

CHIEF EXECUTIVE'S REPORT

***Part VIII Report Waterside Car
Park – Continuation of Use***

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Roads, Water & Environment
September 2022***

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1 INTRODUCTION

This report provides information to facilitate the continuation of a Part VIII planning application under the Planning and Development Act, 2000, (as amended).

In June 2012, the then Waterford City Council completed a Part VIII process in relation to the temporary development of the former Gasworks facility at Waterside for a bridge and car park, which is owned by Gas Networks Ireland. The decision to permit the development was decided on appeal by An Bord Pleanála on 17th January 2013. The original Part VIII consent was time limited in that it allowed for the use of the property as car park for a six year period only and this time has now expired.

The proposed works at the time included the construction of a new car park for a temporary period of six years and for a permanent vehicular access bridge. Construction work on the car park and new vehicular bridge commenced in late 2015, was completed in 2017 and the site has been managed as a public car park since 2017 by Waterford City and County Council.

The site is currently the subject of a 5 year lease to the Council. The current lease with Ervia (the parent company of Gas Networks Ireland) is now expiring and it is the intention to renew the lease for a further period of time.

To allow the continuation of the site as a public car park, this Part VIII process is being commenced to cover the continuance of the operation of the car park for a further 3 year period. This further period is to facilitate an overall review by Ervia of their property portfolio pending any potential longer term decision on the future of the site by Ervia.

No new infrastructure or development is now being proposed however there is one minor change to the boundary of the car park in that an area to the west of the car park (directly behind the former Wander Inn) and comprising of circa 350 sq metres (9 car park spaces) is being excluded. We believe that this part of the site is to be disposed of by Ervia to an adjoining landowner.

2 SCHEME LOCATION

The car park is located along the local primary road L9063-2 Waterside in the City adjacent to St. John's River.

3 ENVIRONMENTAL ASSESSMENT

Screening for Appropriate Assessment was undertaken by Waterford City and County Council (WCCC) and concluded that there is no potential for significant effects on the conservation objectives of the qualifying interests of the River Suir SAC and no further assessment is required.

4 PROPOSED WORKS

No new infrastructure or development is being proposed, the Part VIII process is required for the continuance of use of the car park, which was originally granted for a 6 year period.

5 DRAWING

Site layout attached.

6 PUBLIC CONSULTATION

The proposed scheme was advertised in the Munster Express newspaper on 29th June, 2022 with a closing date of the 9th August for receipt of submissions. Only one submission was made in relation to the proposal as follows:-

Submission made by	Summary of submission	Response
Irish Water	Irish Water has no objection in principle to the proposed development. Any proposals to build over any existing services must have prior written approval from IW to ensure the preservation of water and wastewater facilities and accordance with Irish Water Codes of Practice and Standards.	Noted. No Irish Water assets will be impacted by the proposed development.

7 RECOMMENDATION

The proposed development as advertised is recommended for your approval.

Gabriel Hynes,
A/Director of Services
Roads, Water & Environment
19th September, 2022