



Frequently Asked Questions

Waterford City and County Development Plan 2022 - 2028

1. What is the Waterford City and County Development Plan 2022-2028?
2. What about other statutory development plans for former City/Town Council areas?
3. What is the Function of a development plan?
4. What Areas/ Sectors does a development plan cover?
5. What must the Core Strategy and Housing Strategy address?
6. What is a settlement strategy and settlement hierarchy? What should it comprise?
7. What must the development plan include on Climate Change?
8. What are the main stages/ timeframes for preparing the development plan?
9. When will the development plan preparation process start?
10. What documents relate to the development plan preparation process at this time?
11. Where can I view the Strategic Issues Paper relating to the preparation of the new development plan?
12. Why Should I make a submission?
13. How can I make a submission to inform the new Waterford City and County Development Plan?
14. Will my submission be published on the Waterford City and County Council Website?

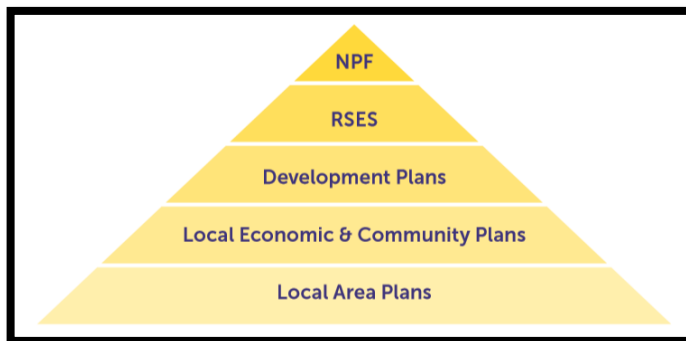
15. When can I make a submission in relation to the zoning of a particular parcel of land?
16. What obligations are there in relation to engaging with social and physical infrastructure providers?
17. I am looking for planning permission for my house. Can this be addressed in the Development Plan?
18. Will there be any Public Consultation Events taking place in relation to the preparation of the Waterford City & County Development Plan 2022-2028?
19. Where can I view the existing Waterford City Development Plan (2013-2019), Waterford County Development Plan (2011-2017) and Dungarvan Town Development Plan (2012-2018)?

1. What is the Waterford City and County Development Plan 2022-2028?

The Waterford Development Plan is a document that will establish the spatial framework, policies and objectives that will aim to guide the future growth and development of the City and County.

Ireland has planning laws and guidelines on many aspects of our built environment, such as housing, transport and the environment. From these, the government develops long-term national and regional development strategies such as the National Planning Framework (and associated National Development Plan – the NPF and NDP), and Regional Spatial and Economic Strategies (RSES's). Local authorities then create a Development Plan based on the national and regional strategies and guidelines, as well as EU requirements.

The unitary Waterford City and County Development Plan will include a written statement and maps, and will be made by the elected members of Waterford City and County Council. The review presents an opportunity to shape Waterford's future growth. This is why your input matters. This is your community, and the decisions made will impact your future for years to come.



2. What about the Development Plans for former City/ Town Council areas?

Reforms under the Local Government Act 2014 included the consolidation of planning authorities. Prior to the enactment of the 2014 Act there were 88 planning authorities. With the dissolution of town councils and borough councils, the number of planning authorities was reduced to 31. These reforms had the effect of streamlining development plans so that each of the 31 planning authorities now prepare a single development plan for their functional area (inclusive of the administrative areas of the dissolved former town and borough councils).

During the transitional period, the Planning Act provides that the development plans for dissolved town councils continue to have effect until their replacement by the making of the relevant new development plan for the whole local authority area.

It should be noted that the Act requires that a local area plan must be prepared for settlements with a population of 5,000 or more persons (in the last census). The core strategies of the new development plans set the strategic policy context for these local area plans. The local area plan itself will deal with detailed local matters such as local transport, provision of amenities, neighbourhood design, infrastructural phasing, etc.

3. What is the function of a development plan?

A County Development Plan sets out a strategic framework for the proper planning and sustainable development of the administrative area of the local authority, over a six year period. The Plan must be consistent with longer term planning and sustainable development aims, including those set out in the National Planning Framework (NPF) and the Southern Regional Assembly Regional Spatial and Economic Strategy, and any other Guidelines in force.

A Development Plan should also:

- Set out a vision and core strategy for the development of the area to which the plan relates.
- Give spatial expression to the population, economic, social, environmental and cultural aims of the County Development Strategy.
- Be grounded in public and political consensus around the Plan's strategic framework.
- Provide a clear framework for public and private sector investment in infrastructure and in development in the area, having regard to both national and regional plans and policies.
- Protect and enhance the amenities of the area.
- Offer clear guidance to developers in framing development proposals and to the planning authority in assessing such proposals.
- Establish a policy framework within which more detailed plans (such as local area plans or plans for architectural conservation areas) can be drawn up for specific parts of the planning authority's area.
- Be capable of implementation and monitoring.

4. What areas/ sectors does a development plan cover?

Everything of note that happens in the county is covered by the development plan. The main features of development plans are the written statement, and the maps containing the development objectives for the area; including (but not limited to):

- The Core Strategy, which gives spatial expression to housing, population and employment elements of the plan; the Housing Strategy, which indicates

anticipated housing requirements across various tenures and types for the plan period and informs the Core Strategy;

- The Retail Strategy, which indicates retail development requirements over the plan period and informs the Core Strategy;
- A Strategic Flood Risk Assessment in line with guidelines published by the Minister in 2009; and
- Transportation and other infrastructural assessments.

