Relief Road, Car Park and Water Activity Centre, Ardmore, Co Waterford.

Part 8 Report

November 2023

3D Visualisation

Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Fáilte Ireland

Contents

Overview

The proposed development of a Relief Road, a car park, and Water Activity Centre in the village of Ardmore, Co Waterford. The Water Activity Centre facility will accommodate:

- Provision of public access changing facilities.
- Five individual shower cubicles.
- Accessible changing places, shower, and toilet facility.
- Beach wheelchair storage.
- Plant room utilising sustainable technologies.

The Relief Road and car parking will comprise of:

- New access from the R673 in the location of an existing vehicular access.
- Revision of public footpath layout on the R673 at the entrance of the Relief Road and new shared pedestrian / cycle path connecting with the car park and seafront.
- New promenade and connection to the proposed new Ardmore Beach Walkway towards the Curragh car park.
- An amendment to, and extension to the existing car park (currently 57 No. spaces) with the provision of 91 No. car parking spaces of which 5 No. are designated accessable spaces, and 4 No. are equipped with EV charging, with ducting for 4 No. future EV charging spaces.
- 10 No. Cycle parking spaces.

Fig 1.1 – Existing Site: Google Streetview from R673 looking east.

Fig 1.2 – View from Cois Trá towards the "Sandcastle" and site in the background.

Fig 1.3 - Aerial image of Site Location outlined in red.

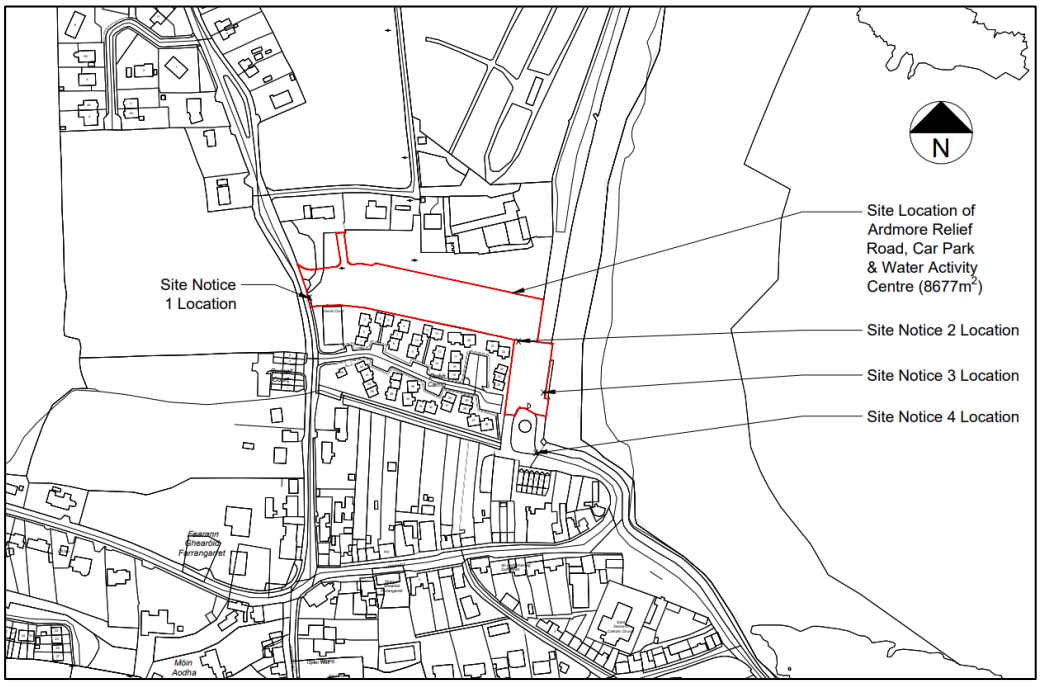

Fig 1.4 – OSI Map of Site Location and Red Line Boundary.

The same red-line boundary as above is shown on all subsequent maps and plans within this Report, for consistency purposes, and reference, etc. See selection of proposed plans in appendix of this Pre-Part 8 Report for a general over-view of proposed works.

1. Scheme Proposal

The proposed development is a Relief Road accessed from the R673, a car park, and a Water Activity Centre in Ardmore, Co Waterford. The proposed development links with the proposed Ardmore Beach Walkway.

The Relief Road increases permeable links to the village and access to the seafront. The Relief Road is accessed from the R673 and consists of an amendment to an existing vehicular access, a 6m wide carriageway, and a shared cycle/pedestrian path linking with the proposed extension to the off-street car park currently accessed from "Cois Trá". The provision of the Relief Road alleviates traffic congestion on Main Street. The off-street car park layout is to be amended and extended to provide an increased number of perpendicular and parallel parking from 57 No. spaces (currently) to 91 No. spaces, including EV charging spaces, designated accessible spaces, and cycle parking spaces. The parking spaces will be finished in permeable paving.

WCCC in collaboration with Fáilte Ireland (FI) wish to develop and deliver, a Water Activity Centre facility at the seafront, Ardmore, Co. Waterford. FI has identified the need for water-based activities to be developed throughout the country. These centres are being developed and funded under FI's 'Platforms for Growth' investment scheme.

Ardmore Water Activity Centre will service a basic need primarily for users of on-the-water activities, including surfing, sea kayaking, canoeing, coasteering, wind surfing, stand-up paddle boarding, snorkelling, and diving.

In order to be recognised internationally as a best-in-class activity destination, it is crucial that Ardmore invests in compelling activity infrastructure, improving both local and visitor experiences and building on the capacity of local activity providers to ensure the Irish experience meets and exceeds international user expectations.

The scheme has incorporated the following sustainable design elements:

- Choice of concrete as it is a robust and durable material with a long-life span in a coastal environment.
- Concrete specification - fly-ash concrete (lower environmental impact).
- Unheated space with natural ventilation.
- Large roof space for solar panel installation and sedum planting.

2. Development Policy

Within the current WCCC Plan 2022-2028, the site is zoned as follows:

- Rural Village, WCCC Development Plan 2022 - 2028

This zoning objective is to: "protect and promote the character of the Rural Village and promote a vibrant community appropriate to available physical and community infrastructure."

The proposal addresses three 'Specific Development Objectives' of Appendix No. 2 of the WCCC Development Plan 2022 – 2028 as follows:

- ADD01/D01 – In addition to D01 of the Principal Objectives, it is also an objective of the Council to promote the village as a tourist destination based on its scenic coastal location and ecclesiastical heritage whilst protecting and enhancing these assets.

- ADD08/D08 – As opportunities arise, the council shall provide a promenade / pedestrian walkway from the village centre north along the coastline.

- ADD09/D09 – The Council shall reserve land to provide a roadway from the R673 Road to serve the existing car park so as to alleviate traffic congestion on the Main Street and provide a new access to the beach.

The proposal also addresses Sustainable Tourism as identified in WCCC Development Plan 2022 – 2028, Tourism Policy Objective:

- ECON 23, The development of world class activity centres for water sports in Ardmore & Tramore in association with Fáilte Ireland.

The proposal adds to the user facilities available in Ardmore.

- Project Ireland 2040 identifies infill and regeneration opportunities as a key growth enabler.
- National Policy Objective 11 of the NPF outlines that in meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.
- The Development Plan BGI 19: We will ensure that accessibility is taken into account at planning and design stage in the development of all outdoor recreation facilities to ensure that there are opportunities for everyone to engage in the outdoors and facilities are developed for them to do so.

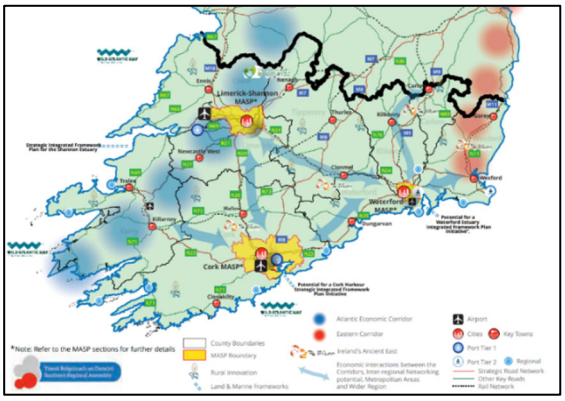

Fig 2.1 - RSES Strategy Map and WCCC Development Plan 2022-2028

3. Development Assessment

3.1 Site Location

The Part 8 development is located in the village of Ardmore, within the Municipal District of Dungarvan-Lismore. The proposed relief road is accessed off the R673 approximately 250m from the Main Street and 200m from the beach. The car park is an amendment to, and extension of the current off-street parking on the seafront. The Water Activity Centre is located on the eastern side of the existing car park. The surrounding buildings uses vary from residential to commercial, and activity centre/club.

3.1.1 Public Transport

The proposed development is located circa 300m from the bus stop with a regular connection to Dungarvan via the TFI Local Link. A Bus Eireann service operates between Cork and Ardmore twice a day. Further bus connections to Waterford, Tramore, and Clonmel are available from Dungarvan. Taxi services are available within the village of Ardmore.

3.1.2 Education

The closest schools to the proposed development are as follows:

- Saint Declan's National School in the village
- Several secondary schools are located in Dungarvan, approximately 21km from the site.
- A pre-school is located within the village.

3.1.3 Health

- Dungarvan Community Hospital is located approximately 21km from the site.
- South Tipperary General hospital is located approximately 60km from the site.
- University Hospital Waterford is located approximately 70km from the site.

There is a medical practice located in the village itself.

3.1.4 Sports and Amenities

Ardmore Adventures providing kayaking, surfing, and paddling is in close proximity to the site. Ardmore GAA is within 1km of the site, and the Ardmore Soccer Pitch within 2km of the site. Dungarvan Sports Centre is located 21km from the site.

3.1.5 Commercial Enterprise

The subject site and building are located on the seafront in close proximity to food/beverage, hospitality and retail business enterprises. The subject site is currently the location of the weekly Farmer's Market. The envisaged commercial opportunities for the building users will enhance the activity services available in Ardmore.

3.1.6 Technological Opportunities

Solar technologies will be utilised primarily for the hot water requirements.

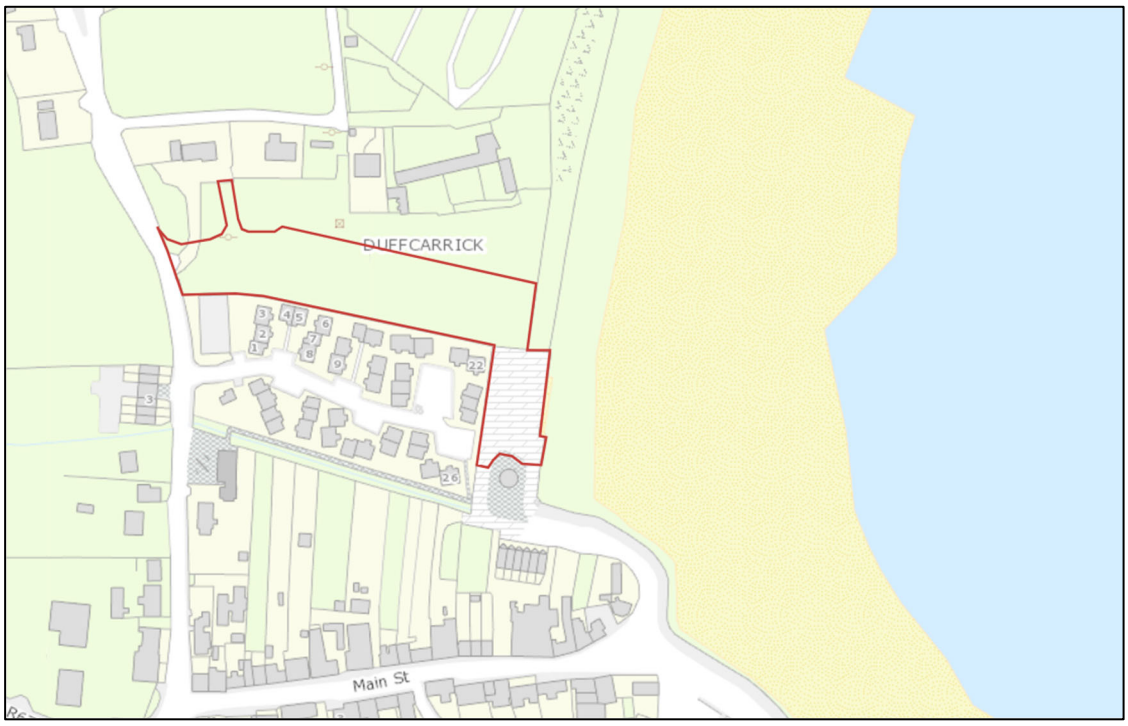

***Fig 3.1* – Site Location Map**

4. Site Appraisal

4.1 Site Location

The site is located at Duffcarrick in the village of Ardmore, within the Municipal District of Dungarvan-Lismore. The site is accessed from both the R673 to the north of the village, and "Cois Trá", the L2107 off the Main Street. The site boundary extends from the R673 eastwards to the beachfront and includes the existing off-street parking adjacent to the "Sandcastle" Visitor Information office.

The red-line site area is 8,677m² (0.86 ha).

4.2 Planning & Zoning

Within the current WCCC Plan 2022-2028, the site is zoned as follows:

- Rural Village, WCCC Development Plan 2022 - 2028

This zoning objective is to: "protect and promote the character of the Rural Village and promote a vibrant community appropriate to available physical and community infrastructure."

The proposal addresses three 'Specific Development Objectives' of Appendix No. 2 of the WCCC Development Plan 2022 – 2028 as follows:

- ADD01/D01 – In addition to D01 of the Principal Objectives, it is also an objective of the Council to promote the village as a tourist destination based on its scenic coastal location and ecclesiastical heritage whilst protecting and enhancing these assets.

- ADD08/D08 – As opportunities arise, the council shall provide a promenade / pedestrian walkway from the village centre north along the coastline.

- ADD09/D09 – The Council shall reserve land to provide a roadway from the R673 Road to serve the existing car park so as to alleviate traffic congestion on the Main Street and provide a new access to the beach.

Fig 4.1 - ***WCCC Zoning and Flooding map***

4.3 Services & Accessibility

4.3.1 Potable Water

Waterford City and County Council records show water mains adjacent to the site on the R673, and at the "Sandcastle" visitor Information centre on the seafront.

4.3.2 Foul Water & Storm Water

Records show foul water and combined sewers within the vicinity of the subject site. The surface water will be dealt with on site and the foul water will be connected with the village network.

Fig 4.2 – Existing Sewer Network

4.3.3 Flood Risk

A screening of risk has been carried out within the settlement boundary of Ardmore village. A Justification Test has not been applied or passed, so the sequential approach shall be

followed and development within Flood Zone A will be avoided, whilst in Flood Zone B only less vulnerable uses will be appropriate, water compatible uses will be permitted. Please refer to Fig 4.1.
The eastern fringes of the site are subject to Flood Zone B. The proposed Water Activity Centre is considered to be "water compatible". The north end of the promenade adjacent to the Water Activity Centre connects with the proposed Ardmore Beach Walkway and flood defences.

4.3.4 Vehicular Access

The proposed Relief Road provides vehicular access to the site via the R673 Road and "Cois Trá", the L2107 off the Main Street. Waterford City & County Council parking is available on the Main Street at the seafront. As part of this proposal, the existing off-street parking adjacent to the "Sandcastle" visitor information / public toilets, will be extended by 34 No. spaces to a total of 91 No. spaces, including an amendment to the layout. 5 No. spaces are designated accessible spaces, further existing accessible parking bays are located on the Main Street and on the seafront, in close proximity to the site.

4.4 Protected Structures and Archaeology

The are no protected structures on the site, however the site is partially located within the Ardmore Architectural Conservation Area. An Architectural Heritage Impact Assessment has been prepared to accompany this proposal.

