

Variation 1 to the Waterford City and County Development Plan 2022 – 2028



As made by the Plenary Council
13th November 2025

This document details the final text and content of maps forming Variation no. 1 of the Waterford City and County Development Plan 2022 – 2028 which was made by the Plenary Council on the 13th November 2025. Explanatory text in this report is highlighted in light blue within the section title of the variation and is shown in italics. The “as varied” development plan text is in normal text.

All changes to the development plan reflect those specified in the draft variation documentation as advertised on the 22nd August last (including the Waterford MASP Joint Retail Strategy and Blue Green Infrastructure Strategy) and the subsequent Chief Executive Report dated November 2025.

The map extracts provided herein reflect the variation to the land use zoning objectives of the development plan as they relate to the three locations as set out in section 1 of the draft variation and boundary changes to three opportunity sites identified in the development plan. There are no other changes to the land use zoning objectives or maps of the development plan.

1 Rezoning: Reflecting the content of the draft variation documents and the associated Chief Executive Report, the new land use zoning provisions of the development plan are identified below for respective locations of Waterford & Tramore Racecourse, Tramore, and Matties Hill and Gracedieu Road, Waterford City.

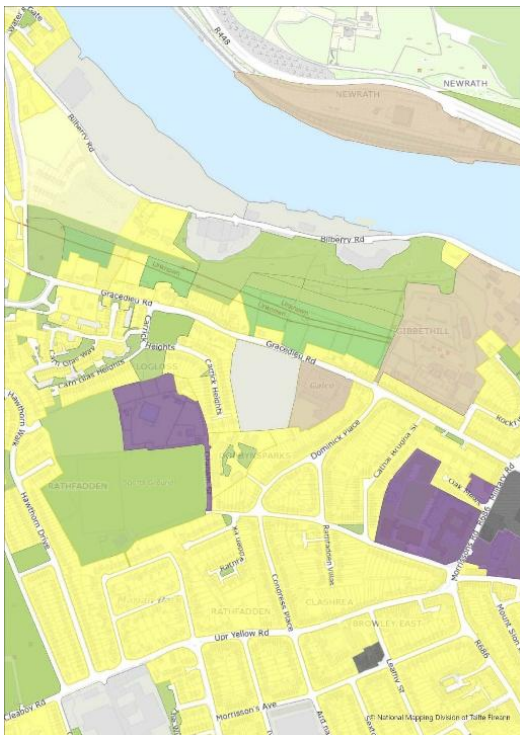
Waterford & Tramore Racecourse, Tramore.



Matties Hill, Waterford City.



Gracedieu Road, Waterford City.



2 Joint Retail Strategy (JRS) for the Waterford City MASP: *The specific numbered sections of the development plan read as follows:*

2.15 Retail

The Section 28 Guidelines “Retail Planning Guidelines” (2012) outline the national objectives in relation to retail development which are strengthened through the NPF, RSES and MASP. Such guidance and national/regional policy objectives seek to ensure that the planning system continues to play a key role in supporting competitiveness in the retail sector for the benefit of the consumer in accordance with proper planning and sustainable development. Principle policy objectives seek to:

- i. Ensure that retail development is plan-led having regard to settlement hierarchies ranging between metropolitan to local centres.
- ii. To promote city/town centre vitality through a sequential approach to development.
- iii. Secure competitiveness in the retail sector by actively enabling high quality sustainable development proposals to come forward in suitable locations.
- iv. To facilitate a shift towards increased access to retailing by public transport, cycling and walking in accordance with the Smarter Travel strategy; and
- v. To deliver quality urban design outcomes.

The relevant retail policies and objectives pertaining to Waterford City and County, as identified in the Waterford City Retail Strategy 2011, the Waterford County Update and Review of County Retail Strategy 2006, and the Waterford City Retail Strategy Update 2017, have now been updated and assembled into a new Waterford City and County Retail Strategy, which was prepared to inform the strategy and policy objectives of this Development Plan. Full details of the Retail Strategy are set out in Appendix 4, while Chapters 3 and 4 identify the relevant policy objectives derived from the Retail Strategy, with particular reference to identifying, among other things, a retail hierarchy, core shopping areas, the need for additional retail floorspace policy, and guidance regarding the location of new retail developments.

Consistent with Waterford MASP PO 19, Waterford City & County Council has prepared a Joint Retail Strategy (JRS) in collaboration with Kilkenny County Council and Southern Regional Assembly. The JRS augments the city and county retail strategy as set out in Appendix 4 of this development plan, it reiterates and reinforces the retail hierarchy across the city metropolitan area, retaining the retail primacy of the city centre, and is included as Appendix 4A.

