

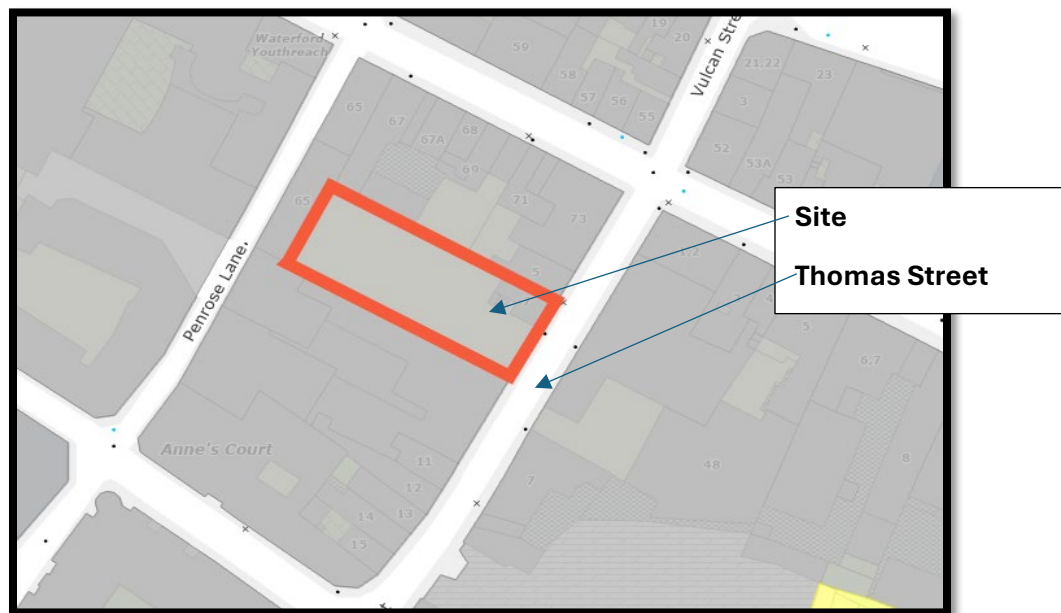
Planning Screening Report

Proposed Development: 7-8 Thomas Street – Arthouse and Pocket Park at Thomas Street, Waterford

An initial screening planning report was prepared for the project and is contained in Appendix 1 of this report. This report consists of the updated screening report.

The subject site is zoned Town Core as designated in the Waterford City & County Development Plan 2022-2028 with the objective to “Provide for the development and enhancement of town core uses including retail, residential, commercial, civic and other uses”. Having regard to site zoning it is considered the principle of the development accords with the zoning objectives for the area.

The site is situated within a zone of archaeological potential, a designated ‘General Conservation Area’, located outside of designated Architectural Conservation Area’ and abuts ‘Henry Downes’ which is included in the Record of Protected Structures.



The details provided include plans and particulars of the proposed development, an engineering report, a Design Statement, an Architectural Heritage Impact Assessment (AHIA) and a summary of an online public opinion survey undertaken.

The development includes bi-fold gates for night time security. The design brief references bike stands, bicycle parking requirements to be in accordance with the Development Management Standards (Volume 2) of the Waterford City & County Development Plan 2022-2028.

The engineering report includes details relating to water and wastewater connections and surface water drainage measures. Confirmation of Feasibility from Uisce Éireann in relation to water and wastewater connections is provided.

- Roads Section, Waterford City & County Council shall advise on SuDS measures.
- If surface water discharge from the site is to a combined sewer the agreement of Uisce Éireann shall be obtained.

The site is located within a National Monument Zone of Notification.

- The development shall be referred to Development Applications Unit - Department of Culture, Heritage and the Gaeltacht for comment.

An Architectural Heritage Impact Assessment (AHIA) has been prepared. The site is located in a General Conservation Area (to the south of a designated Architectural Conservation Area (ACA)) and is adjacent to a building included on the Record of Protected Structures (RPS) (Henry Downes RPS No. WA730545).

- The comments of the Conservation Officer, Waterford City & County Council shall be sought and inform the development.

Environmental Impact Assessment

The proposed development is a sub-threshold type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. Waterford City and County Council has considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the 2001 Regulations and is satisfied that EIA is not required.