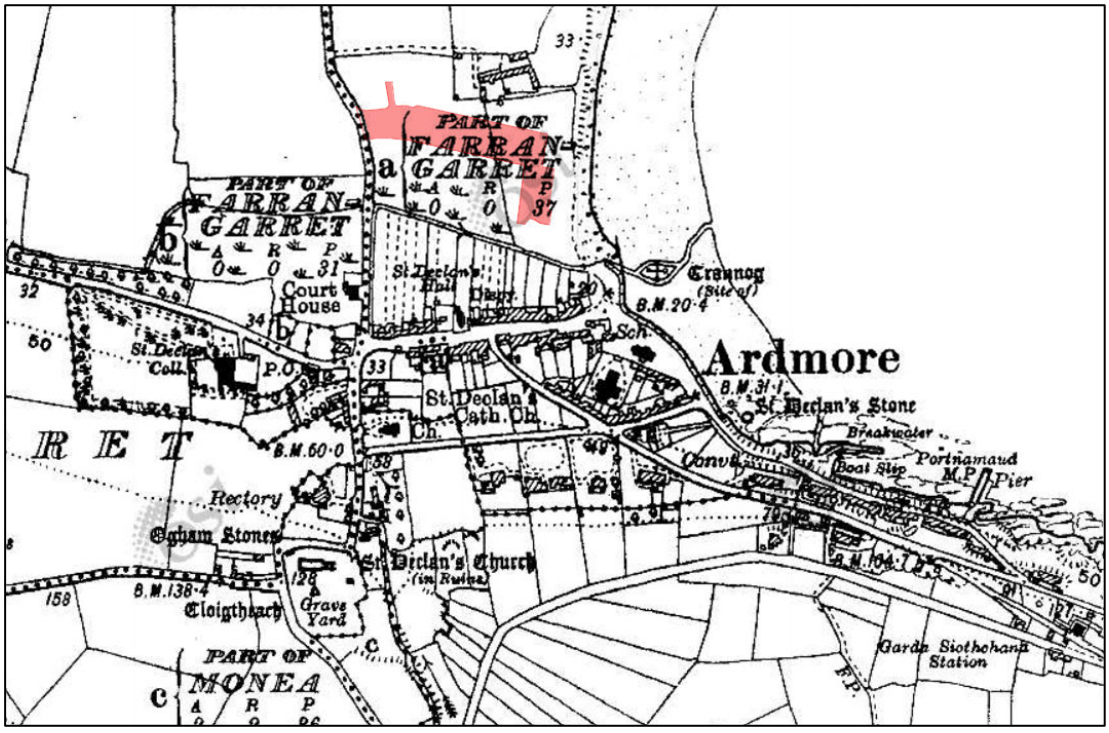

Fig 4.3 -Historic 6" Map, pre1930

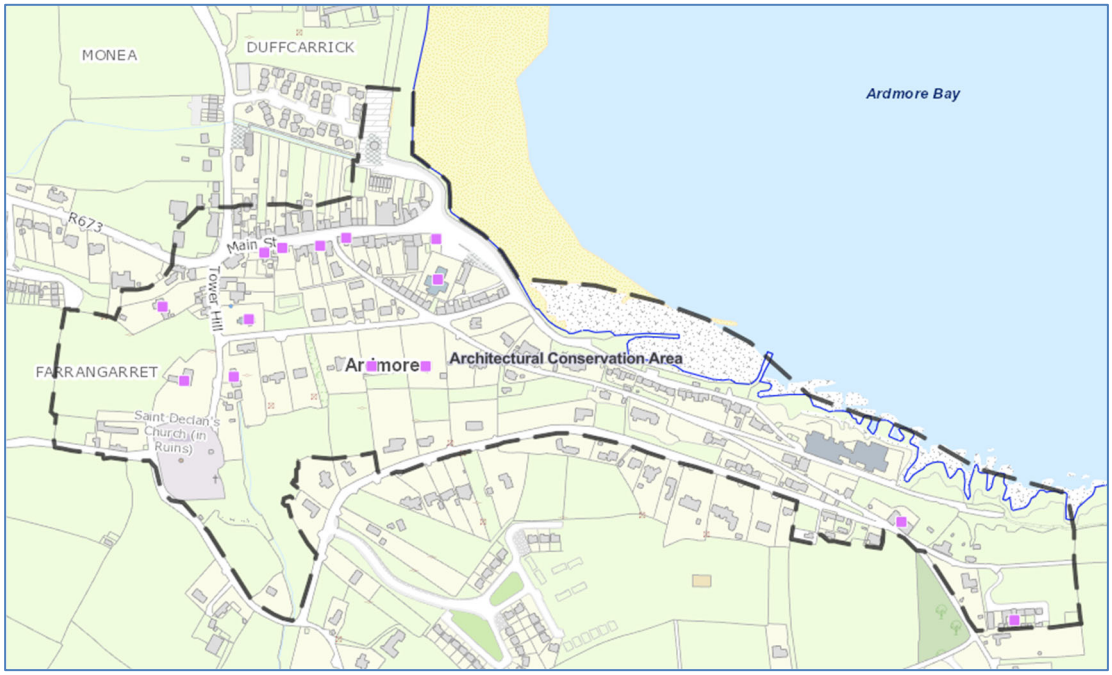

Fig 4.4 – Architectural Conservation Area

4.5 Environmental Impact

A Screening Report for Appropriate Assessment and Environmental Impact Assessment Screening Report have been prepared and are included in support of this planning application – refer to appendix A for copies of both reports.

The Screening Report for Appropriate Assessment concludes that there is no potential for significant effects on the conservation objectives of the qualifying interest habitats of Ardmore Head SAC, and that no further assessment is required.

In the Environmental Impact Assessment Screening Report, the proposal has been assessed as a sub-threshold Environmental Impact Assessment development and concludes that an Environmental Impact Assessment is not required.

4.6 Site Constraints and Abnormalities

The proposed Water Activity Centre will require a new connection to existing water mains and combined sewers. Coordination and on-site investigation will be required with WCCC Water Services Section staff and Irish Water as part of the detail design stage. It is envisaged on-site investigation and agreement will be required prior to works being tendered and commencing on site.

Prepared by:

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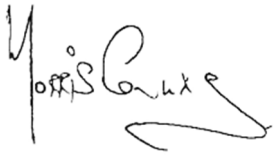
Approved by:



Morris Conway
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Supporting Documents

- **Appendix A** Screening Report for Appropriate Assessment and Environmental Impact Assessment Screening Report
- **Appendix B** List of Drawings
- **Appendix C** Architect's Part 8 Report
- **Appendix D** Architectural Heritage Impact Assessment
- **Appendix E** Archaeological Heritage Impact Assessment

Appendix A – Environmental Screening Reports

(i) Screening Report for Appropriate Assessment
and
(ii) Environmental Impact Assessment Screening Report

Screening Report for Appropriate Assessment

Habitats Directive Project Screening Assessment

Table 1: Project Details

Development Consent Type	Part 8- Local Authority Development
Development Location	Ardmore
File Ref	
Description of the project	Ardmore Relief Road, Car Park and Water Activity Centre

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be Impacted by the proposed development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Impacts on SACs		
1	**Impacts On Freshwater Habitats** *Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same?* **Sites to consider: Blackwater River, Lower River Suir** **Habitats to consider:** Rivers, Lakes and Lagoons	No
2	**Impacts On Wetland Habitats** *Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or within 1 km of same?* **Sites to consider: Comeragh Mountains** **Habitats to consider:** Bogs, Fens, Marshes and Wet Heaths.	No
3	**Impacts on Intertidal and Marine Habitats** *Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and/or marine habitats and species, or within the catchment of same.* **Sites to consider: Tramore Dunes and Backstrand, River Suir (Tidal Section), River Blackwater (Tidal Section), Waterford Estuary** **Habitats to consider:** Mudflats, Sandflats, Saltmarsh, Estuary; Shingle, Reefs, Sea Cliffs.	No
4	**Impacts On Woodlands , Grasslands and Dry Heaths** *Is the development within a Special Area of Conservation whose qualifying habitats include woodlands or grasslands habitats, or within 200m of same.* **Sites to consider: Glendine Wood Nire Valley Woods, Ardmore Head, Helvick Head** **Habitats to consider:** Woodlands, Grasslands or Dunes.	No 750m from Ardmore Head SAC
5	**Impacts On Birds** *Is the development within a Special Protection Area, or within 1 km of same.* **Sites to consider: Tramore Backstrand, Dungarvan Bay, Blackwater Callows, Blackwater Estuary, Helvick Head –Ballyquin Coast, Mid Waterford Coast**	No

Conclusion Table 2:

If the answer to all of these questions is **No**, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required, proceed to the Habitats Directive Conclusion Statement.

If the answer to any of these questions is **Yes** lease refer to tables 3 and 4 below.

Table 3: Determination of Possible Impacts On Natura 2000 Sites.

Where it has been identified that there is a Natura 2000 site within the potential impact zone of the proposed development, it is necessary to try to determine the nature of the possible impacts. Please answer the following questions as appropriate.

1	**Impacts on designated freshwater habitats (rivers, lakes streams and lagoons).** **Sites to consider: Blackwater River, Lower River Suir** *Please answer the following if the answer to question 1 in table 2 was yes.* *Does the development involve any of the following:*	
	Works inside the boundary of designated site	
1.1	All works within the boundary of any SAC whose qualifying features include freshwater habitats/species, excluding small extensions/alterations to existing buildings.	
	Works outside the boundary of designated site	
1.2	Discharge to surfacewater or groundwater within the boundary of an SAC whose qualifying features include freshwater habitats/species.	
1.3	Abstraction from surfacewater or groundwater within 1km of the boundary of an SAC whose qualifying features include freshwater habitats or species.	
1.4	Removal of topsoil within 100m of the boundary of an SAC, whose qualifying features include freshwater habitats/species.	
1.5	Infilling or raising of ground levels within 100m the boundary of any SAC whose qualifying features include freshwater habitats/species.	
1.6	Construction of drainage ditches within 1km of the boundary of an SAC whose qualifying features include freshwater habitats/species.	
1.7	Installation of waste water treatment systems; percolation areas; septic tanks within 100 m of the boundary of an SAC site whose qualifying features include freshwater habitats/species.	
1.8	Construction within a floodplain of EU designated watercourse whose qualifying features include freshwater habitats/species.	
1.9	Crossing or culverting of rivers or streams within 1km of the boundary of any SAC whose qualifying features include freshwater habitats.	
1.10	Storage of chemicals hydrocarbons or organic wastes within 100 m of the boundary of an SAC whose qualifying features include freshwater habitats/species.	
1.11	Development of a large scale, within catchment of an EU designated watercourse or waterbody, which involves the production of an EIS.	
1.12	Development or expansion of quarries within catchment of an EU designated watercourse or waterbody.	
1.13	Development or expansion of windfarms within catchment of an EU designated watercourse or waterbody.	
1.14	Development of pumped hydro electric stations within catchment of an EU designated watercourse or waterbody.	
2	**Impacts On Wetland Habitats** *Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or within 1 km of same?* **Sites to consider: Comeragh Mountains** **Habitats to consider:** Bogs, Fens, Marshes and Wet Heaths.	

	Please answer the following if the answer to question 2 in table 2 was yes.	
	Works inside the boundary of designated site	
2.1	All works within the boundary of an SAC whose qualifying features include heath, marsh, fen or bog, excluding small extensions/alterations to existing buildings.	
	Works outside the boundary of designated site	
2.2	Construction of roads or other infrastructure on peat habitats within 1km of any SAC whose qualifying features include heath, marsh, fen or bog.	
2.3	Development of a large scale within 1km of any SAC, whose qualifying features include heath, marsh, fen or bog, which involves the production of an EIS.	
3	**Impacts on Intertidal and Marine Habitats** *Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and/or marine habitats and species, or within the catchment of same.* **Sites to consider: Tramore Dunes and Backstrand, River Suir (Tidal Section), River Blackwater (Tidal Section), Waterford Estuary** *Please answer the following if the answer to question 1 in table 3 was yes.*	
	Works inside the boundary of designated site	
3.1	All works within the boundary of any SAC whose qualifying features include intertidal or marine habitats, excluding small extensions/alterations to existing buildings.	
	Works outside the boundary of designated site	
3.2	Coastal protection works within 5km of any SAC whose qualifying features include intertidal or marine habitats.	
3.3	Development of piers, slipways, marinas, pontoons or any other infrastructure within 5km of any SAC whose qualifying features include intertidal or marine habitats.	
3.4	Dredging within 5km of any SAC whose qualifying features include intertidal or marine habitats.	
3.5	Works within 1km of any SAC whose qualifying features include intertidal or marine habitats, which will result in discharges to rivers or streams directly connected to the designated site.	
3.6	Infilling of coastal habitats within 500m of any SAC whose qualifying features include intertidal or marine habitats.	
3.7	Removal of topsoil or infilling of terrestrial habitats within 100m of any SAC whose qualifying features include intertidal or marine habitats.	
3.8	Development of a large scale within 1km of any SAC whose qualifying features include intertidal or marine habitats, which involves the production of an EIS.	
4	**Impacts on other designated woodlands and grasslands** (woodland, upland grassland, lowland grassland, coastal grassland including dunes). **Sites to consider:** Glendine Wood Nire Valley Woods, Ardmore Head, Helvick Head *Please answer the following if the answer to question 4 in table 2 was yes.* *Does the development involve any of the following:*	
	Works inside the boundary of designated site	
4.1	All works within the boundary of any SAC whose qualifying interests include woodland or grassland habitat types excluding small extensions/alterations to existing buildings.	No
	Works outside the boundary of designated site	

4.2	Development within 200m of any SAC whose qualifying interests include woodland or grassland habitat types.	No
4.3	Development of a large scale within 1km of any SAC, whose qualifying interests include woodland or grassland habitat types, which involves the production of an EIS.	No
5	**Impacts on birds in SPAs** **Sites to consider: Tramore Backstrand, Dungarvan Bay, Blackwater Callows, Blackwater Estuary, Helvick Head –Ballyquin Coast, Mid Waterford Coast** *Please answer the following if the answer to question 5 in table 2 was yes.* *Does the development involve any of the following:*	
	Works inside the boundary of designated site	
5.1	All works within the boundary of any SPA excluding small extensions/alterations to existing buildings.	
	Works outside the boundary of designated site	
5.2	Erection of wind turbines within 1km of any SPA.	
5.3	All construction works within 100m of any SPA.	
5.4	Infilling of coastal habitats within 500m of intertidal SPA.	
5.5	Works within 1km of coastal/wetland SPAs which will result in discharges to rivers or streams that are directly connected to designated sites.	
5.6	Development of cycleways or walking routes within 100m of SPAs.	
5.7	Construction works on feeding areas adjacent to SPAs	

Conclusion Table 3: If the answer to all of the above is no or n/a, significant impacts on Natura 2000 sites can be ruled out. No further assessment is required, proceed to the Screening Conclusion Statement. If the answer to any question in table 3 is yes, you may require further information, unless you are satisfied that the project proponents have incorporated adequate mitigation into their design to avoid impacts on the Natura 2000 site (e.g. water pollution protection measures). Such information should be provided in the form of a Natura Impact Statement which should address the particular issues of concern as identified through the above.

Table 4: Consideration of Potential Impacts on Protected Species

Many of our Special Areas of Conservation are designated for species as well as for habitats. These are listed below, alongside the sites for which they are designated. Included is a short list of the types of activities which could have an impact on these species. Please tick if you are concerned that the proposed development could have an impact on these species.

Species	**Relevant Sites**	**Activites which could have impacts on species**	**Possible Impacts Identified? Y/N**
Otter	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with river banks.	N
Bats (all species outside designated sites)	Blackwater River, Lower River Suir, Waterford Estuary Glendine Wood, Lismore Woods Nire Valley Woods Along with above, in general **all sites** with any of the following; woods, mature treelines and hedgerows, old buildings and bridges	Activities that result in loss of woodland or hedgerow habitat or causes disturbance to roost sites. Renovations of old buildings; Repointing of old bridges.	N
Salmon	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with water quality, levels or the river bed;	N

Species	Relevant Sites	Activites which could have impacts on species	Possible Impacts Identified? Y/N
River Lamprey	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with water quality, levels or the river bed;	N
Brook Lamprey	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with water quality, levels or the river bed;	N
Sea Lamprey	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with water quality or the river bed – estuarine areas;	N
Twaite Shad Allis Shad	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with water quality or the river bed – estuarine areas;	N
White-clawed Crayfish	Lower River Suir River Blackwater Waterford Estuary	Activities that interfere with water quality or the river bed;	N
Freshwater Pearl Mussel	Lower River Suir River Clodiagh River Lickey River Blackwater	Activities that interfere with water quality, levels or the river bed ;	N
Whorled Snail *Vertigo moulinsiana*	River Blackwater	Activities that result in loss of fen, marsh or wet grassland habitat within or close to the SAC.	N
Killarney Fern	Glendine Wood Lismore Woods (River Blackwater)	Woodland clearance or other activities resulting in loss or disturbance to woodland habitat within the relevant SACs.	N

Species	Relevant Sites	Activites which could have impacts on species	Possible Impacts Identified? Y/N
Chough	Mid-Waterford Coast(Fenr-Ballyvoyle) Ballyquin- Helvick Head Coast	Activities that result in loss of grassland habitat within or close to the SPA. Activities that have potential to cause disturbance to nesting areas.	
Peregrine Falcon	Mid-Waterford Coast(Fenor-Ballyvoyle) Ballyquin- Helvick Head Coast	Activities that have potential to cause disturbance to nesting areas.	
Herring Gull	Mid-Waterford Coast(Fenor-Ballyvoyle) Ballyquin- Helvick Head Coast	Activities that interfere with water quality. Activities that have potential to cause disturbance to nesting areas.	
Cormorant	Mid-Waterford Coast(Fenr-Ballyvoyle) Ballyquin- Helvick Head Coast	Activities that cause reduction in water quality. Activities that have potential to cause disturbance to nesting areas.	
Kittiwake	Ballyquin- Helvick Head Coast	Activities that have potential to cause disturbance to nesting areas .	
Whooper Swan	Blackwater Callows	Activities that result in loss of grassland habitat within or close to the SPA. Activities that cause disturbance to roosting or foraging areas. Activities that increase collision risk.	
Light-bellied Brent Goose	Dungarvan Harbour Tramore Back Strand	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas. Activities that result in loss of grassland habitat within or close to the SPA. Activities that increase collision risk.	
Wigeon	Blackwater Callows Blackwater Estuary	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Teal	Blackwater Callows	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	

Species	Relevant Sites	Activites which could have impacts on species	Possible Impacts Identified? Y/N
Black-tailed Godwit	Blackwater Callows Blackwater Estuary Dungarvan Harbour Tramore Back Strand	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Bar-tailed Godwit	Blackwater Estuary Dungarvan Harbour Tramore Back Strand	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Golden Plover	Blackwater Estuary Dungarvan Harbour Tramore Back Strand	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Grey Plover	Dungarvan Harbour Tramore Back Strand	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Oystercatcher	Dungarvan Harbour	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Lapwing	Blackwater Estuary Dungarvan Harbour Tramore Back Strand	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Dunlin	Blackwater Estuary Dungarvan Harbour Tramore Back Strand	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Knot	Dungarvan Harbour	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Turnstone	Dungarvan Harbour	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Curlew	Blackwater Estuary Dungarvan Harbour Tramore Back Strand	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Redshank	Blackwater Estuary Dungarvan Harbour	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Great Crested Grebe	Dungarvan Harbour	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Shelduck	Dungarvan Harbour	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	
Red-breasted Merganser	Dungarvan Harbour	Activities that cause reduction in water quality. Activities that cause disturbance to roosting or foraging areas.	

Conclusion Table 4: If the answer to all of the above is no, significant impacts on species can be ruled out. If the answer to any of the above is yes, then further information is likely to be required in relation to potential for impact on that particular species. Where potential impacts on the above listed species are within designated sites, then further information should be sought in the form of a Natura Impact Statement. Where impacts are outside designated sites, then a species specific survey should be requested.