3.6.1 Waterford City and County Retail Strategy 2020

The Retail Strategy for Waterford City and County (Appendix 4 and Chapter 3 Part 2 of the Plan) and the JRS (Appendix 4A of the plan) aim to consolidate Waterford city centre retail core as the premier retail destination in the County and Region, to promote retail development in Dungarvan and Tramore town centres, suburban district/ neighbourhood centres and to cater for local retail needs of communities across the County.

3.6.9 Joint Retail Strategy for the Waterford MASP Area

The Retail Planning Guidelines (2012) states that ‘Joint or Multi-Authority Retail Strategies must be

prepared’ for urban areas and identifies Waterford and Counties Kilkenny, Tipperary and Wexford as the planning authorities which should participate in the preparation of the Joint Retail Strategy.

Having regard to the provisions of the Retail Planning Guidelines, 2012, and in particular paragraph 3.5 ‘Joint or Multi-Authority Retail Strategies’, and the Southern Regional Assembly ‘Regional Spatial Economic Strategy’, 2040, Waterford MASP Policy Objective 19 (a), the Joint Retail Strategy has been prepared and is included as Appendix 4A of the development plan, complementing the city and county retail strategy in Appendix 4.

W City Retail 08	Joint Retail Strategy
	<p>A Joint Retail Strategy has been prepared for the Waterford Metropolitan Area in conjunction with Kilkenny County Council and the Southern Regional Assembly, in accordance with the Retail Guidelines (2012) and Waterford MASP policy Objective 19. The JRS augments the city and county retail strategy, it reiterates and reinforces the retail hierarchy across the city Metropolitan Area and retains the retail primacy of the city centre. Both retail strategies are included as Appendix 4 and 4A of the development plan.</p>

4.12 Retail Strategy and Joint Retail Strategy for Waterford Metropolitan Area.

The retail sector is a key element of the economy in terms of employment, economic activity and maintaining the vitality of our city and towns. A Retail Strategy (Appendix 4) has been prepared as part of the Development Plan preparation process. The purpose of the retail strategy is to:

Implement Policy Objective 19a of the MASP and the objectives of the Retail Planning Guidelines, with a key aim being to ensure that Waterford City fulfils its role as the principal retail destination and major economic driver in the County and the South East region, and

Ensure that the towns of Dungarvan and Tramore continue to play important complimentary and supportive roles within their respective catchment areas.

Support an appropriate range of retail facilities at a local and rural level throughout the County.

A JRS (Appendix 4A) has been prepared in the context of the published Waterford City & County Retail Strategy 2020 and the Kilkenny County Council Retail Strategy 2020 which set out the retail strategy for the respective Local Authority areas. The joint strategy has been prepared to sit alongside and to be consistent with the overall objectives of these published strategies.

Joint Retail Strategy Appendix 4A: A new Action 1 is added to Table 26 of the JRS as follows:

Further extend the riverside track between the city centre and Ardkeen as opportunities arise, consistent with objective WCD06, Appendix 2 of the development plan.

3 MASP Blue Green Infrastructure (BGI) Strategy: *The specific numbered sections of the development plan read as follows:*

3.8 Citywide Amenity & Recreation

The planned unprecedented growth of the Waterford Metropolitan Area will see increased demand for access to sporting and recreational amenities, parks and open spaces. Development of easily accessible new regional parks and recreation areas across the city and metropolitan area are essential to provide an attractive place with a high quality of life while providing space for nature and biodiversity, health and wellbeing and enhancing our resilience to climate change.

Strategic planning for significant amenity and biodiversity spaces has not heretofore occurred in the city. We do however have significant natural capital already across the City in areas like the River Suir and River Barrow, Waterford Estuary/Harbour, St. John’s River and other water channels, Kings Channel area, the municipal golf course, Waterford Nature Park and Kilbarry Nature Park, Peoples Park, Ballybricken Green, Kilbarry pNHA, Coady’s pond and other biodiversity sites/wetlands, Waterford Greenway, trees stands, significant mature treelines and woodlands and the potential for enhanced pollinator planting within our public green spaces and across our carriageway verges (See Appendix 11 for further details).

The Development Plan has identified a number of these assets and has utilised land use zoning objectives to enhance interconnectivity in the interest of developing a network of amenity spaces easily accessible by way of sustainable modes. This will set the foundation for the preparation of the Metropolitan Wide-Open Space and Greenbelt Strategy referred to in policy objective W City 20 below. This concept is graphically represented in Figure 3.7 and the proposed land use zoning map for the city.

Taking the initial steps towards developing this Strategy, the Development Plan has identified extensive lands for amenity use. These include inter alia along the Waterford Greenway linking Mt. Congreve to Bilberry with potential for significant biodiversity gain, along the R710 Cumann na mBan linking Waterford Greenway at Carriganore to the Kings Channel area and all intervening amenity areas (including future Greenway to Tramore), enhanced access to Kilbarry Nature Park from Kilbarry, an extension of Waterford Nature Park to border the emerging City South West neighbourhood at Kilbarry and Ballybeg, areas located along the riverside walkway linking Blenheim to the city centre and linking Rice Bridge to our administrative boundary with Kilkenny at Abbeylands, lands along the upper portion of Bilberry overlooking the river, pocket parks along Carrickphierish Road, the South Quays, grounds of St. Otteran’s and St. Johns.

