



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Expressions of Interest Call: Non-Statutory Consultation for submission of Land Suitable for Residential Development.

Information Pack & Questionnaire

April 2026

Please visit the **online consultation portal** for full details on the consultation process, comprehensive guidance on how to make a submission, the criteria **Waterford City and County Council** will apply in identifying suitable lands/sites, and information on the next steps.

The consultation portal is available at the web address provided below

[Waterford City & County Council Consultation Portal](#)

Introduction:

Expressions of Interest call for Potential Housing Development Lands

Non-Statutory Public Consultation – Waterford City & County Council

April 10th, 2026 – June 5th, 2026

Waterford City & County Council is inviting **expressions of interest from landowners/developers** regarding lands that may be suitable for **future residential development**. This non-statutory consultation process is being undertaken in response to:

- The [National Planning Framework \(NPF\) – First Revision 2025](#)
- The [Section 28 Guidelines: NPF Implementation – Housing Growth Requirements \(2025\)](#)
- Waterford's revised **housing growth requirement of 1,144 new homes per annum to 2034** ([Appendix 1 of the Guidelines](#))
- The need to align land categorisation and settlement strategy with updated national and regional policy.



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Purpose of the Expressions of Interest Call:

This process is intended to:

- Gather information on **privately-owned lands** that may have potential for future housing development
- Support evidence-based decision-making when preparing a **Development Plan Variation**
- Understand the level of land availability within all settlements across Waterford

Submissions:

Submissions can be made in the following methods:

- Through visiting WCCC [Online Consultation Portal](#)
- Submissions via post to - Ref: Expressions of Interest Call, Planning Office, Menapia Building, The Mall, Waterford, X91 FXN4. (**Please ensure Ref: Call for Sites is clearly stated on the posted envelope**)

Please note email submissions will not be accepted

Section 1 – Applicant Details

Note: The ‘Applicant’ is the person making the submission. The applicant does not have to be the owner of the land; however, written consent must be provided to support the submission.

Section 1. Applicant Details				
Applicant Name / Organisation				
Applicant Address				
Telephone/Mobile Number				
E-Mail Address				
Role (Tick all that apply)	Landowner	<input type="checkbox"/>	Developer	<input type="checkbox"/>
	Agent	<input type="checkbox"/>	Planning Consultant	<input type="checkbox"/>
If not the landowner, please attach the written consent of the owner	Yes		<input type="checkbox"/>	

Section 2 – Site Details			
Site Address / Eircode & Townland			
Site Area (hectares)			
Description of current land use			
Land Registry Map attached – Please ensure map indicates by Blue – Current land holding and Red – Land subject of the assessment	Yes	<input type="checkbox"/>	Land Folio No.

Section 3 – Infrastructure & Servicing			
Please give a detailed response and explanation in response to Section 6			
1. Road Access	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Notes			
2. Footpath Connection	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Notes			
3. Street Lighting	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Notes			
4. Public Transport	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Notes			
5. Foul Sewer Connection	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Notes			
6. Water Supply	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Notes			
7. Surface Water Drainage	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Notes			
8. Electricity Capacity	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Notes			
Other infrastructure needed (if any)			

Section 4 – Potential Limitations / Constraints	
1. Planning	
Potential mitigation measures	
2. Environmental	
Potential mitigation measures	
3. Physical / Topography	
Potential mitigation measures	
4. Legal / Ownership	
Potential mitigation measures	
5. Infrastructure	
Potential mitigation measures	

Section 5 – Policy Alignment

In response to the following questions 1 – 5, please summarise how the submission takes due account of the planning policies and strategies contained within the **Policy Reference Guide Document/ Waterford City & County Development Plan 2022 - 2028**.

1. Compact Growth and Sequential Development (Maximum 100 words)

Does the proposal support compact, serviced, sequential development?

What to address: Is the proposal compact, accessible, walkable, and in the right location to reduce sprawl and car dependency. Note, development should occur within or directly adjacent to settlement boundaries. Brownfield and infill sites are preferred. Sites must follow an infrastructure-first approach.

Relevant sections of WCCC Development Plan: 1.6, 2.18, 8.5, 8.8

2. Housing Mix & Placemaking (Maximum 100 words)

How could the development support a balanced, mixed, age-friendly community?

What to address: How does the proposal support a mix of dwelling types and tenures and contribute to the creation of sustainable places and neighbourhoods.

Relevant sections of WCCC Development Plan: 2.18, 7.6, 8.2, 8.5, 8.8

3. Climate Action (Maximum 100 words)

How does the proposal reduce sprawl, support active travel, and align with climate goals?

What to address: How does the proposal support WCCC Climate Action Plans and the achievement of the WCCC Development Plan strategic outcomes as referenced in section 1.6. This may include, but not limited to, sites that fit with active travel priorities (i.e. Proximity to public transport and opportunities for walking/cycling) and any components that work to minimize and support energy efficiency.

Relevant sections of WCCC Development Plan: 2.18, 7.6, 5.1, 6.9

4. Core Strategy & Settlement Hierarchy (Maximum 100 words)

Is the size of the proposal appropriate for the settlement?

What to address: Describe how the proposal aligns with the settlement guidelines set out in Section 2.9 (Table 2.2) of the WCCC Development Plan.

Relevant sections of WCCC Development Plan: 2.3, 2.9(table 2.2), 2.18, 3.2

5. Environmental & Heritage Protection (Maximum 100 words)

How does the proposal protect and enhance local biodiversity, landscape, and heritage?

What to address: What known environmental or heritage constraints (such as flood risk, ecological designations, or cultural, built, natural heritage sensitivities) apply to the land, and how does the proposal consider such

Relevant sections of WCCC Development Plan: 1.6, 2.18, Chapter 9, 10 & 11

Section 6 – Development Potential

Development Timeframe	0-5 Years	<input type="checkbox"/>
	5-10 Years	<input type="checkbox"/>
	10+ Years	<input type="checkbox"/>
Explanation on Development potential and feasibility (Max 300 words) (Referencing section 3 & 4)		

Section 7 – Supporting Technical Documentation		
Required Documentation		
Service Infrastructure Capacity / Audit Report	Yes	<input type="checkbox"/>
Engineering Report	Yes	<input type="checkbox"/>
Viability Appraisal / Feasibility Study	Yes	<input type="checkbox"/>
Optional Documentation		
Environmental / Ecological Assessments	Yes	<input type="checkbox"/>
Flood Risk Assessments	Yes	<input type="checkbox"/>
Additional Supporting Documents	Yes	<input type="checkbox"/>

Section 8 – Declaration

I understand the context of this submission as part of a non-statutory process.

I understand that any resulting land use changes will be carried out by way of variation to the current WCCC Development Plan 2022-2028.

I confirm the information supplied is accurate.

Printed Name

Signature

Date