Habitats Directive Screening Conclusion Statement

Development Type	Part 8- Local Authority Development
Development Location	Ardmore
Natura 2000 sites within impact zone	Ardmore Head 750m to the SE of site
Planning File Ref	
Description of the project	
Ardmore Relief Road, Car Park and Water Activity Centre	
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s)	
The project involves construction of a relief road connecting the R673 to Ardmore waterfront, car park with 91 parking spaces and water activity centre with showers and toilets which will connect to the Waste Water Treatment System. The facility will serve the existing visitor demand in Ardmore with a potential increase in people involved in watersports in Ardmore Bay.	
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not.	
As the proposal is located 750m from the boundary of Ardmore Head SAC the proposal will not incur direct habitat loss from the ecological footprint of the Natura 2000 site. Wastewater capacity in Ardmore is adequate to cater for increase in loading to the existing WWTP. The facilities will improve the offering to recreational users and residents in Ardmore which at peak summer season trebles the resident population levels. However, in the main, usage of Ardmore Bay is largely by daytrippers and whilst some water users will also take walks along Ardmore Head it is considered the proposed facility will not incur an increased level of usage to give rise to potential for significant effects on the conservation objectives for the qualifying interests of Ardmore Head SAC. A coastal pathway runs along Ardmore Head SAC and includes a fence which protects the coastal strip and the Annex 1 habitat- Vegetated Sea Cliffs and areas of Dry Heath. The key issue for conservation of Ardmore Head SAC is lack of grazing and encroachment of Bracken on the coastal heath habitat. A grazing management plan was instigated by Ardmore Tidy Towns supported by Waterford City and County Council in 2023 and will run for 3-5 years. These conservation issues will not be exacerbated by increase in visitor usage of the coastal pathway. Appendix 1 details the conservation objectives for the qualifying habitats for the SAC. The proposed development will not impact length or distribution of the vegetated sea cliff habitat between Ardmore Head and Ram Head, will not impact geomorphological or hydrological processes that support this habitat type and will not affect vegetation structure zonation, height and composition of the sea cliffs. The proposed development will not impact the area and distribution of Dry Heath Habitat, vegetation structure and composition or affect soil ph. The provision of improved access, car parking, showering and changing facilities will increase the attractiveness and engagement with water recreation in Ardmore Bay but in itself will not give rise to direct significant effects on the conservation objectives of Ardmore Head SAC. While there is potential for indirect effects with recreational users of the facility walking along Ardmore Head it is anticipated this will not be to a level to incur significant effects on the conservation objectives of Ardmore Head SAC as the facility is targeted at users of Ardmore Bay watersports.	

Conclusion of assessment No potential for significant effects on the conservation objectives of the qualifying interest habitats of Ardmore Head SAC. No further assessment required.	
Documentation reviewed for making of this statement.	
WCCC internal GIS Conservation Objectives for Ardmore Head SAC (NPWS 2016) Grazing Management Plan for Ardmore Head SAC (Ardmore Tidy Towns and Waterford City and County Council 2023)	
Completed By	Bernadette Guest
Date	20th November 2023

Appendix 1- Conservation Objectives and Targets

Conservation Objectives for : Ardmore Head SAC [002123]

1230 Vegetated sea cliffs of the Atlantic and Baltic coasts

To maintain the favourable conservation condition of Vegetated sea cliffs of the Atlantic and Baltic coasts in Ardmore Head SAC, which is defined by the following list of attributes and targets:

Attribute	Measure	Target	Notes
Habitat length	Kilometres	Area stable, subject to natural processes, including erosion. For the sub-site (Ardmore) mapped, total length of cliff sections: 2.29km. See map 2	Based on data from the Irish Sea Cliff Survey (ISCS) (Barron et al., 2011). Cliffs are linear features and are therefore measured in kilometres. The sub-site Ardmore (site ID: 10002) was identified using a combination of aerial photos and the DCENR helicopter viewer. The length of cliff was measured (in sections) to give a total estimated area of 2.29km within Ardmore Head SAC. The length of cliff is likely to be underestimated. See the Ardmore Head SAC conservation objectives supporting document for coastal habitats for further details
Habitat distribution	Occurrence	No decline, subject to natural processes. See map 2	Sea cliffs are known to occur along the coastline from Ardmore Head to Ram Head. Hard cliffs have been noted in this SAC and it is thought that all of the cliffs are of the hard type (Browne, 2005; Barron et al., 2011). See the coastal habitats supporting document for further details
Physical structure: functionality and hydrological regime	Occurrence of artificial barriers	No alteration to natural functioning of geomorphological and hydrological processes, including groundwater quality, due to artificial structures	Based on data from Barron et al. (2011). Maintaining natural geomorphological processes, including natural erosion, is important for the health of vegetated sea cliffs. Hydrological processes maintain flushes, and in some cases tufa formations, that can be associated with sea cliffs. See the coastal habitats supporting document for further details
Vegetation structure: zonation	Occurrence	Maintain range of sea cliff habitat zonations including transitional zones, subject to natural processes including erosion and succession	Based on data from Barron et al. (2011). Dry heath merges into the cliff vegetation but also into dry grassland, especially at Ardmore Head. See the coastal habitats supporting document for further details
Vegetation structure: vegetation height	Centimetres	Maintain structural variation within sward	Based on data from Barron et al. (2011). See the coastal habitats supporting document for further details
Vegetation composition: typical species and sub-communities	Percentage cover at a representative number of monitoring stops	Maintain range of sub-communities with typical species listed in the Irish Sea Cliff Survey (Barron et al., 2011)	In the SAC, cliff vegetation includes sea-spurrey (*Spergularia* spp.), sea campion (*Silene vulgaris* subsp. *maritima*), thrift (*Armeria maritima*), buck's-horn plantain (*Plantago coronopus*), scurvy-grass (*Cochlearia* spp.), rock samphire (*Crithmum maritimum*) and sea lavender (*Aster tripolium*). See the coastal habitats supporting document for further details
Vegetation composition: negative indicator species	Percentage	Negative indicator species (including non-native species) to represent less than 5% cover	Based on data from Barron et al. (2011). See the coastal habitats supporting document for further details
Vegetation composition:	Percentage	Cover of bracken (*Pteridium aquilinum*) on	Based on data from Barron et al. (2011). See the coastal habitats supporting document for further

Conservation Objectives for : Ardmore Head SAC [002123]

4030 European dry heaths

To maintain the favourable conservation condition of European dry heaths in Ardmore Head SAC, which is defined by the following list of attributes and targets:

Attribute	Measure	Target	Notes
Habitat area	Hectares	Area stable or increasing, subject to natural processes	European dry heath has not been mapped in detail for Ardmore Head SAC and thus the total area of the qualifying habitat is unknown. Dry heath is the dominanat terrestrial habitat in the SAC and occurs on relatively steep slopes overlooking the sea and is best viewed west of Ram Head. In the eastern part of the SAC it merges with dry grassland and grades into scrub in the north-west corner of the SAC (NPWS internal files)
Habitat distribution	Occurrence	No decline, subject to natural processes	See note on area above
Ecosystem function: soil nutrients	Soil pH and appropriate nutrient levels at a representative number of monitoring stops	Maintain soil nutrient status within natural range	Relevant nutrients and their natural ranges are yet to be defined. However, nitrogen deposition is noted as being relevant to this habitat (NPWS, 2013)
Community diversity	Abundance of variety of vegetation communities	Maintain variety of vegetation communities, subject to natural processes	The diversity of dry heath communities within this SAC is unknown. Information on vegetation communities associated with this habitat is presented in Perrin et al. (2014)
Vegetation composition: lichens and bryophytes	Number of species at a representative number of 2m x 2m monitoring stops	Number of bryophyte or non-crustose lichen species present at each monitoring stop is at least three, excluding *Campylopus* and *Polytrichum* mosses	Attribute and target based on Perrin et al. (2014). Dry heath is not necessarily rich in lichen and bryophyte species, but a minimum amount should still be present
Vegetation composition: number of positive indicator species	Number of species at a representative number of 2m x 2m monitoring stops	Number of positive indicator species present at each monitoring stop is at least two	Attribute and target based on Perrin et al. (2014), where the list of positive indicator species for this habitat, which is composed of dwarf shrubs, is also presented. Western gorse (*Ulex gallii*), bell heather (*Erica cinerea*) and ling (*Calluna vulgaris*) are listed as present in the dry heath in this SAC (NPWS internal files)
Vegetation composition: cover of positive indicator species	Percentage cover at a representative number of 2m x 2m monitoring stops	Cover of positive indicator species at least 50% for siliceous dry heath and 50-75% for calcareous dry heath	Attribute and target based on Perrin et al. (2014), where the list of positive indicator species for this habitat, which is composed of dwarf shrubs, is also presented
Vegetation composition: dwarf shrub composition	Percentage cover at a representative number of 2m x 2m monitoring stops	Proportion of dwarf shrub cover composed collectively of bog-myrtle (*Myrica gale*), creeping willow (*Salix repens*) and western gorse (*Ulex gallii*) is less than 50%	Attribute and target based on Perrin et al. (2014). Bog-myrtle is indicative of flushed conditions and is more characteristic of wet heaths and blanket bogs. Creeping willow is more characteristic of dune heaths. Western gorse is a component of dry heath, but high proportions of it may indicate a history of undesirable levels of grazing
Vegetation composition: negative indicator	Percentage cover at a representative number of 2m x 2m monitoring	Total cover of negative indicator species less than 1%	Attribute and target based on Perrin et al. (2014), where the list of negative indicator species for this habitat is also presented
Vegetation composition: non-native species	Percentage cover at, and in local vicinity of, a representative number of 2m x 2m monitoring stops	Cover of non-native species less than 1%	Attribute and target based on Perrin et al. (2014). Non-native species can be invasive and have deleterious effects on native vegetation. A low target is set as non-native species can spread rapidly and are most easily dealt with when still at lower abundances
Vegetation composition: native trees and shrubs	Percentage cover in local vicinity of a representative number of monitoring stops	Cover of scattered native trees and shrubs less than 20%	Attribute and target based on Perrin et al. (2014). High cover of native trees and shrubs would indicate that the habitat may be succeeding towards scrub or woodland due to lack of grazing

Vegetation composition: bracken	Percentage cover in local vicinity of a representative number of monitoring stops	Cover of bracken (*Pteridium aquilinum*) less than 10%	Attribute and target based on Perrin et al. (2014). High cover of bracken would indicate that the habitat may be succeeding towards a dense bracken community
Vegetation composition: soft rush	Percentage cover in local vicinity of a representative number of monitoring stops	Cover of soft rush (*Juncus effusus*) less than 10%	Attribute and target based on Perrin et al. (2014). High cover of soft rush would suggest undesirable hydrological conditions. Note however, that poor flushes dominated by soft rush can naturally occur in mosaic with this habitat. Discrete areas of this separate habitat should not be considered here
Vegetation structure: senescent ling	Percentage cover at a representative number of 2m x 2m monitoring stops	Senescent proportion of ling (*Calluna vulgaris*) cover less than 50%	Attribute and target based on Perrin et al. (2014). Senescence is part of the natural cycle of ling, but a dominance of ling in the senescent phase would indicate a lack of management (appropriate grazing or burning) to promote ling regeneration
Vegetation structure: signs of browsing	Percentage of shoots browsed at a representative number of 2m x 2m monitoring stops	Less than 33% collectively of the last complete growing season's shoots of ericoids showing signs of browsing	Attribute and target based on Perrin et al. (2014)
Vegetation structure: burning	Occurrence in local vicinity of a representative number of monitoring stops	No signs of burning in sensitive areas	Attribute and target based on Perrin et al. (2014), where the list of sensitive areas is also presented. Fires can be part of the natural cycle of dry heath and may also be used as a valuable management tool to promote a diversity of growth phases in ling (*Calluna vulgaris*). However, currently most hill fires in Ireland are intentionally started to encourage grass growth for livestock. Fires which are too intense, too frequent, too extensive or which occur in sensitive areas are damaging to the habitat
Vegetation structure: growth phases of ling	Percentage cover in local vicinity of a representative number of monitoring stops	Outside sensitive areas, all growth phases of ling (*Calluna vulgaris*) should occur throughout, with at least 10% of cover in the mature phase	Attribute and target based on Perrin et al. (2014), where the list of sensitive areas is also presented. The growth phases of ling are pioneer (<10cm high), building (10-30cm high) and mature (<30cm high). As burning is undesirable in sensitive areas, it is not reasonable to require the stated diversity of growth phases within these areas
Physical structure: disturbed bare ground	Percentage cover at, and in local vicinity of, a representative number of 2m x 2m monitoring stops	Cover of disturbed bare ground less than 10%	Attribute and target based on Perrin et al. (2014). Disturbance can include hoof marks, wallows, human foot prints and vehicle and machinery tracks. Excessive disturbance can result in loss of characteristic species and presage erosion for heaths and peatlands
Indicators of local distinctiveness	Occurrence and population size	No decline in distribution or population sizes of rare, threatened or scarce species associated with the habitat	This includes species listed in the Flora (Protection) Order, 2015 and/or the red data lists (Curtis and McGough, 1988; Lockhart et al., 2012)

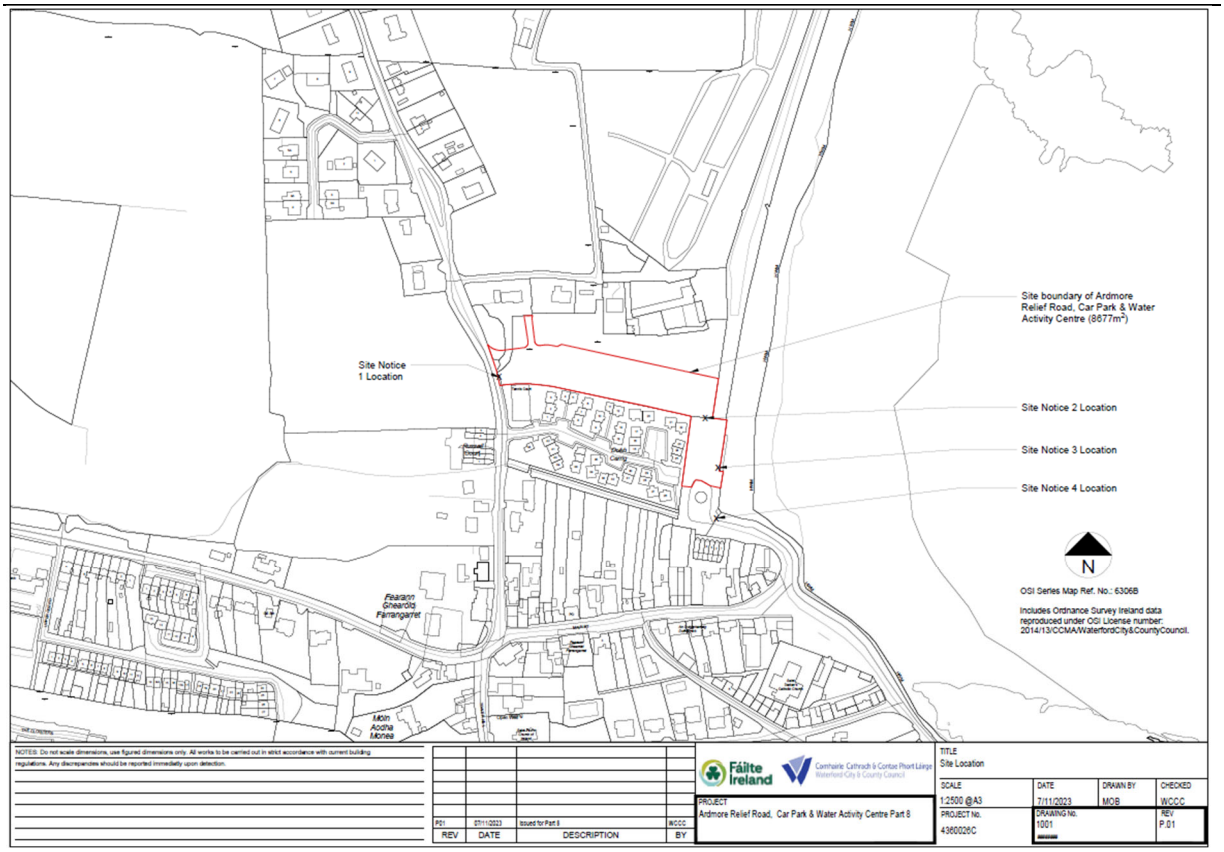


Figure 1. Site of Ardmore Relief Road, Car Park and Water Activity Centre

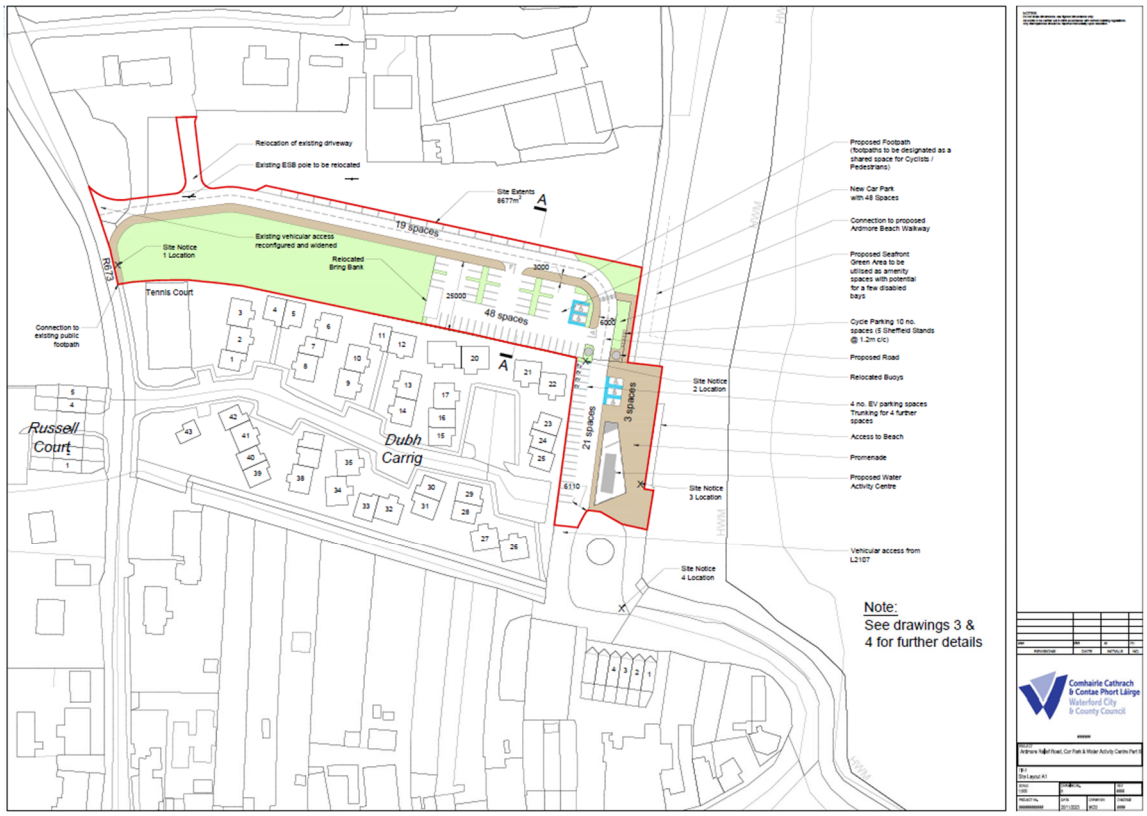


Figure 2. Site layout

Figure 3. Location of Activity Centre and Ardmore Head SAC

Environmental Impact Assessment Screening Report

Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Ardmore Relief Road, Car Park and Water Activity Centre

Environmental Impact Assessment Screening Report

1.Introduction

The EIA Directive 85/337/EEC, as amended aims to determine the likely significant effects of a project on the environment. EIA Screening determines whether an EIA is required for a specified project. Projects requiring mandatory EIA are listed in Schedule 5 of the Planning and Development Regulations 2001, as amended. In the case of development which is under these thresholds, planning authorities are required under Article 103 of the 2001 Regulations, (as amended) to request an EIAR where it considers that the proposed development is likely to have a significant effect on the environment.