In addition, green and blue infrastructure or Nature Based Solutions have considerable potential to play a role in the sustainable development of the city and it is important to consider that the better integration of biodiversity into economic and development decisions will ensure enhanced outcomes from projects and will mitigate against unforeseen negative consequences of climate change.

In support of MASP Policy Objective 21 and in collaboration with the Southern Regional Assembly, Kilkenny County Council and Land Use Consultants, we have prepared a Metropolitan Blue Green Infrastructure Strategy. The strategy identifies 4 strategic priorities and 10 strategic projects which will be implemented as opportunities arise in collaboration with key stakeholders such as Uisce

Éireann, NPWS, OPW, SRA, SETU, Wexford Co. Co. and Kilkenny Co. Co. and relevant landowners. The Metropolitan Blue Green Infrastructure Strategy is now included as Appendix 11(A), Volume 3 of the Waterford City & County Development Plan 2022 – 2028.

Citywide Amenity/ Recreation and Blue Green Infrastructure Strategy Policy Objective	
W City 20	In support of MASP Policy Objective 21 and delivery a more climate resilient and sustainable city and metropolitan area for the county and region, we have prepared a Metropolitan Blue Green Infrastructure Strategy (set out in Appendix 11A). In collaboration with key stakeholders such as Uisce Éireann, NPWS, OPW, SRA, SETU, Wexford Co. Co. and Kilkenny Co. Co., and as opportunities arise, we will implement the strategic projects identified in the strategy.

10.3 Blue Green Infrastructure (BGI)

BGI 03	BGI Strategy We will develop a BGI Strategy for the City and County during the lifetime of this plan. We will utilise the principles and strategic priorities identified in the Metropolitan BGI Strategy (Appendix 11A) across urban and rural areas of the county.
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Blue Green Infrastructure Strategy Appendix 11A: A new paragraph 3 on page 17 of the BGI Strategy is added as follows:

The Waterford City and County Development Plan 2022 – 2028 has identified in excess of 3,500ha for the purposes of maintaining amenity and BGI functions on the periphery of the city, these lands being zoned for either high amenity (HA) or open space (OS). These lands are home to many of the BGI assets identified in this BGI Strategy while the land use zoning seeks to support the protection/enhancement of the individual sites/habitats and the broader BGI network serving the city and its communities.

4 County Settlement Typology: The specific numbered sections of the development plan read as follows:

2.9 County Settlements

Similarly, to the city neighbourhood strategy, the county settlement strategy reflects an evolution of the settlement strategy identified in the Waterford County Development Plan 2011 – 2017, having regard to the tailored approach to settlement typology set out in Section 3 of the RSES. Table 2.2 identifies the relevant baseline structure and hierarchy as envisaged by the RSES. While some settlement networks exist for the purposes of shared services and proximity, others are evolving in terms of economic development and shared amenity assets. These latter networks are explained further in Chapter 4.

While Table 2.4 sets out the quantum of land for our urban settlements (Classes 1 to 3B), it should be

noted that the development of the remaining classes of settlements will be guided by the policy provisions of the Development Plan, with a move from an overdependence on land use zoning as a means of managing new development, so as to provide a more flexible approach to support the release of optional lands for housing development in particular which will be important in meeting local demand across our rural areas. The identified settlement boundaries will control the expansion of the settlements while allowing settlement cores to be developed in a manner consistent with existing character of each individual location. In determining the quantum of housing units that can be delivered during the life of the Development Plan within these rural settlements the following should be noted:

4A Rural Towns (500 -1500 Pop): These settlements have developed historically as strong and robust rural market towns serving their immediate rural hinterlands. They provide a range of important local services, and the development plan facilitates increased population which supports the viability of service and infrastructure delivery, appropriate to the scale of the rural town and subject to compliance with the policies and standards of the Development Plan.

4B Rural Villages (<500 Pop): Small cluster housing of circa 30 houses and which are appropriate to the scale of the rural town, will be supported in principle, subject to compliance with the policies and standards of the Development Plan. Settlements located close to or within the Waterford MASP may facilitate additional numbers of houses where it is demonstrated that infrastructure and services can support the proposal.

1 Rural Nodes: Small cluster housing of circa 20 houses and which are appropriate to the scale of the rural town, will be supported in principle subject to compliance with the policies and standards of the Development Plan.

