will be created of a natural stone random rubble type to match the finish of the existing adjacent housing to the north-east, ie; Blackberry Fields. Also the existing kerb-side will be developed to include undulating landscape mounds to physically prevent any vehicle from parking on same. These will be designed so as not to restrict views of vehicles entering and exiting the Traveller sites. The mounds will also include shrubs and planting to lift the aesthetic of the area.</i>	Proposed site layout is amended to indicate extent of new mounded landscaping, and boundary walls.

9	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.
10	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.
11	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.
12	Amenities - Suggestions	<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. Furthermore,</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.

		<p><u>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>		
13	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>	<p>No change to Part 8 design.</p>
14	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>	<p>No change to Part 8 design.</p>

15	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 7no. Traveller bays is appropriate given the existing transport facilities in the area.</i>	No change to Part 8 design.
16	Traffic - Public Crossing	<u>The current level of traffic on Carrickphierish 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 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 7no. Traveller bays is appropriate given the existing transport facilities in the area.</i>	No change to Part 8 design.
17	Future-proofing Sites with 'Spare' Bays	<u>Having a strong concentration with no room for organic growth is akin to ghettoization. Could each community across the city from Williamstown Road to the Old Tramore Road, the Cork Road, the Carrickphierish Road be home to a percentage of bays for the Travelling community, with unused bays in each that like a reserve residential land-bank would be there for the future, for 2040?</u>	<i>It is likely that all the bays will not be used by the Travelling community at this point or in the near future and so effectively, there will be unused bay(s) which can be used as a spare for a future date.</i>	No change to Part 8 design.

18	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.
19	Rushed Development	<u>The proposed site seems to be born from convenience rather than any serious thought process. It is clear from my reading on the matter that the Council has not supported the Travelling Community in the past decade, and now there is a rush on getting a number of bays in place in a short period.</u>	<i>This Part 8 proposal is not for a new halting site - it is essentially regularising the existing arrangement already in existence on Carrickphierish Road. It removes all existing unauthorised development within the WC&CC site, and by creating 7x safe and secure bays, each with services and of adequate size, it will remove the existing dangers and eye-sores from the Carrickphierish Road.</i>	No change to Part 8 design.
20	Covid measures	<u>The site was set up and meant to be a temporary measure during the Covid 19 crisis to allow for social distancing and hygiene practices for the Traveller families in the area. The concern in the communities living in the area at the time (March 2020) was that council would attempt to make the site permanent using the Covid 19 crisis as a first step. That concern is now a reality and I think Housing has significantly changed their position on this undertaking which does not lend itself to promoting good and trusting community relations.</u>	<i>This Part 8 proposal is not for a new halting site - it is essentially regularising the existing arrangement already in existence on Carrickphierish Road which has been there for many years, and long before the Covid 19 outbreak. The Part 8 proposal removes all existing unauthorised development within the WC&CC site, and by creating 7x safe and secure bays, each with services and of adequate size, it will remove the existing dangers and eye-sores from the Carrickphierish Road. Once cleared the kerb-side adjacent to the site will be developed and landscaped, with stone boundary walls facing on to Carrickphierish Road, to prevent new Traveller families arriving and pulling up on the footpath.</i>	No change to Part 8 design.

21	Carrickphierish Road - Condition & Maintenance	<u>The road is very poorly maintained and is constantly in a distressed and unkept visual state.</u>	<i>Particular concerns with existing facilities, outside the scope of this Part 8 development, should be directed to the appropriate department.</i>	No change to Part 8 design.
22	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>Design for this Part 8 meets the development Standard of the Waterford City Development Plan 2013-2019, the Traveller-Specific Accommodation – Practice, Design and Management manual, and the Guide to Fire Safety in Traveller Accommodation document.</i>	Proposed site layout is amended to include new site services, walls, and surface detail