Under Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposed development is sub-threshold for EIA. The proposed development is being screened as per Schedule 7 of the regulations to determine if there is likely to be significant effects on the environment. Screening involves appraisal of impacts from the proposed development according to three main criteria:-

1. Characteristics of the proposed development
2. Location of proposed development
3. Characteristics of potential impacts.

Schedule 6 of the Planning and Development Regulations, 2001 (as amended), outlines the aspects of the environment likely to be significantly affected by a proposed development. These are: human beings, flora and fauna, soil and geology, water, air& climate, landscape, material assets, cultural heritage and the inter-relationships between the range of environmental criteria. EIA screening involves assessment of these criteria to determine if the proposed development is likely to significantly affect the environment.

The project involves involves construction of a relief road connecting the R673 to Ardmore waterfront, car park with 91 parking spaces and water activity centre with showers and toilets which will connect to the Waste Water Treatment System. The facility will serve the existing visitor demand in Ardmore with a potential increase in people involved in watersports in Ardmore Bay.

2. Screening Assessment

Table 1. Characteristics of proposed development

Is the size and design of the proposed works significant ?	The project involves construction of a relief road connecting the R673 to Ardmore waterfront, car park with 91 parking spaces and water activity centre with showers and toilets.

Use of natural resources in particular land, soil, water and biodiversity ?	The project involves extension of use of an existing built up area along Ardmore Waterfront.
Will the works produce waste ?	Construction waste during building works. Foul water will be connected to foul drainage system and Ardmore Waste Water Treatment Plant at Monea.
Will the works create a significant amount of pollution or nuisance ?	Temporary noise during construction work.
Risk of major accidents and/or disasters relevant to the project including those caused by Climate Change in accordance with scientific knowledge ?	The site is in a coastal flood risk zone but is a water compatible development.
Risks to human health (water contamination , air pollution)	The site is served by foul water sewers and connected to Ardmore Waste Water Treatment Plant.
Potential for cumulative impacts with other existing and/or approved projects?	Low risk of significant effects. The facilities will improve the offering to recreational users and residents in Ardmore which at peak summer season trebles the resident population levels. However, in the main, usage of Ardmore Bay is largely by day trippers and whilst some water users will also take walks along Ardmore Head it is considered the proposed facility will not incur an increased level of usage to give rise to potential for significant effects on the conservation objectives for the qualifying interests of Ardmore Head SAC.
Potential for combination of above factors to have significant effects	Low risk of significant effects

Table 2. Location of Proposed Development

Environmental sensitivity of project in relation to existing and approved land use.	The project involves extension of use of an existing built up area along Ardmore Waterfront which is located 750m from the boundary of Ardmore Head SAC and will not incur habitat loss from the ecological footprint of the Natura 2000 site.
Relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	The project involves extension of use of an existing building located in a built up area along Ardmore Waterfront.
Absorption capacity of the natural environment including wetlands, riparian areas, river mouths, coastal zones and the marine environment, mountain and forest area.	The site is served by foul water sewers and connected to Ardmore Waste-Water Treatment Plant at Monea (3000 P.E).
Potential of works to impact directly or indirectly on sites designated for nature conservation (NHA/SAC/SPA)	AA screening has been carried out and has concluded no potential for significant effects on the conservation objectives for Ardmore Head SAC.

Potential for impacts directly or indirectly on Habitats or Species listed on Annex 1 of the Habitats Directive	AA screening has been carried out and has concluded no potential for significant effects on the conservation objectives for Ardmore Head SAC. The proposed extension of use will not incur habitat loss from Ardmore Head SAC. Wastewater capacity in Ardmore is adequate to cater for increase in loading to the existing WWTP.
Potential for impacts directly or indirectly on Species listed on Annex IV of the Habitats Directive	No
Potential for impacts on breeding places of any species protected under the Wildlife Act ?	No
Potential to impact directly or indirectly on any listed ACA in the City and County Development Plan ?	N/A
Potential to impact directly or indirectly on any protected structure or recorded monuments and places of Archaeological Interest	No, site is outside impact zone of WA040-009001 andWA040-009002 hut site recorded from the shore are to the SE.
Potential to impact directly or indirectly on listed or scenic views or protected landscape in the City and County Development Plan ?	None
Potential to impact on areas in which there has already been a failure to meet the environmental quality standards and relevant to the project, or in which it is considered that there is such a failure.	Review of *Water Quality In Ireland 2016-2021* published by the EPA in 2022 shows that the ecological status for coastal waters in Ardmore Bay is classified as High In the previous monitoring period of 2013-2018 Ardmore Bay was rated as good. While the site is in the 1 in 1000 year flood Coastal Flood Zone, it is a water compatible development. The site is served by foul water sewers and connected to Ardmore Waste Water Treatment Plant at Monea.
Potential to impact on densely populated areas.	The facilities will improve the offering to recreational users and residents in Ardmore which at peak summer season trebles the resident population levels. However, in the main, usage of Ardmore Bay is largely by day trippers and whilst some water users will also take walks along Ardmore Head SAC it is considered the proposed facility will not incur an increased level of usage to give rise to potential for significant effects on the conservation objectives for the qualifying interests of Ardmore Head SAC.

Table 3. Characteristics of Potential Impacts

Human Beings	The works will benefit local population and visitors to the area serving the existing

	visitor demand in Ardmore with a potential increase in people involved in watersports in Ardmore Bay.
Flora and Fauna	No significant effects anticipated. AA screening has been carried out and has concluded no significant effects.
Soils and Geology	No protected geological heritage sites will be impacted.
Water	The ecological status for transitional and coastal waters in Ardmore Bay is rated as High. The site is served by foul water sewers and connected to Ardmore Waste Water Treatment Plant.
Air & Climate	The works will not cause significant effects to air quality or climate conditions.
Noise & Vibration	Short term and temporary during construction works.
Landscape	The proposed development is located at the edge of an urban area and will not negatively impact on the existing landscape.
Material Assets	The project involves extension of use of an existing built up area along Ardmore Waterfront.The works will benefit local population and visitors to the area.
Cultural Heritage	No sites of cultural heritage will be impacted by the proposed works.
Interaction of Foregoing	Low potential for significant effects.

Table 4. Discussion of Potential Impacts

Will a large geographical area be impacted as a result of the proposed works ?	The project involves extension of use of an existing built up area along Ardmore Waterfront.
Will a large population be impacted as a result of the proposed works ?	The works will benefit local population and visitors to the area serving the existing visitor demand in Ardmore.
Are any trans-frontier impacts likely to arise from proposed works?	No
Is the magnitude of impacts associated with the proposed works considered significant ?	No
Is the intensity and complexity of impacts associated with the proposed works considered significant ?	No
Is there a high probability that the effects will occur ?	No significant effects arising.
Will the effects continue for a long time ?	No significant effects arising.
Will the effects be permanent rather than temporary ?	No significant effects arising.
Will the impacts be irreversible?	No significant effects arising.
Will it be difficult to avoid, or reduce or repair or compensate for the effects ?	No significant effects arising.

4. Conclusion

The DoEHLG Guidance Document "Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development" notes that "*The greater the number of different aspects of the environment which are likely to be affected and the greater the links between the effects, the more likely it is that an EIS should be carried out. Where complexity of impacts is deemed to apply in the case of a specific sub-threshold development proposal, there should be a predisposition towards the preparation of an EIS".*

In consideration of the above involving appraisal of characteristics and location of proposed development and characteristics of potential impacts it is concluded that an EIAR is not required for the proposed development.

Appendix B – List of Drawings

The drawings that accompany this Part 8 report are as listed below:

WATER ACTIVITY CENTRE

ARCHITECTURAL

- Drg No. A.1 which includes:
  - OSI Site Location Map @ 1:2500
  - Existing Plan @ 1:500
  - Proposed Site Plan @ 1:500
  - Proposed Floor Plan @ 1:100
  - Proposed Roof Plan @ 1:100
  - Proposed Sections @ 1:100
  - Proposed Elevations @1:100
  - 3D Visualisation @ nts

CIVIL & STRUCTURAL

- Drainage Plan DP-01 @ 1:200
- Road Plan RP-01 @ 1:200
- Watermain Plan WP-01 @ 1:200

ELECTRICAL

- Roof Level - PV Panel Installation E600

RELIEF ROAD & CAR PARK

ARCHITECTURAL

- 1001: Site Location Map @ 1:2500
- 1002: Existing Site Layout / Topographical Survey @ 1:500
- 1003: Proposed Site Layout @ 1:500
- 1004: Proposed Services Layout @ 1:500
- 3001: Proposed Section A-A @ 1:100

Appendix C - Architect's Part 8 Report

Ardmore Water Activity Centre, Co. Waterford

Architects Report
November 2023

dhbarchitects


Fáilte
Ireland


Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Contents

Introduction

Fig.1; 3D visualistation of Water Activity Centre, Tramore

scope

Fáilte Ireland has identified the need for Facility Centres for Water Based Activities to be developed throughout the country. Ardmore has been selected as a location for one of these facilities. This report describes the design approach for the insertion of the Exemplar design by MCA Architects, commissioned by Fáilte Ireland, into the context of the beach front in Ardmore, by dhbArchitects.

This report has been prepared by Aislinn Cunningham, graduate architect, and by Fintan Duffy. B.Arch MUBC MRIAI/Cons G1, Director of dhbArchitects Ltd.

Design Brief

Basis for the design brief

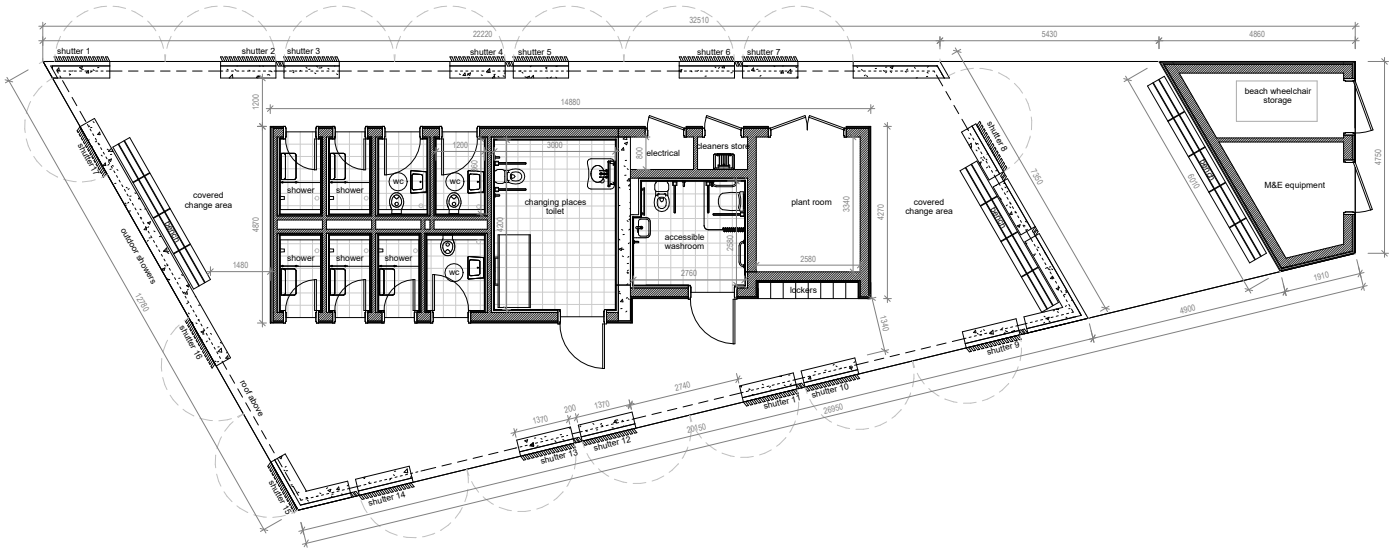


Fig.2; Water Activity Centre Proposed Plan

BRIEF

The Water Activity Centre will service the basic needs for changing and showering facilities of users of water activities, including swimming, surfing, sea kayaking, canoeing, coasteering, wind surfing, stand-up paddle boarding, snorkeling and diving.

The design project for the Water Activity Centre in Ardmore proposes the addition of a new building on the beachfront next to the existing Tourist Information Centre.

The functional requirements include showers, toilets, covered changing areas, beach wheelchair storage, an accessible changing places toilet & shower, an accessible toilet, locker facilities, outdoor public showers and gathering areas.

The Exemplar design completed by MCA architects incorporates most of these functional requirements although changes had to be made for site specific reasons such as the addition of shutters to secure the building after hours.

SITE

Existing Context

Fig.3; view of existing Sandcastle building and parking lot

The chosen location for the new Water Activity Centre is on the beachfront next to the 'Sandcastle building' which houses a Tourist Information Centre and public toilets.

The beachfront site currently consists of parking spaces which Waterford City and County Council have noted will be converted into a new public space / promenade along with the new Water Activity Centre building. The building and newly created public space / promenade will extend the public realm from Ardmore town centre to the beachfront.

The site is easily accessed from the beach, the town and from the new proposed parking North of the site. The building is ideally situated beside the existing ramp to the beach, creating ease of access for water sports users with large equipment and wheelchair users.

This location was selected to optimise the use of existing services on the site and create a public space and gathering area for water sports users and beach goers.

The enhancements to the public realm with the creation of the promenade will improve pedestrian comfort and the overall setting of the building whilst providing a stronger connection to the beach and town.

DESIGN APPROACH

BUILDING DESIGN EXPLAINED

The Water Activity Centre consists of exterior showers on the South facade, and inside; 5 shower cubicles and 3 toilets, with covered changing areas, seating and gathering spaces for group inductions. It also provides a changing-place toilet, an accessible toilet and level access so that the Water Activity Centre can be used by all.

dhbA have incorporated MCA's Exemplar design at the Ardmore site and made minor alterations to the design for site specific reasons.

FORM

The exemplar design consists of perforated walls in plan with a central core housing services - showers, wc's and plant room.

The insitu concrete single pitch roof incorporates a green area around its perimeter and an array of solar panels in the centre. The roof not only creates protection for the core services but is sufficiently large to create gathering and changing spaces protected from the sun, rain and wind for users. The roof naturally drains to the lowest point / line at the West facade.

There is also a small services building for the mechanical and electrical requirements.

MATERIALS

The structure is composed of an insitu concrete roof with insitu concrete walls and columns. Preference was given to this material due to its known resistance to erosion at coastal locations.

On the exterior the cast-concrete walls are clad with corten steel whereas the concrete finish is exposed on the interior surfaces.

The main core housing the services is mainly constructed of concrete blockwork finished with tile.

Benches in the changing areas consist of wood-laminate slats with a powdered coated steel frame and leg supports. There are operable windows between the roof and central core allowing natural light to enter and the natural circulation of air to showers and wcs.

MODIFICATIONS TO EXEMPLAR

For site specific reasons some modifications were made to the exemplar design. Most notably :

- Unlike the Exemplar design, the Ardmore design incorporates large timber shutters to allow the building to be securely closed after hours and during off peak season. These shutters consist of slatted timbers allowing light and ventilation of the space. The timber slats are orientated to protect the building from the prevailing winds. Modified wood such as Accoya or Kebony have been selected for these shutters due the materials durability in coastal environments.

- The footprint of the building is slightly larger than that of the Exemplar because of the requirement to upgrade the dimensions of the changing-place WC area under the new Part M requirements, therefore modifying the angles of the exterior walls somewhat.

- The exterior concrete walls clad in corten are angled at the top to follow the line of the roof in elevation.

- The small timber-clad building that houses mechanical & electrical equipment was enlarged to also incorporate storage for a beach wheelchair. It has been placedat the far end of the building to allow for a better connection between the new WAC building, the existing Tourist Information Centre and Ardmore Town.

- The building is level with the adjacent public space acting as an extension of the promenade, therefore not requiring ramp access and providing ease of access for all users.

- The location of the plant room and changing places toilet are switched to group all WCs and showers together.

- There are 3 outdoor showers instead of 4.

SUSTAINABILITY

Environmental Design Factors

Site

This site was selected as it is ideally located next to the existing Tourist Information Centre on the beachfront and becomes part of the newly extended promenade. Utilising this existing hard surface avoids breaking new ground at this coastal location.

Materials

Concrete is selected as it is a highly durable material at a coastal site with a long-life span. However, to reduce the environmental impact of concrete we are proposing the use of fly-ash concrete. The use of fly-ash, the byproduct of burning coal, reduces the amount of cement (a material that emits high levels of carbon dioxide into the atmosphere) required in the concrete mix. The result is concrete with a lower environmental impact but with the same durability standards as regular concrete.