Habitats Directive

A Habitats Directive Screening Assessment Report is contained in Appendix 2. The following are the nearest instances of an SAC, SPA, Wetland, Fresh Water Pearl Mussel Catchment Area, and River:

- The site is 190m South West of the Suir river, which is a tributary of Sea
- The site is 3.44km North West of the WILLIAMSTOWN GOLF COURSE PONDS - 52 Wetlands Area
- The site is 11.79km East of the Clodiagh (Portlaw) Fresh Water Pearl Mussel Catchment Area
- The site is 9.96km North of the Tramore Back Strand SPA Special Protection Area (Site Code: 004027 Version: 1.02)
- The site is 0.09km South of the Lower River Suir SAC Special Area of Conservation (Site Code: 002137 Version: 3.01)

Water Framework Directive

Water Framework Directive Assessment Report. The following are High Status Objective Water Bodies that fall within 1km buffer of the application site boundary. The layers checked against are HSO Rivers, HSO River Subbasins, HSO Transitional, HSO Lakes, and HSO Coastal:

No High Status Objective Water Bodies were found within 1km of the site.

Having regard to the location of the subject site and to the nature of the development, it is considered the proposed development will not give rise to significant effects for objectives under Water Framework Directive.

Conclusion

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.



B Cullinan
Executive Planner



Hazel O'Shea
Senior Executive Planner

Appendix 1

Preliminary Planning Report

Proposed Development:

Thomas Street – Arthouse and Pocket Park at Thomas Street, Waterford

The subject site is zoned Town Core as designated in the Waterford City & County Development Plan 2022-2028 with the objective to “Provide for the development and enhancement of town core uses including retail, residential, commercial, civic and other uses”. The site is situated within a zone of archaeological potential, a designated ‘General Conservation Area’, located outside of designated Architectural Conservation Area’ and abuts ‘Henry Downes’ which is included in the Record of Protected Structures.



- **Special Considerations**

- Further details/consideration in relation to the pocket park in terms of passive surveillance, management, access hours and intended users. A pocket park should ensure it is overlooked by public areas, adjoining streets, buildings etc. to maximise natural observation of the area i.e. easy to overlook and oversee. Is there potential for anti-social, who will manage the park, will access be restricted to certain hours. In addition, is there potential for anti-social behaviour at the ground floor archway between the footpath edge and internal gate after hours.

- Conservation - Owing to the sites location within designated 'General Conservation Area', adjacent to an Architectural Conservation Area (ACA) and adjacent to a building included on the Record of Protected Structures an Architectural Heritage Impact Assessment (AHIA) should be prepared. Possible concerns in relation to the transition between the proposal and existing historic building and the visual impact on the settings and vistas adjacent to an ACA. The design shall be informed by an Architectural Heritage Impact Assessment (AHIA).
- Residential Amenity – Ensure the proposal does not unduly impact upon the residential amenity of adjoining properties, special attention/consideration should be given to the potential impact, if any, of the proposed extension to the rear of No. 5 Thomas Street and Henry Downes.
- Archaeology - The site is located within a zone of archaeological potential therefore the proposal should be referred to Development Applications Unit - Department of Culture, Heritage and the Gaeltacht for comment.
- Surface Water - Surface Water Management Strategy shall be prepared to provide a comprehensive Sustainable Urban Drainage Systems (SuDS) to manage surface water and eliminate underground attenuation tanks in accordance with Waterford City & County Development Plan 2022-2028
- Uisce Eireann - A pre-connection agreement with Irish Water in relation to foul water and water connections.

Environmental Impact Assessment

The proposed development is a sub-threshold type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. Waterford City and County Council has considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the 2001 Regulations and is satisfied that EIA is not required.

Habitats Directive

A Habitats Directive Screening Assessment Report is attached. The following are the nearest instances of an SAC, SPA, Wetland, Fresh Water Pearl Mussel Catchment Area, and River:

- The site is 190m South West of the Suir river, which is a tributary of Sea
- The site is 3.44km North West of the WILLIAMSTOWN GOLF COURSE PONDS - 52 Wetlands Area
- The site is 11.79km East of the Clodiagh (Portlaw) Fresh Water Pearl Mussel Catchment Area
- The site is 9.96km North of the Tramore Back Strand SPA Special Protection Area (Site Code: 004027 Version: 1.02)
- The site is 0.09km South of the Lower River Suir SAC Special Area of Conservation (Site Code: 002137 Version: 3.01)

Water Framework Directive

Water Framework Directive Assessment Report. The following are High Status Objective Water Bodies that fall within 1km buffer of the application site boundary. The layers checked against are HSO Rivers, HSO River Subbasins, HSO Transitional, HSO Lakes, and HSO Coastal:

No High Status Objective Water Bodies were found within 1km of the site.