During the lifetime of the Development Plan, we will monitor the level of development across these rural settlements and where development is not forthcoming in any particular settlement for whatever reason we may facilitate additional development in neighbouring settlements. In addition, settlements with service/infrastructure capacity and those within and adjacent to the Waterford City MASP area may facilitate additional growth to a scale consistent with the National Planning Framework First Revision (April 2025), the strategic outcomes of section 1.6 of the development plan and the proper planning and sustainable development of the area. In all cases the developer will be required to demonstrate that the proposal is consistent with the principles of proper planning and sustainable development and the policy objectives and development management standards of the Development Plan.

5 Core Strategy Policy and Phasing: *The specific numbered sections of the development plan read as follows:*

Section 2.18 Core Strategy Policy Objectives

Policy Objective CS17 Residential Development on Strategic Residential Reserve (SRR) Land
<p>Further to “Housing for All”, and the NPF First Revision 2025, new multi-unit residential development <i>proposals on lands zoned SRR may be permitted where it can be clearly demonstrated that one or more of the following criteria apply to the relevant settlement:</i></p> <ul style="list-style-type: none"> I. At least 75% of zoned new residential (R1) lands have been fully developed; OR II. At least 75% of R1 lands have been fully committed to development and are being actively built out; OR III. Where it can be demonstrated that the remaining uncommitted/ undeveloped R1 lands are either unavailable or have significant infrastructural constraints which are unlikely to be overcome during the life of the development plan. <p>AND where it can be demonstrated that:</p> <ul style="list-style-type: none"> IV. Provision of required service infrastructure is viable and achievable as part of the proposed development; and, V. There is a proven demand for new development based on a demonstrable lack of availability of housing units and development land. <p>In all cases, a development proposal shall demonstrate compliance with PO H17 of the development plan and shall:</p> <ul style="list-style-type: none"> a) Adhere to the principles of sequential development, be serviced or serviceable and the applicant demonstrates that the provision of such services and/or connection thereto is under their legal control. b) Be accompanied by a Site-Specific Flood Risk Assessment, a Social Infrastructure Audit and Settlement Service Infrastructure Capacity Audit. c) Contribute positively to the visual and general/residential amenity of the settlement and its built quality, and be compatible with the character, scale and density of the location. d) Be accompanied by an urban design framework setting out how the site and all neighbouring SRR zoned lands can be developed out to ensure that the placemaking policy objectives of the development plan will be achieved, in a manner that delivers the key outcomes of section 1.6 of the development plan. The design framework shall detail the mix of broader land uses achievable, be informed through an ABTA (where considered necessary by WCCC), and adhere to the principles of BGI/ NbS which shall demonstrate net biodiversity gain. The urban design framework shall be accompanied by a detailed phasing plan which shall address any constraints identified in the Settlement Capacity Audits and to be implemented fully during the stated build period of the development.

2.11.2. Tiered Approach to Zoning

The method of land use zoning employed in this Development Plan focuses on delivering the strategic outcomes and priorities of the NPF for Waterford City and County. The approach taken considers the provisions of NPO 72(a), (b) & (c) of the NPF, paying particular attention to the infrastructural services available, thereby adopting a Tier 1 and Tier 2 approach to the release of land for residential development during the life of the plan.

Mindful of new policy objectives and levels of growth envisaged in the NPF First Revision 2025 and associated Guidelines and the constrained delivery of homes in recent years, the development plan now seeks to support appropriate development proposals on land zoned Strategic Residential Reserve (SRR), dependent on the quantum of development observed on R1 zoned lands and subject to adherence to the principles of sequential and infrastructure-led compact growth and other environmental considerations underpinning the development plan. The new Policy Objective CS 17 will avoid inappropriate development where such land cannot be serviced during the life of the plan. Appendix 14 of the Development Plan identifies infrastructural capacity and constraints across our settlements which will be required to be addressed prior to SRR lands being available for development during the life of this Development Plan, while the new core strategy policy objective CS 17 (chapter 2 of the development plan) now requires that proposals for development on SRR zoned lands must demonstrate sufficient infrastructure capacity exists or is deliverable in a manner that supports the proposed development. Given the flexible approach to the release of SRR zoned land for new residential development as provided for in CS 17 in support of NPO 11 of the National Planning Framework, it is considered that a phase 3 designation for all SRR lands is appropriate for the purposes of RZLT.

Section 6 of the Development Plans: Guidelines for Planning Authorities (June 2022) identifies how lands which are suitable for residential development can be tiered/phased or prioritised in the Development Plan. This sequential approach develops further the Tiered Approach to Zoning and gives due cognisance to the principles of compact growth and utilisation of existing infrastructure as set out in the NPF and RSES. While Variation 1 of the development plan introduces the potential for development on SRR zoned lands, the core commitment of the new policy objective CS 17 seeks to ensure that where exceptions to sequential development arise, these can be considered fully on a case-by-case basis subject to the broader strategic provisions of the development plan and the statutory obligations of the local authority.

