

Waterford City & County Council

Social Housing Investment Program – Fountain Street, Ferrybank, Waterford City

Planning & Development Act, 2000 as amended

Planning & Development Regulations 2001 as amended Part VIII

Recommendation to Commence Part VIII Process

Objective

- To provide a 14 no. dwelling Social Housing Scheme at Fountain Street, Ferrybank, Waterford City. The development is to be known as Na Lóistí / The Lodges.

Housing Need

- Current Housing Needs Assessment; 893 households qualify for Social Housing support in the Ferrybank area of Waterford City.
- In overall terms the current tenure mix within the city centre is varied and sustainable, and will remain so after this scheme is constructed.
- The scheme layout / unit type / sizes are designed to meet the proportionate need of the housing applicants in the area, (i.e. 1-bed and 2-bed), and provides for Housing need through the proposed 14 no. dwellings in a 1-to-3 storey development as follows:
 - *6 no. 2-bed 2-storey duplex dwellings*
 - *6 no. 1-bed dwellings*
 - *2 no. 1-bed single-storey units (potential for wheelchair occupancy)*

Site Appraisal

- The site is the former Flynns Bar on Fountain Street, and associated parking area to the rear – it has been unoccupied for many years and is currently derelict, attracting a high-level of anti-social behaviour in its current state. It is proposed to demolish elements of the existing structure on health and safety grounds, and to make the remaining structure secure in the short term. There is an existing Right-of-Way at the front of the site facing on to Fountain Street which facilitated the original Off-License property; the red-line boundary here reflects this.
- Located on Fountain Street, Ferrybank (R-711-1) and with potential access from the adjoining Ard Mhuire, aka Marymount, (L-90012-1) the site is currently within walking distance of the city centre via Rice Bridge. The site is immediately adjacent to the proposed North Quays development and the pedestrian bridge spanning the River Suir, which will reduce walking-distance to the city centre significantly. There are also a number of bus routes which pass directly by the site to serve the city, (ie; 607 and 617). Oliver Plunkett train station is within 1km.
- There are nine secondary and twenty-one primary schools located in Waterford City. The closest schools to the proposed development are as follows:
 - *Abbey Community College (Mixed) – Approximately 350m;*
 - *St. Marys National School (Boys) – Approximately 600m;*
 - *Our Lady of Good Counsel (Girls) – Approximately 450m;*

There are numerous crèches located in the Ferrybank area.

- It is within walking distance to large supermarkets – a Spar is located directly adjacent to the site and Aldi is within approx. 1.5km of the site.
- The proposal maximises the existing land bank.

Brief

- A high-quality Housing Scheme has been designed that optimises the tight confines of the site and prominent location, while being sympathetic to the location and adjacent buildings.
- Active street frontage, passive and over-looked communal spaces and private amenity-spaces complement the design which has been developed in accordance with the Quality Housing for Sustainable Communities (DEHLG, 2007) and Sustainable Residential Development in Urban Areas (DEHLG, 2009) for infill development.

Scheme Delivery

- The scheme delivery will be managed in-house by WCCC staff (Contracting Authority) with approval and oversight from the Sanctioning Authority (DHLG&H) in accordance with the Social Housing Approval Process.
 - Part 8 planning – Q3 2021
 - Detail/Tender design – Q4 2021
 - Seek Stage 3 approval – Q1 2022
 - Procure scheme – Q2 2022
 - Seek Stage 4 approval – Q3 2022
 - Commence Construction – Q4 2022
- Scheme construction is proposed to be provided by an externally procured contractor following a suitability assessment procedure and tender assessment.
- All external appointments and procurement will be in accordance with National Procurement Guidelines and CWMF documents.
- Waterford City & County Council will have 100% tenancy nomination rights for the completed dwellings and will be responsible for the ongoing tenancy and maintenance of the dwellings.

The scheme now being proposed has been approved by WCCC Housing Section and has received Stage 1 and 2 approval from the Department of Housing, Local Government & Heritage.

This proposal, as presented, offers an enormous opportunity to secure suitable accommodation, in a good location for families in urgent need.

WCCC is keen to proceed with this proposal as presented and as a consequence are seeking approval from the elected members of the Metropolitan District to commence the Part 8 process.

Ivan Grimes

Director of Services

Housing, Community and Emergency

Waterford City & County Council

17th May 2021.