Having regard to the location of the subject site and to the nature of the development, it is considered the proposed development will not give rise to significant effects for objectives under Water Framework Directive.

Conclusion

The principle of the 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 below. The proposal should take into account/address the areas identified in the 'special considerations' section.

- 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



B Cullinan
Executive Planner

Appendix 2

Habitats Directive Project Screening Assessment

Table 1: Project Details

Application	Details
Development Consent Type	Permission
Development Location	Thomas Street
File Ref	Preliminary pre-planning
Description of the project	Arthouse and Pocket Park at Thomas Street, Waterford

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.

Number	Question	Response
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.	Y
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.	N/A
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 as far as Carrick on Suir), River Blackwater (Tidal Section as far as Cappoquin), Waterford Estuary. Habitats to consider: Mudflats, Sandflats, Saltmarsh, Estuary; Shingle, Reefs, Sea Cliffs.	Y
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.	N/A
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	N/A

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, please 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.

Number	Question	Response
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	N/A
1.1	All works within the boundary of any SAC whose qualifying features include freshwater habitats/species, excluding small extensions/alterations to existing buildings.	N/A
	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.	N/A
1.3	Abstraction from surfacewater or groundwater within 1km of the boundary of an SAC whose qualifying features include freshwater habitats or species.	N/A
1.4	Removal of topsoil within 100m of the boundary of an SAC, whose qualifying features include freshwater habitats/species.	N/A
1.5	Infilling or raising of ground levels within 100m of the boundary of any SAC whose qualifying features include freshwater habitats/species.	N/A
1.6	Construction of drainage ditches within 1km of the boundary of an SAC whose qualifying features include freshwater habitats/species.	N/A
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.	N/A
1.8	Construction within a floodplain of EU designated watercourse whose qualifying features include freshwater habitats/species.	N/A
1.9	Crossing or culverting of rivers or streams within 1km of the boundary of any SAC whose qualifying features include freshwater habitats.	N/A
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.	N/A
1.11	Development of a large scale, within catchment of an EU designated watercourse or waterbody, which involves the production of an EIS.	N/A
1.12	Development or expansion of quarries within catchment of an EU designated watercourse or waterbody.	N/A
1.13	Development or expansion of windfarms within catchment of an EU designated watercourse or waterbody.	N/A
1.14	Development of pumped hydro electric stations within catchment of an EU designated watercourse or waterbody.	N/A
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 3 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.	N/A
	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.	N/A
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.	N/A
3.4	Dredging within 5km of any SAC whose qualifying features include intertidal or marine habitats.	N/A
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.	N/A
3.6	Infilling of coastal habitats within 500m of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.7	Removal of topsoil or infilling of terrestrial habitats within 100m of any SAC whose qualifying features include intertidal or marine habitats.	N/A
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.	N/A
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	N/A
	Please answer the following if the answer to question 4 in table 2 was yes. Does the development involve any of the following:	N/A
	Works inside the boundary of designated site	

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.

Habitats Directive Screening Conclusion Statement

Question	Answer
Development Type	Permission
Development Location	Thomas Street, Waterford
Natura 2000 sites within impact zone	See main report for details
Planning File Ref	Preliminary Preplanning
Description of the project	Arthouse and Pocket Park at Thomas Street, Waterford
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s).	N/A
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not.	N/A

Conclusion of assessment

Having regard to the location of the subject site and to the nature of the proposed development, the SuDS measures and the intervening distance with the identified Natura 2000 Sites, I consider that no appropriate assessment issues arise in this case. In my opinion the proposed development either individually or in combination with other plans or projects, would not be likely to have a significant effect on a Natura 2000 Site.

Completed By

B Cullinan, Executive Planner

Date13/04/2026