The new residential land use zoning (R1 GZT) provisions of the Plan are defined as either phase 1 or phase 2 lands as per the series of maps below. Generally, save for the phase 2 lands identified in the maps, all other R1 zoned lands can be taken as being phase 1.

In addition to the provisions of the Guidelines and the sequential approach to development, the phasing approach set out in the Plan also takes cognisance of the unique pattern of land ownership across our larger urban settlements, the likelihood of development lands coming to market, the availability of services and development activity in the area. The phasing approach seeks to ensure that development on larger land holdings follows a sequential pattern and in this regard the following should be noted:

- All lands zoned for new residential development (R1) are considered to be developable during the lifetime of the Development Plan.

- R1 zoned lands not specifically identified as phase 2 shall be considered phase 1.
- Within any landholding all phase 1 lands shall be developed or committed to development prior to any development being proposed/permitted on phase 2 lands within that landholding. SRR zoned lands can only be considered for development subject to policy objective CS 17.
- All planning applications for development on phase 2 lands shall be supported by documentation to clearly identify that phase 1 lands within the landholding have been developed out, are committed to development and that the implementation of any such permitted development is imminent, or that phase 1 lands are not available within the landholding.

In addition to the maps set out below, Table 2.3. identifies the quantum of phase 1, & 2 lands relevant to each urban location. and the potential quantum of housing units that could be delivered in each. While the phasing methodology for Tramore is focused on a single core area, recognition is given to the role and function of Ballinroad in considering the phasing for Dungarvan while the neighbourhood strategy for Waterford City has influenced the spatial pattern of phase 2 lands across the built footprint of the city.

2.14 Housing Land Requirement

Table 2.4 identifies the quantum of land required to facilitate the delivery of the minimum housing targets and the population ambition of the RSES set out in this Core Strategy. In addition to the density assumptions referred to in Section 2.11.1 above, and the specified NPF household size of 2.5 persons, the following have been considered in determining the residential land requirement for the period of the Development Plan:

- Guidelines for Planning Authorities on Housing Supply Target Methodology for Development Planning (2020) issued by DHLGH.
- Population ambition set out in the NPF and RSES, particularly for the designated centres of Waterford City and Dungarvan.
- Delivering an effective balance of housing types and tenures between and within our larger urban settlements, between Waterford City and Tramore, within Waterford City, and within Dungarvan (east and west of the Causeway).
- Achieving the longer-term objective of compact growth and transformative change by altering patterns of existing expansion and unbalanced urban spread which will require the availability of an appropriate mix and quantum of alternative land banks, particularly in Dungarvan.
- Transitioning existing settlements to a more self-sustaining model, particularly Tramore. Infrastructure availability and delivery; and,
- Land ownership and displacement of existing viable uses, including agriculture, particularly in Dungarvan.

In addition to the above considerations, Variation no. 1 of the development plan seeks the appropriate translation of future planned growth of the NPF First Revision 2025 into the development plan. In recognition of NPO 11 and the diverse range of environmental and infrastructural circumstances which pertain across our settlements, when determining individual development proposals on zoned serviced/

serviceable land, that beyond the sole consideration of the minimum housing targets of Table 2.4 and the core strategy, regard shall be had to the broader set of considerations such as the receiving capacity of the environment, community and service infrastructure capacity, and the stated development plan outcomes (Section 1.6 of the development plan).

Volume 2 of the Development Plan: Residential Schemes as detailed in the Zoning Matrix Table 11.2 of Volume 2 of the development plan is varied as per the following extract to facilitate potential development of residential schemes on RS, R1 and SRR lands:

Use Type	RS	R1	SRR
Residential Scheme	I	I	O

Footnote 12 of Table 11.2 is replaced with the following:

Proposals for residential schemes on SRR lands shall demonstrate full comply with PO CS 17 of the development plan.

6 Regeneration and Active Land Management: The specific numbered sections of the development plan read as follows:

2.14.1 Regeneration

Across our settlements some scope for regeneration exists and to this end relevant brownfield sites are identified in Appendix 21 with additional sites also identified in Table 3.1. These regeneration sites have been identified for their capacity to deliver regenerative, compact and sequential growth in the larger settlements while in the rural settlements they provide serviced sites as possible alternatives to one-off housing in the open countryside. As also detailed in Appendix 21 there are significant impediments to all these lands coming to market during the lifetime of the Development Plan, including site assembly and displacement of existing uses, and as such it is considered that where these lands come to the market they can be considered as Additional Provisional lands for the purposes of the core strategy.

The concept of Active Land Management is central to the timely and coordinated delivery of development objectives outlined in the development plan and is crucial for the economic, social, cultural and environmental enhancement and wellbeing of Waterford City and County. While acquisition by agreement is always the preferred approach, situations may arise where essential land or property required for planned development cannot be secured through negotiation in a reasonable timeframe or on reasonable terms.