Function

As this facility is for encouraging engagement with 'the great outdoors' it is not a building in the conventional sense. Users are sheltered from the sun, rain and wind but the building is unheated and the possibility of only naturally ventilating the spaces will be investigated at the next stage of the design.

Energy

Water for the showers will be heated by the large array of solar panels on the roof and a heat pump.

DESIGN TEAM

Mechanical & Electrical requirements
The Water Activity Centre will be provided with Mechanical and Electrical services to ensure user demands are met, and also the building operates in an energy efficient manner.

All heating and hot water needs will be serviced by Heat pumps. All lighting will be LED, complete with motion sensors and lighting control devices.

Structural & Civil requirements
The structure is comprised of a reinforced concrete (RC) roof, walls and floor with infill blockwork masonry walls & partitions.

The roof is comprised of a RC slab supported on perimeter RC walls & columns, which intern sit on an RC raft slab which doubles as the ground floor. The interior walls of the building are in turn free standing masonry partitions.

The building will be serviced with new storm, foul and water connections as indicated on attached services layouts.

AHIA

ARCHITECTURAL CONSERVATION AREA

The site is located at the northern extremity of Ardmore's Architectural Conservation Area (ACA) which encompasses the full east-west extent of the town, from St Declan's Cathedral site to the remains of the early Christian church site on Ardmore Head, taking in the town's principal streets and structures, including its protected structures along the way. Our site is located just north of the 'Sandcastle building' and tourist office, itself a landmark within the townscape.

Scale and Massing

The proposed structure consists of an inclined contrete-slab roof rising to a maximum height of 4.1m (compared to the Sandcastle's max. height of 6.3m approx.). The structure is quite open at ground level because of the interrupted nature of the walls, with views into and through it. Even with the shutters closed, the semi-transparent nature of the slatted timber panels as well as the material contrast between the timber and the steel will help to reduce its visual presence along the seafront.

Materials

The material palette consists of concrete clad in Corten steel, with timber screens externally, under an inclined concrete roof with planted edges. The solar panels will be visible primarily from the carpark side, although their angle of inclination is very shallow so they will not be visible from the beach. Internally the coloured tiling of the shower cubicle walls will be glimpsed through the wall-openings. The area around the structure between the beach and the carpark and as far as the Sandcastle building will be given a uniform new concreted finish.

Impacts on the ACA's setting

There will be no direct contact between this new structure and any historic fabric. Its impact on the setting of the ACA will be minimal, as it can only be seen once one has turned the corner at the end of Main Street, and even then it will always be seen as the lesser of two structures, wih the Sandcastle building remainng the dominant form.

For this reason, there are no mitigation measures required, in our opinion, given that no tangible or intangible effects on heritage are envisaged.

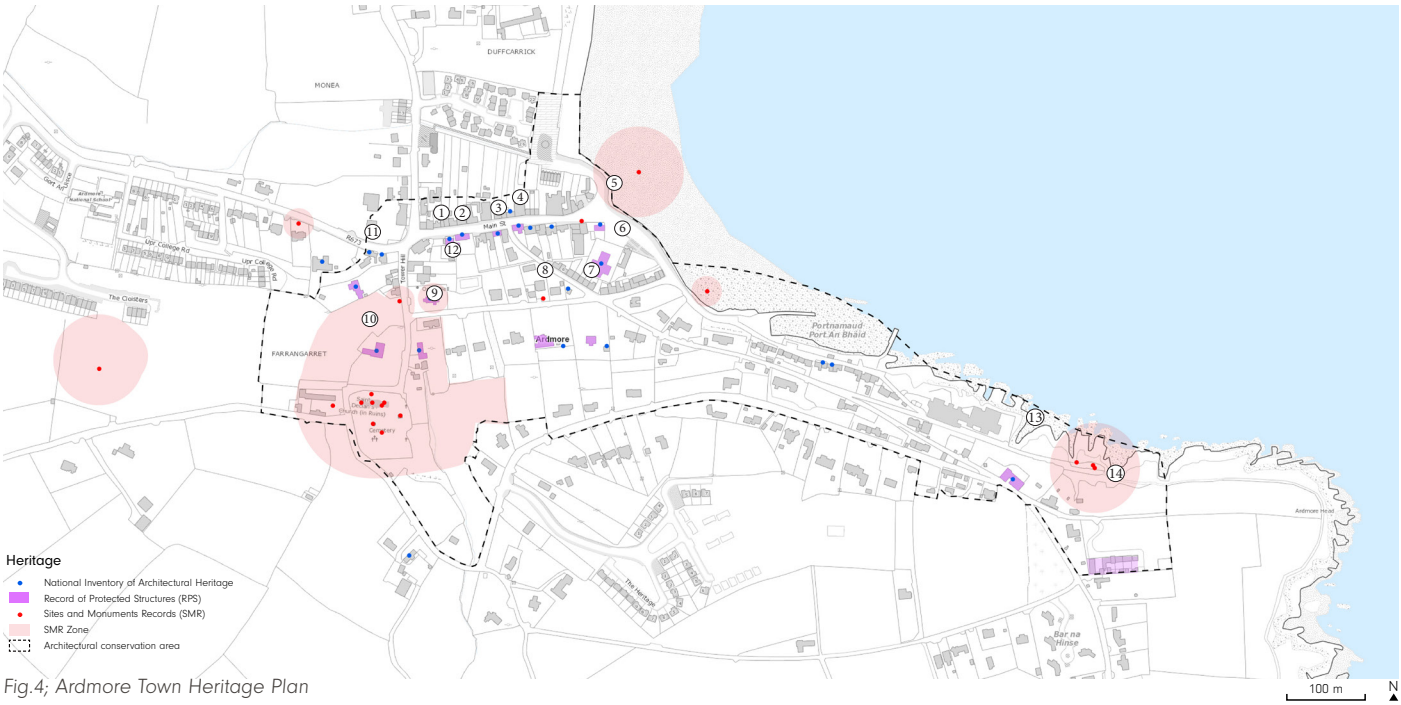
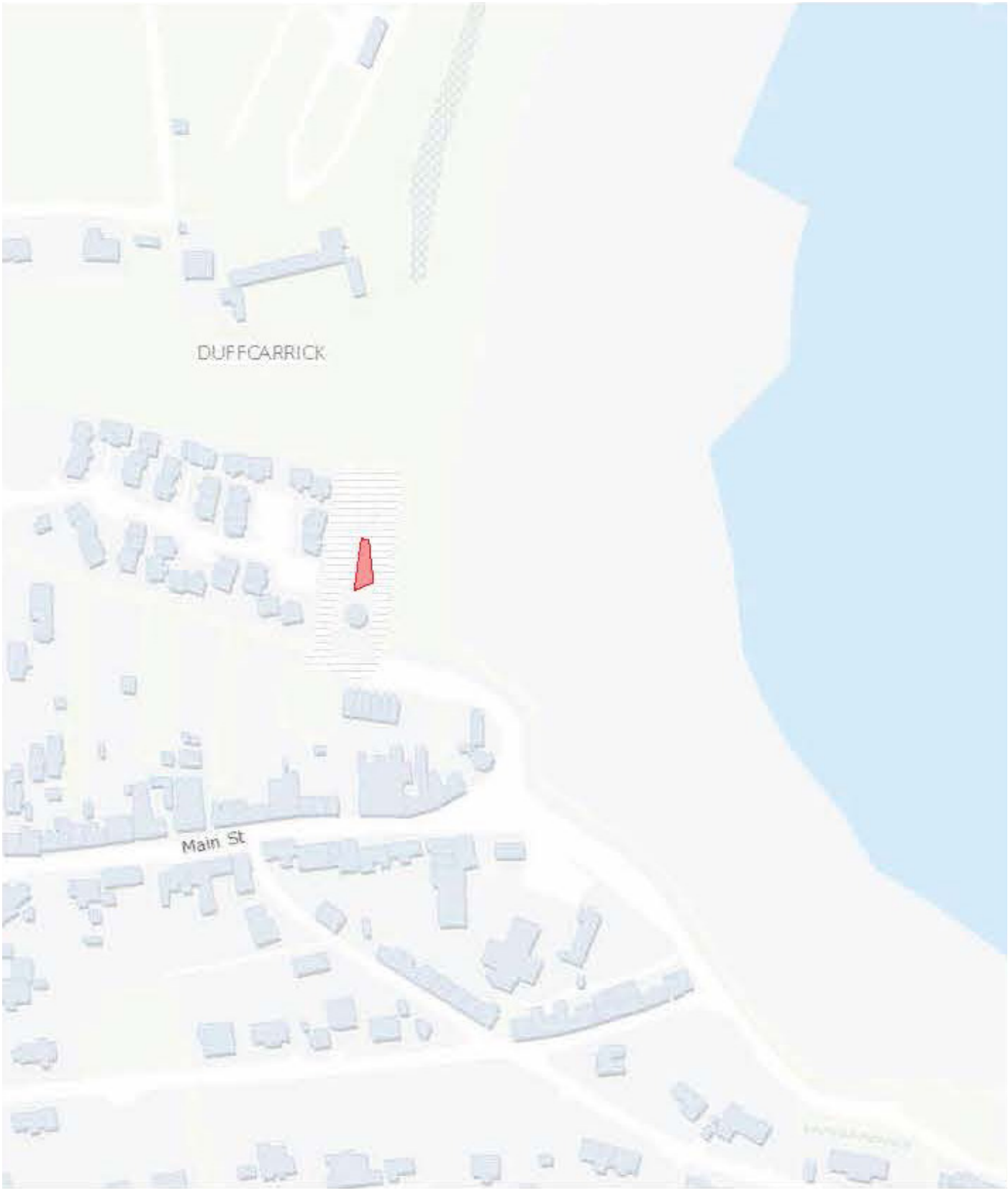


Fig.4; Ardmore Town Heritage Plan

appendix A
osi Site Location Plan



Ardmore - osi Map of Site Location. Scale 1:1,2500

appendix B
proposed drawings

Proposed Drawings (as included in Planning Application file)

ARCHITECTURAL		
OSI Site Location Map	A.1	1:2500
Existing Site Plan	A.1	1:500
Proposed Site Plan	A.1	1:500
Proposed Floor Plan	A.1	1:100
Proposed Roof Plan	A.1	1:100
Proposed Sections	A.1	1:100
Proposed Elevations	A.1	1:100
3D Visualisation	A.1	nts
STRUCTURAL		
Drainage Plan	DP01	1:200
Road Plan	RP01	1:200
Water Mains Plan	WP01	1:200
ELECTRICAL		
Roof Level - PV Panel Installation	E600	

Appendix D - Architectural Heritage Impact Assessment

Proposed Water Activity Centre, Relief Road and Car Park,
Ardmore, Co. Waterford

Architectural Heritage Impact Assessment

24th November 2023.

Waterford City and County Council, City Hall, The Mall, Waterford.
Comhairle Cathrachagus Contae Phort Láirge, Hallana Cathrach, An Meal, Port Láirge
contact@waterfordcouncil.ie Tel : 0761 10 20 20 www.waterfordcouncil.ie

Contents;

1. Introduction

Waterford City & County Council (WC&CC) is currently working with Failte Ireland, to develop a Water Activity Centre located on the site of the current seafront car park, and adjacent to the "Sandcastle" Visitor Information centre. The Part 8 application relates to the overall scheme which incorporates the following:

- Water Activity Centre.
- New Relief Road connecting the R673 to the L2107.
- Car park: Extension to, and amendment of existing car park layout.

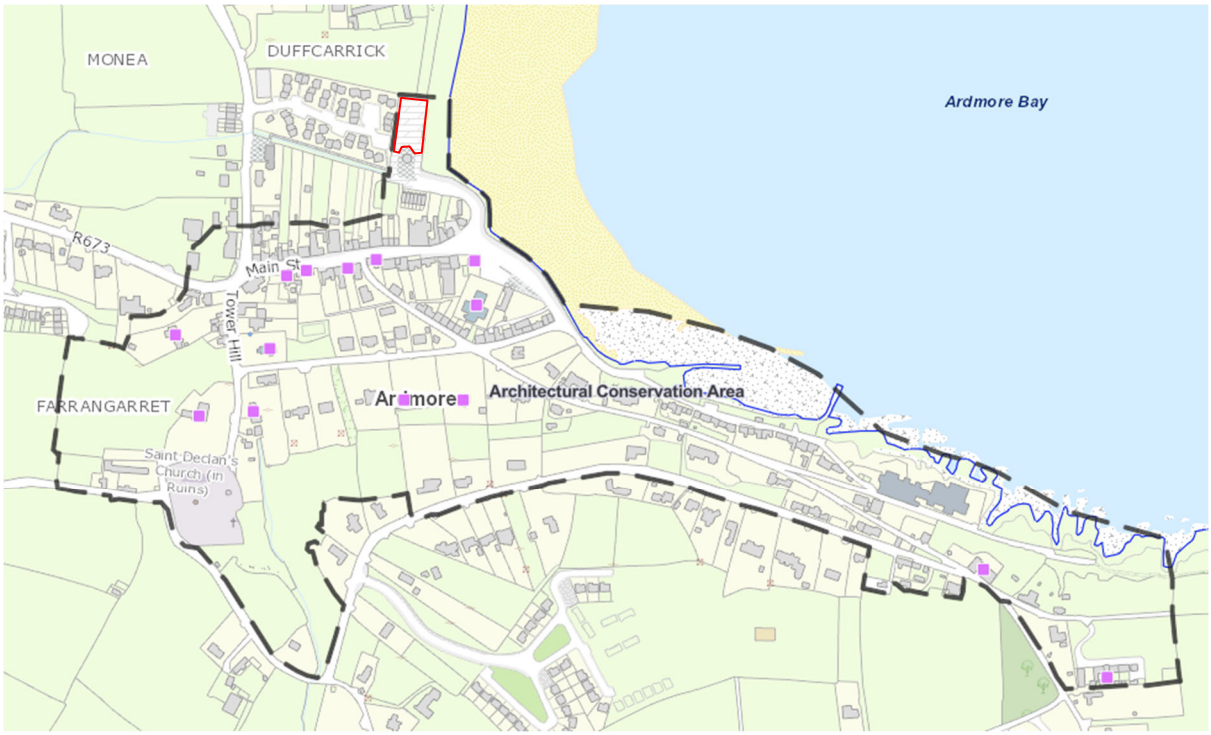
This AHIA relates specifically to the impact of the proposed Water Activity Centre, Relief Road, and the car park located within the Ardmore Architectural Conservation Area.

Aerial view 2020, site boundary indicated in red; **Fig.1**

The subject site lies within the following;

a. Architectural Conservation Area; 'Ardmore'.
b. The site is situated within a "Most Sensitive Scenic Classification in the Landscape and Seascape Character Assessment as per the WCCC Development Plan 2022-2028.

The subject site is partially a greenfield site stretching from the R673 eastwards to the seafront, the southern part of the site utilizes the existing car park located between the residential estate 'Dubh Carrig', and the seafront. There are no Protected Structures located on the site, the nearest Protected Structure is located on the Main Street ca. 150m from the site boundary: RPS No. WA750682, The Boat House.
There are no previous planning applications for the part of the subject site located (outside the ACA boundary) on the greenfield site to the north of the Dubh Carrig residential estate. The car park was developed following the construction of the "Sandcastle" Visitor Information centre by Ardmore Enterprise Co-op in 1996.



Ardmore Architectural Conservation Area, site boundary located within ACA indicated in red; **Fig.2**

2. Methodology

This report is based on a program of desktop research, site inspection and desk-based assessment, using the following sources as part of the study.

1. Architectural Heritage Protection Guidelines, 2011 (Dept of Arts, Heritage, and the Gaeltacht)
2. Development Plan; The WC&CC Development Plan, 2022-2028, was consulted during this assessment process. It outlines policies for the conservation and protection of archaeological and architectural heritage and includes details on the 'Record of Protected Structures' (RPS), and the Ardmore 'Architectural Conservation Area' (ACA).
3. National Inventory of Architectural Heritage; Established under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999, the NIAH identifies, records, and evaluates post-1700 architectural heritage of Ireland, uniformly and consistently, and is an aid in the protection and conservation of the built heritage. Listing on the NIAH does not automatically carry dictate statutory protection for a given building, however it does highlight the culturally significant aspects of same which ought to be conserved.
4. Dictionary of Irish Architects; The Dictionary of Irish Architects contains biographical and bibliographical information on architects, builders and craftsmen born or working in Ireland during the period 1720 to 1940, and information on the buildings on which they worked. It is an online database created and updated on a regular basis by the Irish Architectural Archive.
5. Cartographic sources
6. Aerial photography

3. Legal & Policy Framework

1. Conservation principles of care and protection of Architectural Heritage were first introduced under planning legislation which facilitated the listing of significant buildings and the formulation of policies and objectives relating to such structures. These legislative provisions were superseded by the introduction of the Local Government (Planning and Development) Act 1999, and then by Part IV of the Planning and Development Act 2000. Main features of the 2000 Act were;

a) Planning authorities have a clear obligation to create a record of protected structures (RPS) which includes all structures or parts of structures in their functional areas which, in their opinion, are of special architecture, historical, archaeological, artistic, cultural, scientific, social, or technical interest. This record is included in the WC&CC Development plan 2022-2028.

b) Planning authorities are also obliged to preserve the character of places and townscapes which are of special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest, or that contribute to the appreciation of protected structures, by designating them Architectural Conservation Areas (ACA's). This is included in the WC&CC Development plan 2022-2028, Appendix 10, Pg 6.

2. The Heritage Act, 1995 – Section 2, states *"architectural heritage" includes all structures, buildings, traditional and designed, and groups of buildings including streetscapes and urban vistas, which are of historical, archaeological, artistic, engineering, scientific, social or technical interest, together with their setting, attendant grounds, fixtures, fittings and contents.*

3. Although non-statutory, the purpose of the National Inventory of Architectural Heritage (NIAH) is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Housing, Local Government and Heritage to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS).

