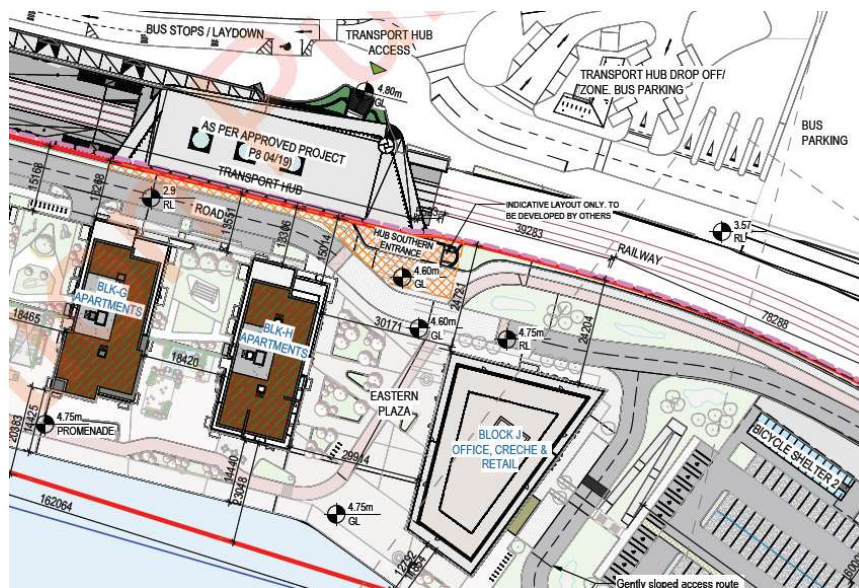


Planning Report

Proposed Development:

The development consists of the southern entrance/ access to the new transport hub contiguous to the south façade of the new train station currently being constructed in accordance with planning ref. P8 04/19, located on the northern boundary of the North Quays SDZ site in the townland of Abbeylands, Ferrybank, Waterford.



The proposed development is a new southern entrance / access to the transport hub and primarily consists of the following elements:

- Curved external entrance steps with handrails and balustrades.
- Passenger lift and enclosure in accordance with Part M of Building Regulations.
- A new external pedestrian access door from the southern platform area.
- Terraced planters, with low-level planting.
- Control gates with roller shutter systems to provide control points on the public concourse area at the top of both the northern and southern external entrance steps.
- External blockwork/treatment to southern façade wall to reflect its new function as an external wall.
- External paving at ground level to the front of the entrance.
- Extended roof canopy structure to cover the passenger lift and upper flight of external steps and to match surface and soffit finishes of adjacent roof currently under construction as part of main station building.

The subject site forms part of a wider site zoned as a Regeneration and Opportunity Site, identified as OPS05 North Quays Strategic Development Zone in the Waterford City & County Development Plan 2022-2028. Such regeneration lands have a zoning objective to “*Provide for enterprise and/or residential led regeneration*”.

The identified vision for the wider site, which includes the site of the proposed development is as follows;

Development on this key strategic brownfield city centre site should provide strong architectural design as a key landmark/ gateway to Waterford City; Any development on the site must adhere to the North Quays STZ Planning Scheme as applicable at the time; Development should maximise the sites river location and facilitate the development of the greenway/walkway along the riverside; Any development should incorporate natural assets (river side location etc.) include potential open space and provide green infrastructure links. The site has potential to accommodate taller building(s) and has a potential yield of c. 300 units.

The proposed development consisting of the construction of a southern entrance/ access to the new transport hub contiguous to the south façade of the new train station currently being constructed in accordance with planning ref. P8 04/19, is compatible with the zoning objectives for the site.

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

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

And would be in accordance with the Regional Spatial & Economic Strategy (RSES) for the Southern Region (2020).

An Appropriate Assessment Screening Report has been prepared in accordance with Article 6(3) of the Habitats Directive, Part XAB of the Planning and Development Act, as amended, relevant case law, established best practice and the Precautionary Principle. The Appropriate Assessment Screening Report has concluded that the proposed development, either individually or in combination with other plans or projects, in view of best scientific knowledge, is not likely to give rise to impacts which would constitute significant effects in view of the Conservation Objectives of the Lower River Suir SAC or any other European site. Thus, a Stage 2 Appropriate Assessment will not be required for the proposed southern entrance/ access to the new transport hub at Abbeylands, Ferrybank, Waterford with respect to the Natura 2000 network and its conservation objectives.

An Environmental Impact Assessment Screening Report has been completed in accordance with requirements of Section 120 of the Planning & Development Regulations 2001-2023 in relation to the proposed development. In accordance with Section 120(1B)(b)(i) of the Regulations, a screening determination has been made that there is no real likelihood of significant effects on the environment arising from the proposed development, and it has therefore been determined that an EIA Report is not required for the proposed development of the southern entrance/ access to the new transport hub contiguous to the south façade of the new train station currently being constructed in accordance with planning ref. P8 04/19, located on the northern boundary of the North Quays SDZ site, at Abbeylands, Ferrybank, Waterford

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January 2025