Market failure, fragmented land ownership, dereliction, vacancy, or an unwillingness to develop strategically important sites can hinder the achievement of critical planning objectives. These objectives may include, but are not limited to:

- The provision of essential physical infrastructure (e.g., roads, cycleways, water services, energy corridors, active travel and public transport facilities).
- The delivery of housing, particularly social, affordable, and cost-rental housing, on appropriately zoned and serviced land to meet identified needs and achieve compact growth.

- The regeneration of underutilised urban areas, brownfield sites, derelict properties, and vacant sites to create vibrant and sustainable communities.
- The provision of community facilities, educational establishments, healthcare facilities, public open spaces, recreational amenities, and biodiversity/ecological corridors.
- Facilitating economic development and employment creation on strategically located lands.
- Protecting and enhancing environmental assets and facilitating climate action measures.

In such circumstances, the use of CPO powers provides a vital statutory mechanism to assemble the necessary landholdings to unlock development potential and ensure the delivery of projects that align with the principles of proper planning and sustainable development, as promoted by the National Planning Framework, the Southern Regional Spatial and Economic Strategy, and this Development Plan.

Waterford City and County Council recognises that the use of CPO is a significant intervention and will only be considered where:

1. Acquisition by agreement has been explored and proven unsuccessful or unfeasible.
2. The proposed development demonstrably aligns with the core strategy, specific objectives, and zoning provisions of this Development Plan.
3. The acquisition is necessary to achieve strategic goals outlined in national, regional and local planning policy.
4. The public benefit/ common good derived from the proposed development outweighs the private interests affected.
5. All actions are undertaken in strict accordance with the relevant legislation, including but not limited to the Acquisition of Land (Assessment of Compensation) Act 1919 (as amended), the Planning and Development Act 2000 (as amended), and other relevant statutes, ensuring fair procedures and compensation.

Policy Objective CS 18 provides a clear framework indicating the Council's commitment to utilising all available tools, including CPO, to proactively implement the Development Plan and secure a sustainable future for Waterford City and County.

Policy Objective CS 18:	CPO powers and enabling the Development Plan
	Waterford City and County Council will support and, where necessary and appropriate, initiate the use of Compulsory Purchase Orders (CPOs) for the acquisition of land and/or property. This measure will be considered where such acquisition is essential to secure the implementation of the core strategy and policy objectives of the Development Plan, facilitate necessary development, and achieve the proper planning and sustainable development of the City and County's settlements. The use of CPO powers will be pursued in accordance with statutory procedures and only when deemed necessary to deliver key strategic outcomes aligned with national policy, specifically the National Planning Framework (NPF), and regional policy, particularly the Southern Regional Spatial and Economic Strategy (RSES) and local policy.

7.1 Regeneration and Active Land Management

The National Planning Framework and the Southern Regional Spatial and Economic Strategy identify ‘Compact Growth’ as the means to deliver sustainable growth in our urban settlements. The Council is committed to consolidation, redevelopment and regeneration of infill, brownfield, underused, vacant and/or derelict sites within the existing urban footprints, rather than the continued sprawl of urban development into the open countryside. Appendix 21 of the Development Plan identifies a range of regeneration/ opportunity sites across all settlement classes which could be developed during the lifetime of the Plan and beyond through active land management or other means.

In addition to PO H06 of this development plan, we will utilise CPO powers to facilitate the timely release of brownfield, greenfield and institutional land to uses, including inter alia residential, employment and amenities and required service infrastructure upgrades, which support the vision and strategic outcomes (section 1.6) of the development plan.

Regeneration Policy Objectives

<p>H 05</p>	<p>To maximise the efficient use of existing infrastructure and services, achieve quality placemaking and promote a positive modal shift towards sustainable transport use, we will facilitate the sustainable, compact, sequential regeneration and redevelopment of urban areas through the appropriate development of identified key infill and brownfield sites as per Table 3.2 and Appendix 21, institutional land and other locations which arise during the lifetime of the development plan, for a mix of uses appropriate to the location. Development proposals which are not fully consistent with the provisions of the land use zoning matrix (Volume 2 – DM Standards Table 11.2) will be considered on their own merits where it can be demonstrated that the proposed development achieves the vision and strategic outcomes of the development plan and is in accordance with the proper planning and sustainable development of the area.</p>
<p>H 06</p>	<p>We will utilise our legislative power under the Derelict Sites Act 1990, The Urban Regeneration and Housing Act 2015, as amended and general CPO powers to prevent anti-social behavior and remove dereliction and vacancy where appropriate. Furthermore, to achieve the core strategy, strategic outcomes and vision of the development plan, we will utilise CPO powers to enhance the environmental amenity and the community/economic wellbeing of Waterford.</p>

7.1.1 Existing land uses and Regeneration

While much of the land identified in Appendix 21 for regeneration purposes is underutilised or vacant, in some instances the lands are partially occupied by existing/permitted employment uses and it is considered important that these uses are supported as the regeneration lands transition towards mixed use/residential areas. As such, we will seek to ensure that new development can be effectively integrated with existing commercial and industrial operations through consideration of placemaking measures such as shared urban realm, open space and amenity and land use compatibility.