4. Context

4.1 Location

The site is located at Duffcarrick in the village of Ardmore, within the Municipal District of Dungarvan-Lismore. The site is accessed from both the R673 to the north of the village, and "Cois Trá", the L2107 off the Main Street. The site boundary extends from the R673 eastwards on a greenfield site to the beachfront and includes the existing off-street parking adjacent to the "Sandcastle" Visitor Information centre and public toilets. The section of the subject site located within the ACA comprises of the existing off-street parking.
The total development area (red-line) is: 8,677 sq.m (0.86 ha).
The area of the development *within* the ACA is: 1,786 sq.m (0.17 ha).

4.2 Cartographic Review / History of Site

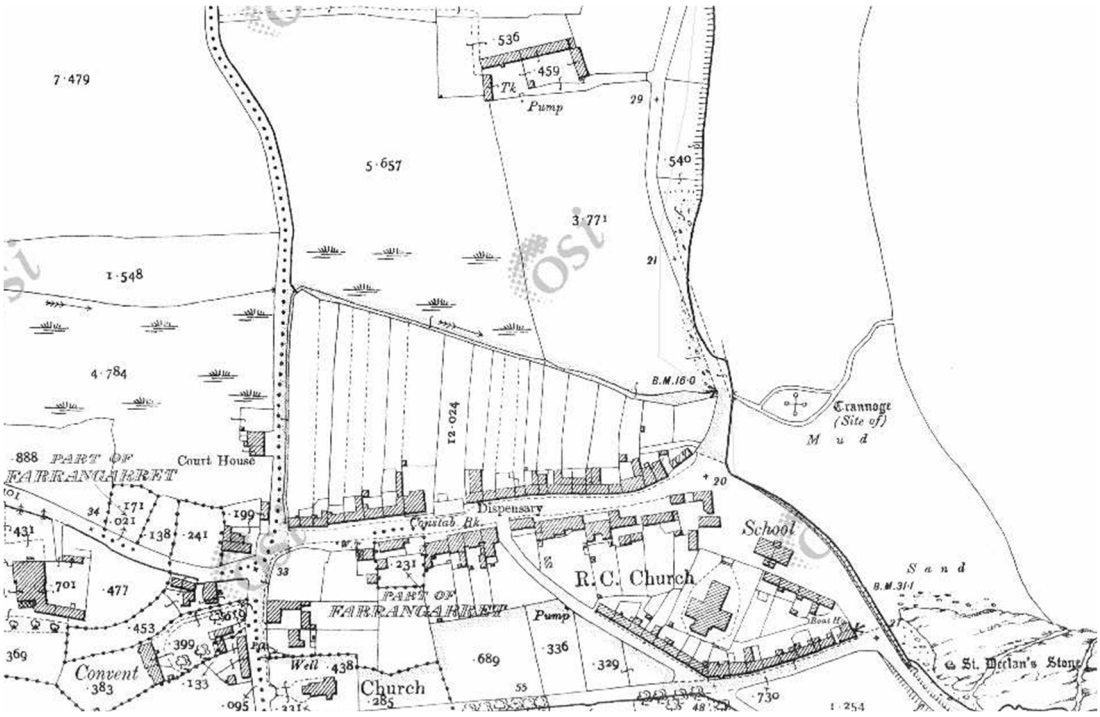
Ardmore has a special historic interest which retains a very representative collection of buildings spanning the centuries. From its beginnings as an early Christian centre to a fishing village to a tourist destination, the distinctive built heritage is a reminder of the past generations who have lived and worked here. It is considered that the ACA of Ardmore is of historic, social, cultural, archaeological and architectural merit.

The "Sandcastle" was developed by Ardmore Enterprise Co-op 1996, and the adjacent car park followed thereafter. Prior to this, photographic and cartographic evidence shows the site was undeveloped and was likely used as farmland.

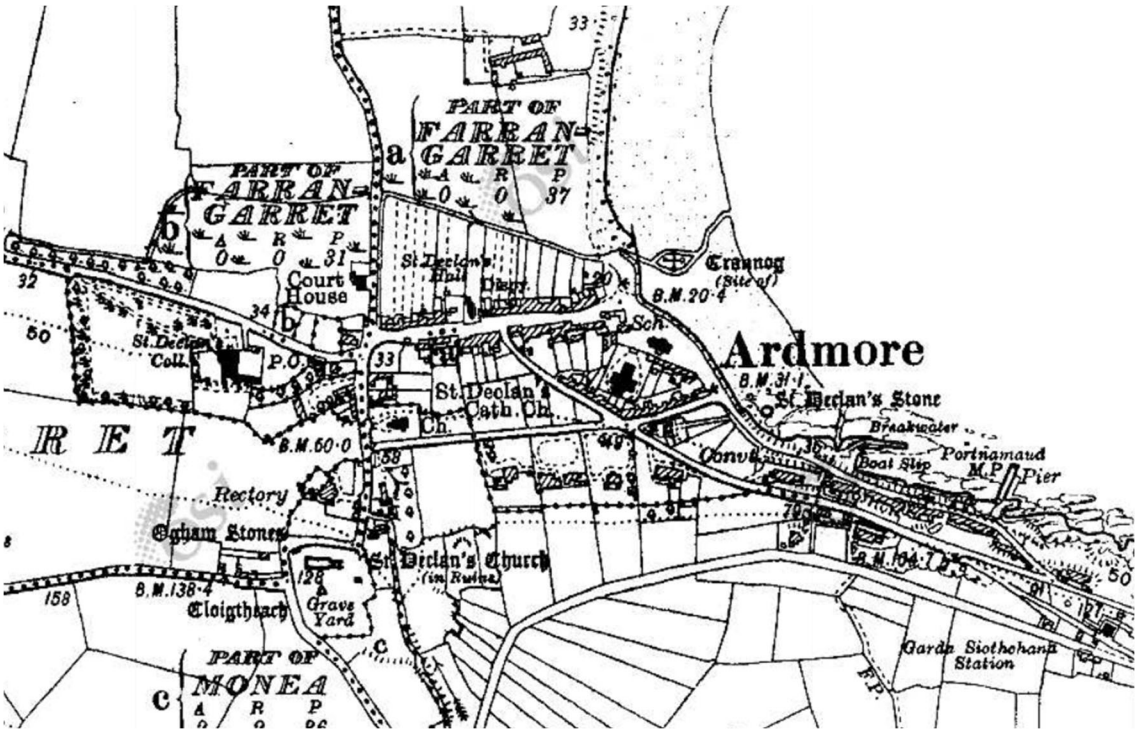
4.2 Cartographic Review

Historic 6 Inch, 1829-1841; **Fig.3**

Fig.3 and Fig 4 show the pre-developed site as part of "Farrangarret" farmland. The Coast Guard Station on Fig. 3 fell foul of coastal erosion and a new Station was constructed on New Line Road near the cliffs in 1867. The effect of coastal erosion is already evident on the subsequent map in Fig.4.
Fig. 4 shows the start of the road leading from the seafront at the end of the Main Street towards what is now known as "Cois Trá". Most of the Main Street has been built at this stage, with property divisions on the north side of Main Street stretching back to a stream. The site of an oval Crannog is also visible on this map.



Historic 25 inch; 1897-1913; **Fig.4**



Historic 6 inch; pre 1930; **Fig.5**

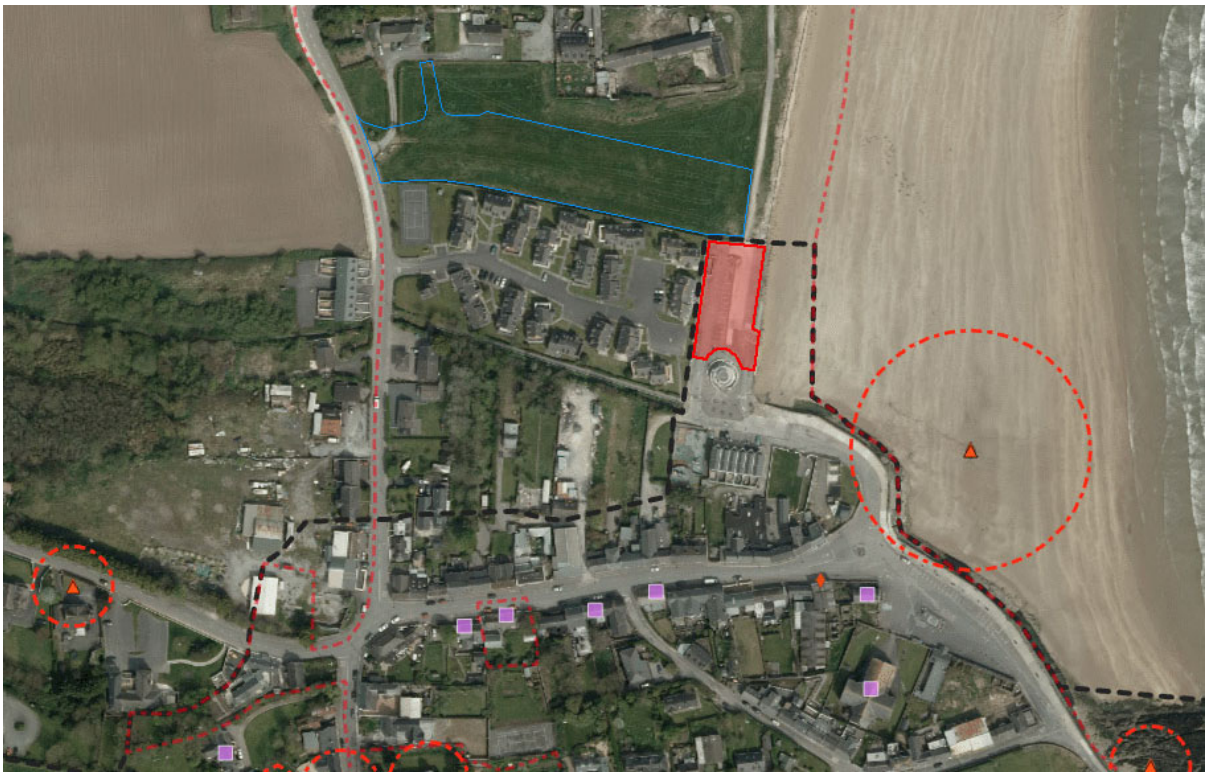
Further coastal erosion is evident on the 6" map in Fig. 5. Most buildings shown in the vicinity of Main Street more-or-less remain as is today, except for the school which was demolished and relocated. The aerial view from 1954 (Fig. 7) shows the road known as "Cois Trá" curving around towards the future location of the "Sandcastle" and car park.

4.3 Historic Photographs

Postcard showing the strand in Ardmore in 1958, the arrow indicates the site location; **Fig.6**

Photo: Morgan collection – Aerial view 1954; **Fig.7**

Photo: NLI Poole collection, Ardmore Strand and village, ca. 1930; **Fig.8**



Aerial view showing extent of ACA (black dashed line) and area of site within the ACA (red) **Fig.9**

View from the north of the existing car park looking south towards the village; **Fig.10**

5. Assessment of Impact

5.1 Classification of Impacts

Assessment of Impact is informed by the Guidelines on the Information to be contained in Environmental Impact Statements, 2002, EPA; Advice notes on Current Practice (in preparation of Environmental Impact Statements), 2003 EPA; and Guidelines for the Assessment of Architecture; Heritage Impacts of National Road Schemes, NRA.

a. Impacts are generally categorised as either being direct, indirect, or as having no predicted impact:

   i. **Direct impact** occurs when an item of architectural heritage is located within the centreline of the proposed development works and entails the removal of part, or all of the architectural feature.
   ii. **Indirect impact** may be caused where a feature or site of architectural interest is located in close proximity of the proposed development.
   iii. **No predicted impact** occurs when the proposed development option does not positively or adversely affect an architectural heritage site either way.

b. The impact categories are assessed further in terms of the quality of the impact, which is deemed to be positive, negative or neutral:

   i. **Positive impact** is applied when a change improves or enhances the setting of an architectural monument.
   ii. **Neutral impact** is applied when a change does not affect the architectural heritage.
   iii. **Negative impact** is applied when a change will detract from or permanently remove an architectural monument from the landscape.

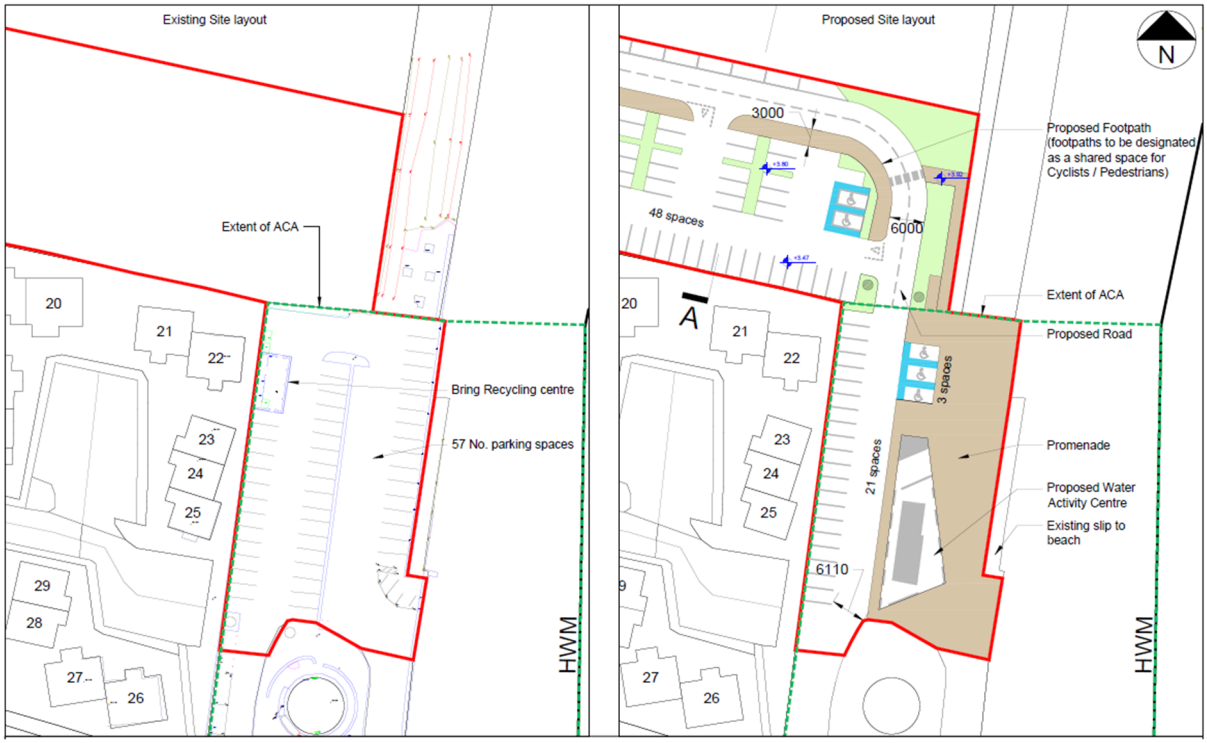
c. A significance rating for these impacts is then applied, whether profound, significant, moderate, slight or imperceptible:

   i. **Profound** applies where mitigation would be unlikely to remove adverse effects. This is reserved for adverse and negative effects only. These effects arise where an architectural site is completely and irreversibly destroyed by a proposed development.
   ii. **Significant** applies when an impact, by its magnitude, duration, or intensity, alters an important aspect of the environment. An impact like this would be where the part of a site would be permanently impacted upon leading to a loss of character, integrity, and data about the architectural feature / site.
   iii. **Moderate** applies when a change to the site is proposed that, though noticeable does not compromise the architectural integrity of the site which is reversible. This arises where an architectural feature can be incorporated into a modern-day development without damage and where all procedures used to facilitate this are reversible.
   iv. **Slight** applies when changes are caused to the character of the environment that are not significant or profound and do not directly impact or affect an architectural feature or monument.
   v. **Imperceptible** applies where an impact is capable of measurement but does not carry noticeable consequences.

The above criteria are applied to the proposed development site in section 5.2 below.

5.2 Application of Impacts

Construction of a Water Activity Centre, Relief Road, and Car Park in the location of the existing off-street car park, Duncarrick, Ardmore.



Existing site layout (left) and proposed site layout (right) with extent of ACA shown in green
Fig.11

At present, the car park within the ACA provides 57 No. spaces and is also the location for the Bring Recycling Centre and 2 No. former Irish Lights buoys located at the entrance to the car park. The area of the proposed development located within the ACA is 1,786 sq.m. The proposed parking is reconfigured with most of the spaces relocated to the greenfield site to the north and along the new relief road, 24 No. spaces are provided within the ACA. The remaining area within the ACA accommodates the Water Activity Centre and promenade with access to the beach.

The proposed Water Activity Centre is universally accessible and accommodates:

- Provision of public access changing facilities
- Five individual shower cubicles
- Accessible changing places shower, and toilet facility
- Beach wheelchair storage
- Plant room utilising sustainable technologies.

The Water Activity Centre is a single-storey partially enclosed structure with a shallow mono-pitch roof rising to a maximum height of 4.1m (Height of Sandcastle: 6.3m). The alternating wall structure provides views into and through the building. Even with the shutters closed, the semi-transparent nature of the slatted timber panels as well as the material contrast between the timber and the steel will help to reduce its visual presence along the seafront.

The material palette consists of concrete clad in Corten steel, with timber screens externally, under an inclined concrete roof with sedum planting around the perimeter, surrounding photovoltaic panels. The PV panels will be visible primarily from the carpark side, although their angle of inclination is very shallow so they will not be visible from the beach. Internally the coloured tiling of the shower cubicle walls will be glimpsed through the wall-openings. The promenade area around the structure between the beach and the carpark and as far as the Sandcastle building will be given a uniform new concreted finish.

Impacts on the ACA's setting
Although in relative proximity to the Main Street, the subject development is not visible from the Main Street and nearest Protected Structures. There will be no direct contact between this new structure and any historic fabric. Its impact on the setting of the ACA will be minimal, as it is only visible once one has turned the corner at the end of Main Street, and even then it will always be seen as the lesser of two structures, with the Sandcastle building remaining the dominant form.

