

# Planning Report

## Proposed Development:

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**Construction of 27 number residential units comprising of; (i) 16 no. 1-bed apartments, (ii) 9 no. 2-bed apartments (iii) 2 no. 3-bed apartments and (iv) a serviced ground floor unit**  
**(b) Supporting development works including (i) temporary construction signage, (ii) demolition of existing buildings on site, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all associated site works at New Gate Street, Waterford City.**

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The majority of the subject site is zoned Town Core with the objective to “Provide for the development and enhancement of town core uses including retail, residential, commercial, civic and other uses,” in the Waterford City & County Development Plan 2022-2028. The remainder of the site, a small portion of lands situated to the south and west are zoned as open space, with the objective to “Preserve and provide for open space and recreational amenities”. The site is situated within a zone of archaeological potential, a designated Architectural Conservation Area, with a section of the City Wall closely adjoining the site on its eastern boundary and the French Tower, which are National Monuments.



The proposed development of 27 number residential units comprising of; (i) 16 no. 1-bed apartments, (ii) 9 no. 2-bed apartments (iii) 2 no. 3-bed apartments and (iv) a serviced ground floor unit

(b) Supporting development works including (i) temporary construction signage, (ii) demolition of existing buildings on site, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all associated site works is compatible with the zoning objectives for the site.

Development such as that currently proposed would be in accordance with the broad policy objectives of the Waterford City & County Development Plan 2022-2028 subject to compliance with the objectives and standards as set out in:

- Volume 1 of the Waterford City & County Development Plan 2022-2028 – Written Statement.
- Volume 2 of the Waterford City & County Development Plan 2022-2028 - Development Management Standards

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