Prospective applicants for regeneration proposals on lands adjacent to such industrial or business operations should consider and identify all potential adverse effects on both existing and proposed uses as part of their proposals and detailed measures to ensure that the lands which form part of the defined regeneration site can be fully integrated over time to form a cohesive mixed-use area. While the planning authority will consider the potential impact on the residential amenity of future occupants of any proposed development, we will ensure that existing commercial operators will not be unreasonably impacted as a result of any development permitted after they were established.

While the continuation of such existing commercial uses i.e., scale, nature, intensity and hours of operation, will not be unreasonably restricted, as the area transitions and the quantum/density of residential uses increases in the immediate vicinity of any existing business or industry, applicants will be required to consider the potential impact on adjacent sensitive uses and consider the use of mitigation measures if appropriate, or relocation. Any proposed expansion of existing business operations will not be restricted, as long as they relate to the current businesses and uses on the site.

While agricultural activities are present at some regeneration locations, the planning authority would encourage their relocation as part of the initial phase of any mixed use/ regeneration proposal. In all instances, developers and land owners should have regard to the general objectives specified in Appendix 21 which refer to a balanced transition process required to achieve mixed use development on regeneration lands.

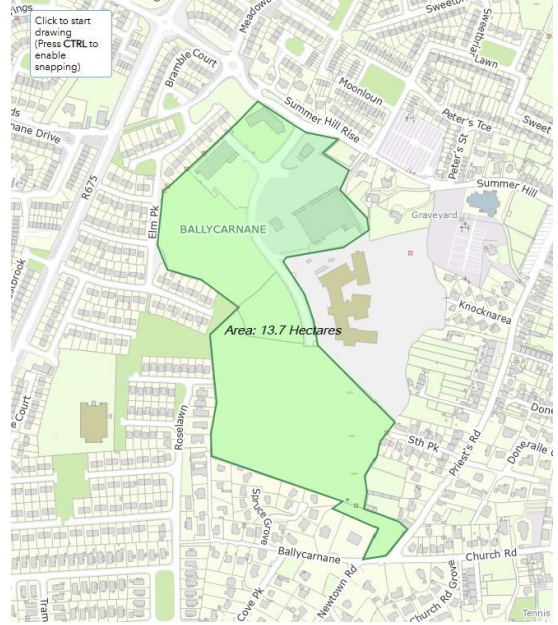
Appendix 21: The specific sections of the development plan appendix read as follows:

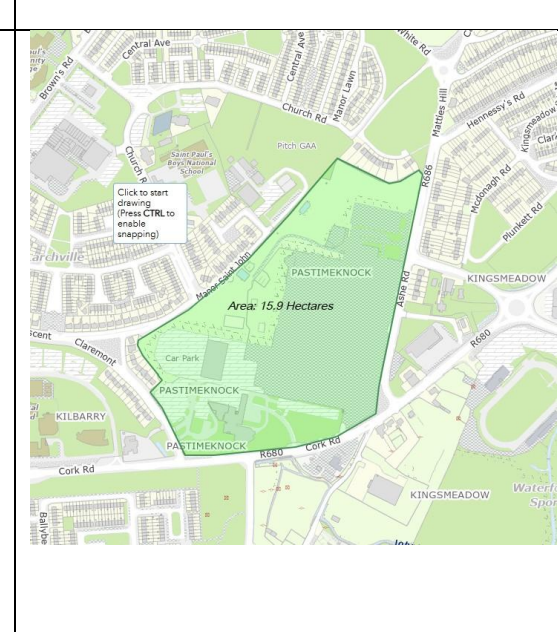
General Objectives for Regeneration Sites