3D Visualisation – view from beach looking northwest; **Fig.12**

Within the ACA, there are currently 57 No. parking spaces on the site. The proposed scheme provides a total of 91 No. spaces, of which 24 No. spaces are accommodated within the ACA (current car park), and the remaining 67 No. spaces are located on the greenfield site alongside the Relief Road. The Bring Recycling Centre is also relocated to the extended parking area on the greenfield part of the site, north of the ACA. The replacement of parking spaces by the Water Activity Centre and a promenade connecting with the new beach walkway provides an improved frontage to the seafront in this location.

There is no negative impact on the views or visual aspects around the immediate area.

Introduction of the Water Activity Centre and the associated beach promenade provides an attractive amenity to foster outdoor recreation, benefitting both the local community and visitors alike.

Potential Impact – Indirect, Neutral, Slight.

6. Conclusion and Recommendations

WC&CC Economic Development recommend the approval of the above-mentioned Water Activity Centre, Relief Road, and car park referenced in this AHIA.

Signed

Matthew Partridge
M.R.I.A.I., M.U.B.C

A / Senior Executive Architect
Economic Development
Waterford City & County Council

Appendix E - Archaeological Impact Assessment

DANIEL NOONAN
ARCHAEOLOGICAL CONSULTANCY

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Archaeological Desktop Assessment

Ardmore Relief Road Car Park & Water Activity Centre

In Support of a Part 8 Planning Application

Developer: Waterford City and County Council

City Hall,
The Mall,
Waterford,
X91 PK15

Report By: Daniel Noonan. Kerri Waite & Robin Turk

Date of Report: 22nd November 2023

DNAC Project No: 23_27

SUMMARY

Waterford City and County Council are proposing a new relief road to directly connect the R673 road to the Ardmore Beach waterfront car park, and the provision of additional car parking spaces and a water activities support centre.

The proposed relief road location is outside any currently established archaeological Zones of Notification (ZON). However the R673 from where the road will start, while de-listed from the Record of Monuments and Places for Waterford, forms part of St. Declan's Way, the modern waymarked walking route that commemorates the *Rian Bó Phádraig*, an ancient highway that connected Ardmore with Lismore and Cashel. It is of cultural, if not established archaeological, heritage interest. The nearest established ZON is 60m to the east, on the beach surrounding the reputed site of a Crannóg, monument reference WA040-009001- and an associated Hut site WA040-009002-.

While background research and site inspection of the greenfield site for the road found no known indication of archaeological features to be present within the confines of the development area, given the development location's proximity to the suspected route of the *Rian Bó Phádraig*, the crannóg site, and its scale as a development that will involve ground disturbance of a greenfield site in excess of 0.5 hectares that is close to the historic village synonymous with the 5th century pre-Patrician St. Declan the potential for archaeological remains subsurface cannot be absolutely ruled out.

Therefore, it is recommended that all ground disturbances associated with the development of the proposed Ardmore Relief Road, Car Park & Water Activity Centre project be archaeologically monitored, under licence from the National Monuments Service, by a suitably experienced archaeologist.

The potential for visual impact by the proposed development on the surrounding archaeological monuments, in particular the Round Tower and Cathedral church, and Oratory – National Monument reference No. 101, is low.

CONTENTS

1. Introduction

Daniel Noonan Archaeological Consultancy (DNAC) has prepared this Archaeological Desktop Assessment to support a Part 8 Planning Application for the proposed Ardmore Relief Road, Car Park & Water Activity Centre development by Waterford City and County Council, in the historic coastal village of Ardmore, Co. Waterford.

Figure 1: General location of the proposed Ardmore Relief Road.

Located close to the beachfront at Ardmore Beach, the development is situated to the north of the village centre, in the townland of Duffcarrick; and proposes a new link road from an existing car park on the beachfront (accessed via the L2107) to the R673 roadway that provides north-south access/egress to the village. This short linear development (in the order of 200m) is centred on ITM coordinates 618989, 577879 (see **Figures 1-4**). The development site is outside any currently established archaeological Zones of Notification (ZON). However, the R673 from where the relief will start was previously included but de-listed from the Sites and Monuments Record/Record of Monuments and Places (RMP) for Waterford (1995), as being part of the *Rian Bó Phádraig*, an ancient highway that is believed to have connected Cashel in Co. Tipperary with Lismore and Ardmore in Co. Waterford (Power 1903). Today the route is commemorated in the St. Declan's Way, a modern waymarked walking route linking the ancient ecclesiastical centres of Ardmore in County Waterford and Cashel in County Tipperary (https://www.stdeclansway.ie/about/ - accessed 14/09/2023).

The nearest established ZON is 60m to the east, on the beach surrounding the reputed site of a Crannóg, monument reference WA040-009001- and an associated Hut site WA040-009002- that were recorded by the antiquarian R. J. Usher in the late 19th century (Usher, cited in Moore 1999, 154).

Given the development's location close to the historic village that is synonymous with the 5th century pre-Patrician St. Declan and the monastic landscape of religious sites that dominate Ardmore, and the scale in excess of 0.5 hectares in size of a greenfield location, a desktop assessment is an appropriate measure to support the Part 8 application.

This desktop study concerns the archaeological resource, which is primarily subsurface in this case; A separate Architectural Heritage Impact Assessment has been prepared by others to address the development location with the Architectural Conservation Area for Ardmore.

Figure 2: Google Earth view of the development area, January 2021.

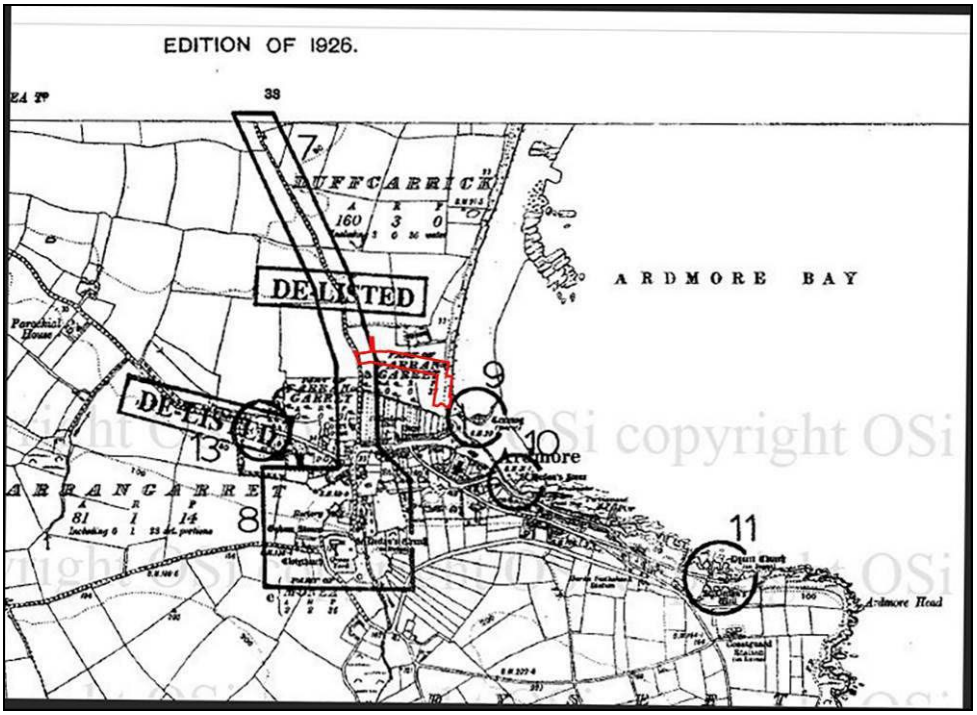


Figure 3: Extract from the Record of Monuments & Places for County Waterford, 1995, Sheet 040, showing the location in red of the relief road development.

Note that the De-Listed ZON for the *Rian Bó Phádraig* that follows the R673.

Not to scale.

2. Assessment Methodology

This non-intrusive assessment of the proposed relief road and beachfront improvements in Ardmore was conducted through background research into the study area, known archaeological monuments in the locality, historical resources, and mapping. The research is supported by a site inspection and an appraisal of the works. The combined aim of this method was to develop an understanding of the archaeological nature of the site, and the potential for impact on the archaeological resource, and how to de-risk this through appropriate mitigation.

The sources consulted include the listings of National Monuments, Preservation Orders, Register of Historic Monuments, the Record of Monuments and Places (RMP - 1995), and Sites and Monuments Record (SMR) for County Waterford. Historical and Ordnance Survey mapping, and aerial imagery was sourced. The online databases of the National Monuments Service (NMS), and documentary sources, local histories and antiquarian journals were consulted.

The appraisal incorporates the results of the review of the background research, and site inspection, to form the basis of the impact assessment, and guidance for the recommended mitigation measures.

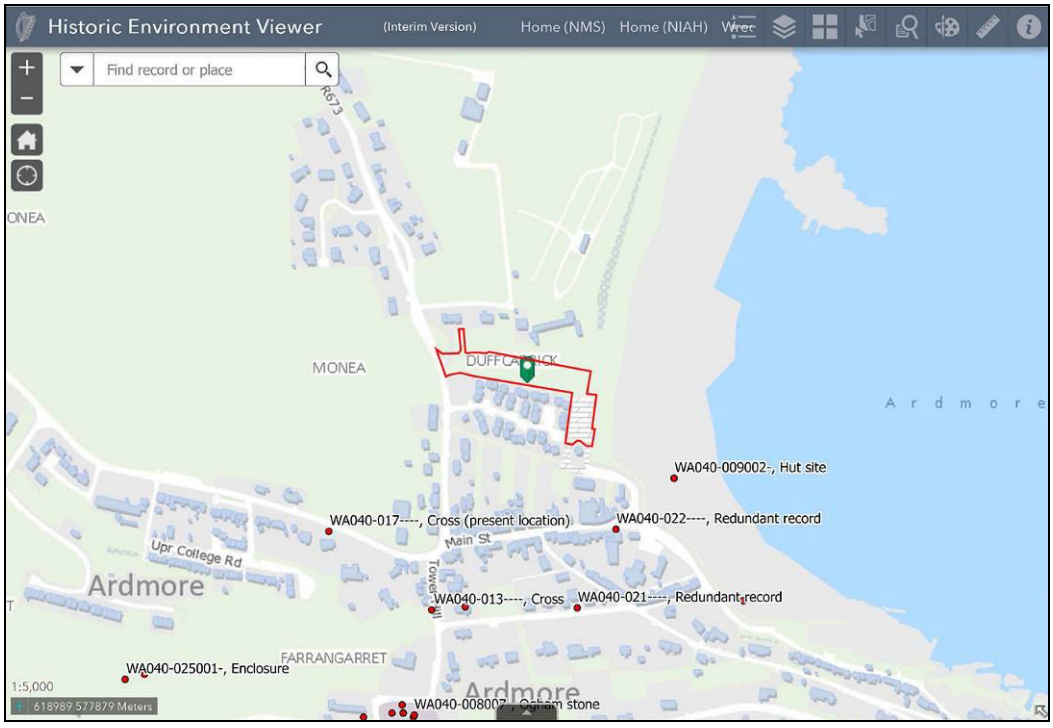


Figure 4: Screenshot of the Archaeological Survey of Ireland's *Historic Environment Viewer*, with the location of the proposed relief road development indicated.

3. Proposed Development Works

The proposed Ardmore Relief Road, Car Park & Water Activity Centre development seeks to create a new link road across an open grass field from an existing car park on the beachfront (accessed via the L2107) to the R673 roadway that provides north-south access/egress to the village (see **Figure 5**). The road will link with the existing car park for Ardmore Beach, and in the process an additional 34 car parking spaces will be provided in a new parking area (providing a total of 91 car parking spaces). The new parking will mitigate the loss of existing parking spaces, from the site of the new Water Activity Centre on the waterfront, immediately north of the exiting toilet facilities. The centre will provide changing facilities, showers and beach wheelchair storage.

Overall, the greenfield element of the works encompasses an area just under 0.7 hectares in size. The rectangular land parcel for the new road and parking is 200m east to west and at its widest point 35m north to south. This area will be topsoil stripped to enable the works. When the space to be incorporated from the existing car park is included, the overall development site is 0.87 hectares.

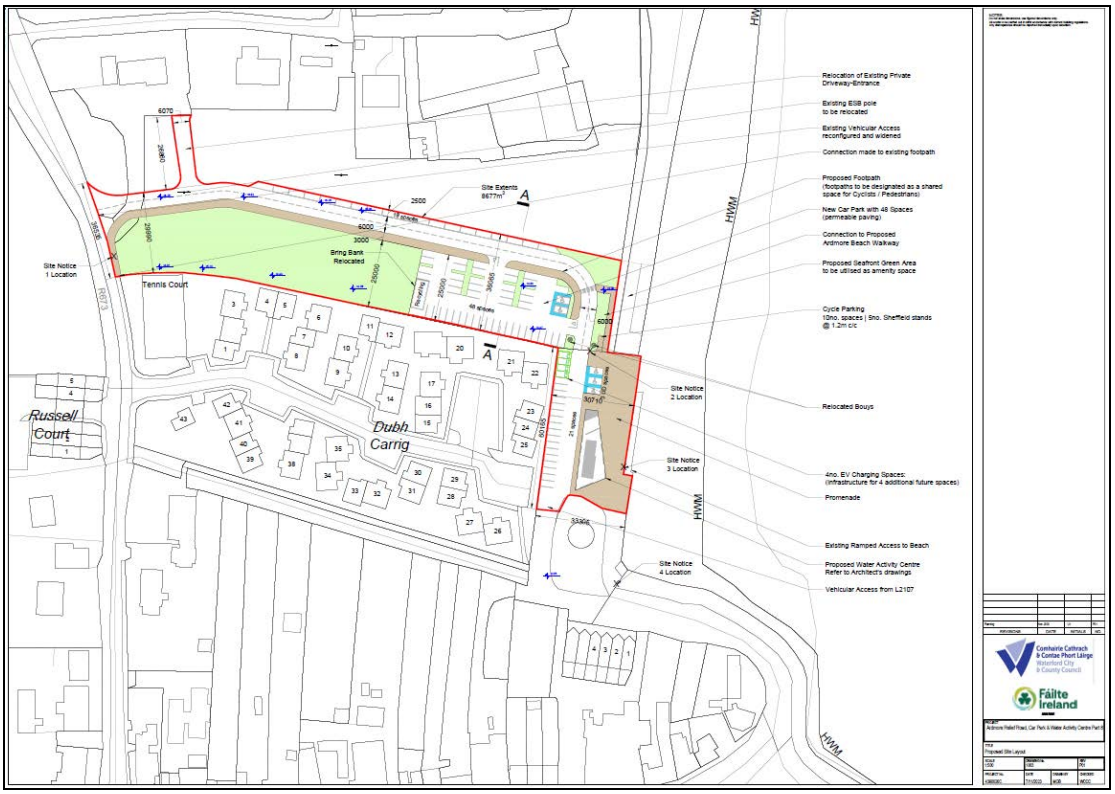


Figure 5: Proposed development layout.

Courtesy of Waterford City & County Council.

4. Development Control Policies

Archaeological Protection, Legal Status & Development Control Policies

National Monuments Legislation

The proposed Ardmore Relief Road, Car Park & Water Activity Centre project is located immediately to the west of the ZON of the reputed site of a Crannóg, monument reference WA040-009001- and an associated Hut site WA040-009002-. It is within the precinct of the historic village that is synonymous with the 5th century pre-Patrician St. Declan and the monastic landscape of religious sites and multitude of ecclesial sites and monuments that dominate Ardmore.

Under current legislation, development to or within proximity of recorded monuments or places is subject to protection under the National Monuments Act 1930 (as amended). Any development that may have potential for impact on a Recorded Monument requires Notification, under Section 12(3) of the Act, to the relevant Minister for Heritage at least two months in advance. In the instance of the Ardmore Relief Road project the Part 8 process will serve as Notification. The purpose of a Notification is to give the National Monuments Service an opportunity to assess the proposed development impacts, and make recommendations to safeguard the archaeological resource.

Waterford City & County Council – Archaeological Heritage Policy Objectives

The protection, understanding and enhancement of archaeological heritage by the local authority, in its role as both adjudicator of development, and owner of archaeological heritage assets, is contained in the general Archaeological Heritage Policy Objectives AH01-AH04 in the current *Waterford City & County Development Plan 2022 – 2028*, Volume, 11.17, pp. 299-306. With regard to the proposed smartSE project, the most immediate policies of relevance are AH 02 and AH 04.

> *AH 02 Managing Development*
>
> *We will contribute, as appropriate, towards the protection and sympathetic enhancement of archaeological heritage, in particular by implementing the relevant provisions of the Planning and Development Act 2000 (as amended) and the National Monuments Act, 1930 (as amended).*
>
> *We will ensure that archaeological excavation is carried out according to best practice as outlined by the National Monuments Service, Department of Housing, Local Government and Heritage, the National Museum of Ireland and the Institute of Archaeologists of Ireland.*
>
> *We will consult with the National Monuments Service as relevant in relation to proposed developments, including those adjoining archaeological sites.*

AH 04 Archaeological Impact Considerations

It is the policy of the Council to:

- *Ensure that development in the vicinity of a site of archaeological interest shall be designed and sited sympathetically and shall not be detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing.*
- *When considering development in the vicinity of all archaeological sites including remnants of the city and town walls, the planning authority will require the preparation of an archaeological assessment detailing the potential impact of any development on upstanding structures, buried structures and deposits. The report will also include a visual impact assessment to ensure adequate consideration of any potential visual impact the proposed development may have on any upstanding remains.*
- *Proposed developments will be required to retain the existing street layout, including laneways, historic building lines and traditional plot widths where these derive from medieval or earlier origins.*
- *When considering development in the vicinity of upstanding archaeological/historical monuments, to aim to achieve a satisfactory buffer area between the development and the monument in order to ensure the preservation and enhancement of the amenity associated with the presence of upstanding monuments within the historic urban pattern.*
- *For all developments, which have potential to impact on riverine, intertidal and sub-tidal environments to require an archaeological assessment prior to works being carried out. In addition to planning permission, development works at National Monuments of which the Minister or local authority is owner of, guardian of or in respect of which a preservation order is in force, may also require Ministerial Consent under Section 14 of the National Monuments Act 1930 (as amended) and this will be determined by the relevant authority (Department of Housing, Local Government & Heritage) on application.*

5. Development Site Context, Setting & Brief Archaeological Environment

Ardmore

Ardmore is a coastal village situated on the south coast of county Waterford, 17km south-south-west of Dungarvan, 25km south-east of Lismore and is 8.6km to the east of Youghal.

The placename of Ardmore (*ard*) means height, high and (*mór*) means great, big, (great height), and according to De hÓir the long form name of the village is *Ard Mhór Dhéagláin* or 'the great promontory of Déaglán [Declan]" (De hÓir 1964/65).

Ardmore is closely connected to the pre-Patrician St. Declan, with many sites connected to the saint who established Ardmore as an ecclesiastical settlement, these include St. Declan's Oratory, St. Declan's well and St. Declan's stone (WA040-010-); and there is also a pilgrimage between Ardmore and Cashel known as St. Declan's Way. The 12th century Round Tower, the Cathedral church, and the aforementioned Oratory are all collectively regarded as a National Monument, reference No. 101.

Known evidence of the prehistoric period is poorly represented in the Ardmore area. Assessment in 2018 in advance of proposed development to the southwest of the village in Farrangarret townland did uncover evidence for ephemeral prehistoric settlement in the form of a cluster of post holes, stakeholes, hearths and pits, and coarse prehistoric pottery was recovered during the investigations (Hession 2022).

More generally in county Waterford evidence for the earliest human settlement (Mesolithic) is typically found on the edges of the estuary at the east (Moore, 1992). To investigate more of the earliest settlements in the east of Waterford, The Bally Lough Project was set up with the aim of looking at the lithic industry, with examples of Later Mesolithic Bann Flakes being found (ibid.). With megalithic tombs from the Neolithic usually found more centrally in county Waterford, although 16 of these megalithic monuments are found on the eastern side of the county. Waterford is one of few counties where examples of all four types of megalithic tombs can be found, portal tombs (Gaulstown), court tomb (Ballynamona), passage tombs (Carriglong) and wedge tombs (Munmahoge) (ibid.). On from the east of Waterford to the Comeraghs in the north-west, where Bronze Age evidence is typically found (ibid.). Numerous examples of standing stones and stone rows typically dated to the Bronze age are found dotted around county Waterford. Of course, one of the most prominent megalithic monuments in County Waterford and Ireland is the Fulachta fiadh, these prehistoric cooking pits are spread right throughout the county and country in general. In more recent history of county Waterford, ringforts are found throughout the entirety of the county, whereas the early monasteries of Lismore and Ardmore are found further out to the west.

Ardmore is said to be one of the principal ecclesiastical centres in Ireland, being founded by St. Declan sometime prior to St. Patrick, between 350 and 420AD. Although, no buildings from this time period are recognised today, probably due to the predominant use of timber for construction, and the extensive number of subsequent structures built within this ecclesiastical complex; although there are suggestions that St. Declan's oratory and the ogham stones date back to this 5th century date. Ardmore was identified as a diocesan centre between 1170 and 1210 (Gwynn and Haddock, 1970) and later was united with Lismore. This is when the cathedral is said to have been built (O'Keeffe 1992). The earliest archaeological remains on the site are represented by three ogham stones (WA040-008005-, WA040-008006-, WA040-008007-) (Moore 1999), and these three ogham stones like St. Declan's oratory have an earlier date than other structures within this complex and possible pointing at St. Declan's early foundations, one ogham stone (WA040-008025-) was built into the east gable of St. Declan's oratory, a second (WA040-008006) built into the cathedral wall and a third (WA040-008006-) found led beside a grave (Moore HEV 2011). St Declan's Oratory (WA040-008001-) is said to be the resting place of St. Declan, and is possibly the earliest dated of structure in Ardmore. As St. Declan died in 450AD, it is said this oratory must date from the earlier part of the 5th century (Fitzgerald, 1855). Another feature possibly related to the early medieval period Is that of the 'Rian Bo Phadraig' (Track of St. Patrick's

Cow). In an account by Richard Brash (1877) he described the origins of the 'Rian Bo Phadraig' as "*it is fabled that St Patrick when living at Cashel had a favourite white cow, whose calf was stolen and carried off to Ardmore; the animal, furious at its loss, followed the robbers, tearing up the ground with its horns as it rushed along, and forming two trenches which can be traced in many places to the present day. This track is name by the peasantry, Rian-bo-Phadrig, that is, the track of Patrick's cow*". The Rian Bó Phádraig, is an ancient highway that is believed to have connected Cashel in Co. Tipperary with Lismore and Ardmore in Co. Waterford (Power 1905).

The 12th century cathedral (WA040-008002-) and round tower (WA040-008003-) were placed in a commanding position overlooking the village of Ardmore. The cathedral has a simple layout, of a nave and a chancel, and it appears to have been built in three stages and in a Romanesque style (Moore HEV 2011). The round tower (WA040-008003-) also dates to the 12th century and is to this day a dominating feature of Ardmore, which can be seen from miles around. The round tower is situated to the south of the cathedral, which is unusual, as they are usually situated on the north-west. O'Keeffe (1992) suggests this is due to the tower predating the cathedral. The round tower is one of the finest examples in Ireland, with four floors, and windows positioned at each of the cardinal points of the compass (ibid.).

While Ardmore is synonyms for its ecclesiastical sites, there was a civil presence, with the Anglo-Normans building a castle here in the late 12th century as part of the setting-up of their manorial system of administration. This feature does not survive, and its location is unknown.

The closest known archaeological feature to the proposed development site is that of a crannog WA040-009001-, which was discovered in 1879 when a shingle bank eroded (Anon, 1897). Once exposed it consisted of a double ring of oak piles imbedded in peat, with two rows of closely set stakes with the inner row being wattled. With possible evidence of a circular hut, metal and wooden artefacts were recovered along with animal bones. There is no physical evidence of this crannog today; testing trenching of the site in 2005 did not uncover any features to substantiate its presence (Noonan 2006).

Duffcarrick Townland

The proposed relief road will be in the townland of Duffcarrick, a placename with a toponymic origin from the Irish *Carraig Dhubh* or Black Rock, is one of four townlands that form the village of Ardmore; the others being Dysert, Farrangarret and Monea (Power 1952). The Placenames Database of Ireland relays that the townland was first recorded as *Duffcarrig* in the Civil Survey in 1654 (https://www.logainm.ie/50552.aspx - accessed 28/08/2023).

Historic Mapping Sources

The townland of Duffcarrick is recorded on the c. 1667 Down Survey barony map for the *Barony of Deeces in the County of Waterford* by Francis Cooper as *Duffcarigone* in the Parish

of Ardmore (see **Figure 6**). The Round Tower and Cathedral are shown in proximity to the townland, but no other features are depicted.

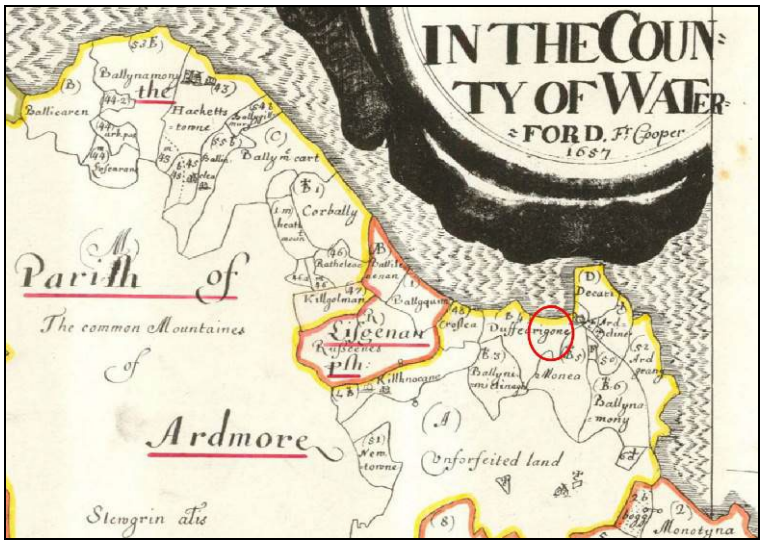


Figure 6: Extract from the c. 1667 Down Survey barony map for the *Barony of Deeces in the County of Waterford* by Francis Cooper, showing the townland of *Duffcarigone*.

The general location of the proposed relief road is circled in red.

The historic Ordnance Survey mapping, First Edition 6-inch of 1842 (**Figure 7**) and the 25-inch map of 1907 (**Figure 8**), were consulted; and both shown the development location as open field. The First Edition shows a Coast Guard Station to the immediate northeast, on the coastal path leading north along the beach; this feature has disappeared from the later 25-inch mapping. A small farmstead complex to the north is shown on both maps, and remains extant today.

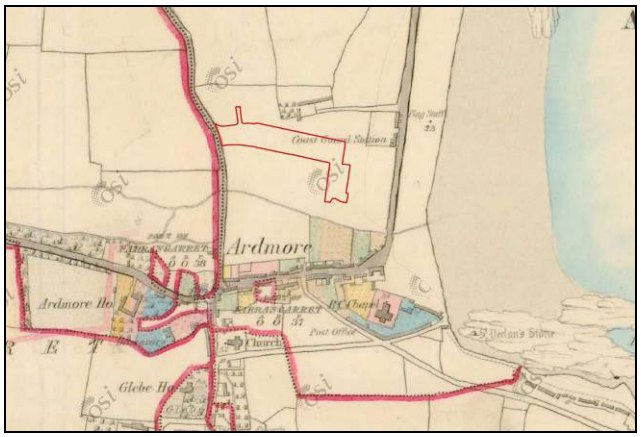


Figure 6: Extract from the historic Ordnance Survey 6-inch mapping , sheet 040, 1842, not to scale.

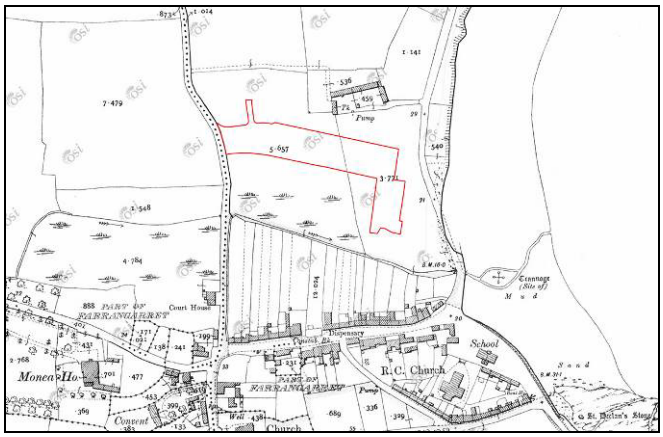


Figure 6: Extract from the historic Ordnance Survey 25-inch mapping , sheet 040-04, 1907, not to scale.

2005 Testing of the Crannóg Site WA040-009001-

There have been several archaeological investigations in and around Ardmore in the past two decades. The closest of these was an assessment of the potential crannóg site WA040-009001-, as part of design scoping works for the Waterford Grouped Towns and Villages Sewerage Scheme project location and outfall for the Ardmore Waste Water Treatment Plant. Extensive test trenching of the site by Daniel Noonan under licence 05E0841 did

uncover submerged coastal peat, but no evidence of the monument, or potential objects, were encountered in the trenches (Noonan 2005).

6. Site Inspection & Appraisal

As part of this assessment, a walkover of all areas of proposed works was conducted; in particular the field that will be the site of the relief road linking the R673 with the existing car park. The following brief photographic essay details the inspection. During the walkover no surface indicators of potential subsurface features of archaeological interest were noted.

From the R673 on the west, the new road will traverse a rectangular field under grass, which gently slopes from north to south. The carriageway will turn to the south to meet the beachside car park. Within the return a total of 48 car parking spaces will be created, while along the north side of the carriageway 19 spaces will be developed. The new Water Activity Centre will occupy the eastern side of the existing car park, and 24 parking spaces will be maintained to the west of this new facility.

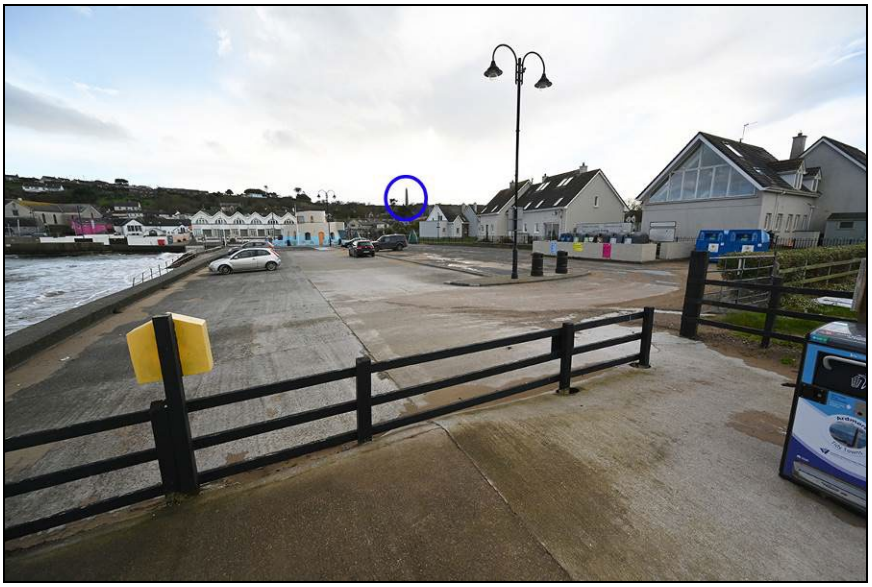
Photograph 1: Point at which the Relief Road will meet the R673; looking east.

Photograph 2: Route of the Relief Road; viewed from the northwest.

Photograph 3: Route of the Relief Road; viewed from the southwest.

Photograph 4: Route of the Relief Road; viewed looking west.

Photograph 5: The existing beachfront car park, toilet facility and beach access point; looking west.



Photograph 5: View of the existing car park from the north.

Note the Round Tower on the higher ground south of the village, circled in blue.

Photograph 6: View of the existing car park from the north.

Photograph 8: Two retired navigation buoys used as entrance pieces to the car park, commemorating the maritime heritage of Ardmore.

These require protection from construction traffic and machinery movements during construction.

Photograph 9: Located at the entrance to the current car park from the L2107 is the propeller of the *Samson* crane ship that was wrecked on Ardmore Head in 1987.

This requires protection from construction traffic and machinery movements during construction.

7. Impact Assessment & Mitigation Recommendations[1]

Located close to the beachfront at Ardmore Beach, the relief road is outside any currently established archaeological Zones of Notification. However the R673 from where the road will start, while de-listed from the Record of Monuments and Places for Waterford, forms part of St. Declan's Way, the modern waymarked walking route that commemorates the *Rian Bó Phádraig*, an ancient highway that connected Ardmore with Lismore and Cashel. It is of cultural, if not established archaeological, heritage interest.

The nearest established ZON is 60m to the east, on the beach surrounding the reputed site of a Crannóg, monument reference WA040-009001- and an associated Hut site WA040-009002-. Limited test trenching of the perceived location of this site in 2005 did not uncover any features or evidence associated with this site.

While background research and site inspection of the greenfield site of the Ardmore Relief Road found no known indication of archaeological features to be present within the confines of the development area. However, given the development location's proximity to the suspected route of the *Rian Bó Phádraig*, the crannóg site, and its scale as a development that will involve ground disturbance of a greenfield site in excess of 0.5 hectares that is close to the historic village synonymous with the 5th century pre-Patrician St. Declan and the monastic landscape of ecclesiastical sites and monuments that dominate its

[1] **Note on Recommendations**

All mitigation measures are recommendations only and the decision on implementation, amendments, etc. rests ultimately with the Planning Authority – Waterford City & County Council, and the Development Applications Unit of the Department of Housing, Local Government and Heritage.

surroundings, the potential for archaeological remains subsurface cannot be absolutely ruled out.

Unmitigated, the development has potential for direct physical impact on any unknown subsurface archaeological material on the site, in particular the majority greenfield portion. Therefore, archaeological mitigation measures are required.

The potential for visual impact by the proposed development on the surrounding archaeological monuments, in particular the Round Tower and Cathedral church, and Oratory – National Monument reference No. 101, is low, given the distance of approximately 500m between the development and those sites, the intervening village townscape, and the low level nature of the proposed road and car park.

The following mitigation recommendations are proposed regarding the potential for physical impact on the archaeological resource.

- It is recommended that communication should be entered into with the Development Applications Unit of the Department of Housing, Local Government and Heritage at an as early a time as possible, to determine the requirements of the National Monuments Service (NMS) with regard to the Ardmore Relief Road.
- It is recommended that all ground disturbances associated with the development of the proposed Ardmore Relief Road, Car Park & Water Activity Centre project be archaeologically monitored, under licence from the National Monuments Service, by a suitably experienced archaeologist.
- Similarly, all other technical site investigations, such as engineering test pits, require archaeological supervision, with details to be advised to the attending archaeologist in advance to determine the level of supervision/monitoring required.
- In the event of significant archaeological material or features being uncovered, further mitigation measures may be required. Avoidance through preservation in situ is the preferred option. However, depending on the nature and extent of the material, and subject to National Monuments Service and National Museum of Ireland approval, resolution of the findings through excavation may be permitted.
- The developer must be aware that the costs associated with these excavations, and any resolution is to be borne by them.
- Any permitted archaeological resolution/excavation works must be conducted to archaeological best practices, in advance of construction.
- During construction, protection should be provided to the cultural heritage items in the existing car park, the Samson propellor and the two green navigation buoys that define the existing access.

8. Sources & References Consulted

- *Record of Monuments and Places for County Waterford*, 1995;
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- Database of Irish Excavation Reports – www.excavations.ie;
- Ordnance Survey Historic Mapping;
- St. Declan's Way - https://www.stdeclansway.ie/about/ ;
- *Framework and Principles for the Protection of the Archaeological Heritage*. Department of Arts, Heritage, Gaeltacht and the Islands 1999;
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