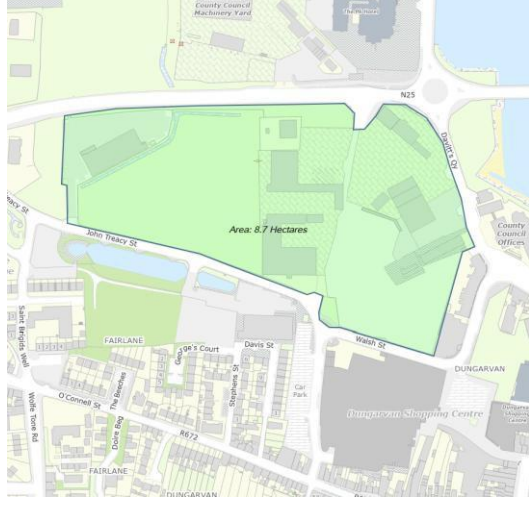
- All new development must be of an appropriate size, scale, character, have high quality public realm, incorporate excellent architectural/ urban design and place-making principles as outlined in Chapter 8 of the Development Plan, Volume 2 Development Management and Appendix 5 – Placemaking Strategy, include hard and soft landscaping, SUDs and nature based infrastructure where appropriate, along with visual improvements to the streetscape.
- Where appropriate it is an objective to protect the vistas and settings of protected structures and the streetscape by the retention of vernacular houses, rubblestone walls, water pumps, post boxes etc., as identified on the NIAH survey.
- Any development which is in an Architectural Conservation Area shall have regard to the planning guidance set out in Chapter 11 of the Development Plan.

- In addition to compliance with other national, regional and local development plan policies and development management standards, all developments on regeneration/opportunity sites will be required to demonstrate that:
 - 1) The scale of proposed development is consistent with the class/ typology of settlement as set out in the Settlement Strategy;
 - 2) The proposal is compatible with the character, scale, and density of the area;
 - 3) The proposal will contribute to the visual and general/residential amenity, the built quality of the broader area and achievement of sustainable placemaking within the settlement;
 - 4) The proposal for any site should be accompanied by a program for delivering access to public water/wastewater, innovative solutions to permeability, wastewater infrastructure such as integrated constructed wetlands and other services along with a completion timeframe;
 - 5) The incremental development of any land within an opportunity/ regeneration site shall not prejudice the future development of land within the regeneration site and the expansion of public amenities or community land uses such as schools; and,
 - 6) Where development of the entire regeneration site is not possible due to existing employment and commercial use types, or for reasons of land ownership, new proposal should be accompanied by a detailed and phased urban design framework, which shall indicate comprehensively how latter development phases will be compatible with the initial proposal, and how the proposal achieves the outcomes and vision of the development plan in the form of a cohesive redevelopment proposal. The framework shall balance the transitional regeneration process, having regard to the compatibility of existing permitted uses with the proposed mixed-use regeneration as referred to in section 7.1.1 of the development plan. Existing agricultural uses will be encouraged to relocate from the regeneration lands. The urban design framework should be prepared in collaboration with the planning authority.

The vision statement for each opportunity site in this appendix should be read in conjunction with Section 7.1 and the associated Policy Objectives H05 & H06 ‘Regeneration Policy Objectives’.

TRD01	Ballycarnane (13.7Ha)	Vision
		<ul style="list-style-type: none"> • Development on this key town centre infill site should provide strong architectural design, consistent with the placemaking requirements of the development plan. • Support the development of a mixed use sustainable and compact urban quarter in the area around the Summerhill Centre, with an emphasis on employment, retail, other commercial services along with community uses and amenities. • Any development proposal shall facilitate sustainable & other transport links to and from the Summerhill Centre/ Ard Scoil na Mara to Priest's Road, Priest's Road/ Church Road junction and neighbouring residential areas to enhance permeability and reduce car usage. • Development proposals should explore potential to reconfigure existing surface car parking in order to improve the sense of place, enclosure and quality of the public realm, while maintaining sufficient car parking to service activities and land uses in the area.

OPS12	Former Waterford Crystal Site, Cork Road (15.9 Ha)	Vision
		<ul style="list-style-type: none"> • Development on this regional key strategic brownfield site should provide strong architectural design as a key landmark or gateway to Waterford City and of the SETU Quarter and be designed to an exceptional standard with a desirable street edge along principal streets. • Future developments shall comprise a high-quality design, fine grained active frontage blocks providing a strong built edge. • Future development should facilitate expansion of the SETU campus, education, symbiotic employment and supporting commercial uses, including student accommodation. • Any development on the site shall adhere to the specific objectives highlighted in the Appendix 6 City Southwest Design Framework. • Any development proposal shall facilitate active and green infrastructure linkages to SETU campus and Kilbarry Nature Park. • The site has potential to accommodate taller building(s).

DTOS01	Glanbia and adjacent lands, Davitt Quay/Shandon (8.7 Ha)	Vision
		<ul style="list-style-type: none"> • Development on this key strategic underutilised site should provide strong architectural design as a key landmark or gateway to Dungarvan Town. • Future developments shall comprise a high-quality design, fine grained active frontage blocks providing a strong built edge. • Any development should consist of town centre and retail uses. • Any development should address the extensive street frontages and be designed to an exceptional standard. • Any development proposal shall facilitate active linkages through the site from the Shandon Roundabout and N25 to Walsh Street (L2060). • Potential for multi-storey car parking.