Typically, a development plan will address the following themes and topics:

- **Development and Regeneration:** including zoning of land, urban renewal, transport, water and waste services
- **Communities and People:** recreation and amenities, social, community and cultural services, traveller accommodation, Gaeltacht areas.
- **Environment and Climate Change:** environment, biodiversity, flooding, mitigation and adaption to climate change and major accidents.
- **Heritage and Landscape:** archaeology, natural heritage, architectural heritage, landscape character, views and prospects, rights of way.

5. What must the Core Strategy and Housing Strategy address?

The core strategy must provide relevant information to show that the development plan and the housing strategy are consistent with the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES) and with specific planning policy requirements (SPPRs) of Section 28 Ministerial Guidelines.

The core strategy must take into account any policies of the Minister in relation to national and regional population targets, such as the publication ‘Project Ireland 2040 Implementation Roadmap for the NPF’ (July 2018). The core strategy must provide details of zoning and proposed housing delivery, and set out a settlement hierarchy.

The Housing Strategy must ensure that the housing needs of the existing and future population of the area are provided for, and must include details on population, household formation and likely housing demand for the plan period for the area. It must also provide a breakdown of social/affordable sectors and urban/rural distinctions.

In addition to housing and residential needs, the core strategy must also provide information on retail developments and on relevant roads structure and the rail transport network (where applicable).

6. What is a settlement strategy and settlement hierarchy? What should it comprise?

A key element of the core strategy is to devise a settlement strategy, including a hierarchy, covering the range of urban centres in the functional area of the relevant planning authority. This should provide a clear picture of how the county (or city) is likely to develop over the lifetime of the plan and thus provide the basis for future policy, development and investment priorities.

A settlement strategy should be based on a holistic evidence-based analysis, examining key factors such as: past housing output/population growth trends, land capacity of settlements, and population targets as set out in RSES/national policy. It should also include an assessment of housing demand, informed by the housing

strategy. Other aspects that need to be examined in the settlement strategy include the rural housing profile, employment, transport and environmental constraints.

A diagrammatic map must be contained in the core strategy to provide a clear representation of the settlement hierarchy of the area, and of key transport corridors.

7. What must plans include on Climate Change?

Addressing climate change is a key responsibility of local government. Planning authorities must include policies and objectives within their development plans that support and implement wider Government commitments to addressing climate change, such as the Climate Action Plan 2019. Section 10(2) (n) of the Act requires the development plan to include:

The promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to:

- i. reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources,
- ii. reduce anthropogenic greenhouse gas emissions, and
- iii. address the necessity of adaptation to climate change;

In particular, having regard to location, layout and design of new development.

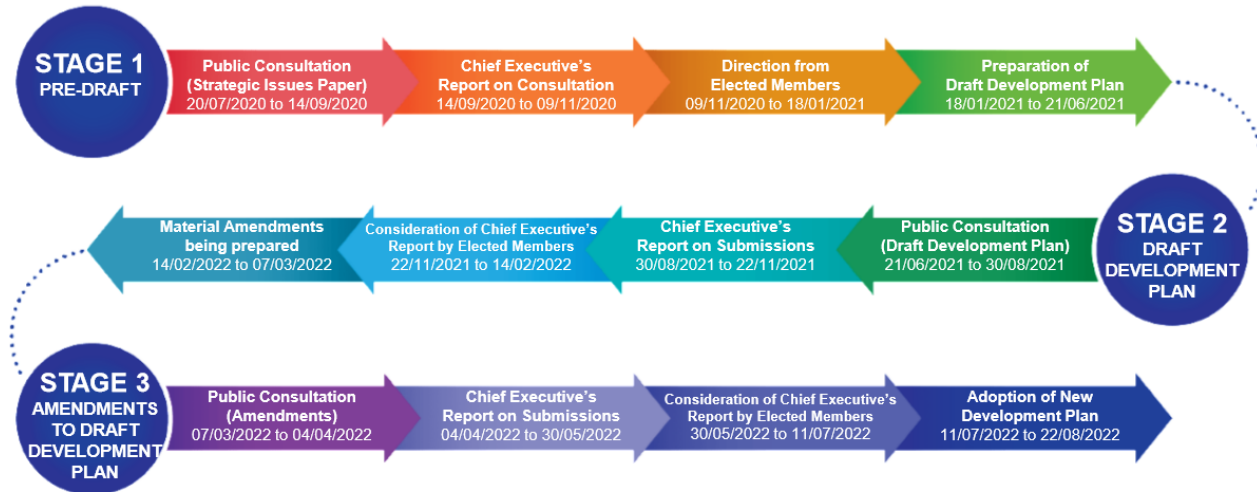
8. What are the main stages/timeframes for preparing a development plan?

Every planning authority must make a development plan every six years, as required under Section 9 of the Planning & Development Act. According to Section 11 of the Act, the planning authority must give notice of its intention to review its existing development plan after four years.

The publication of the National Planning Framework (NPF), however, affects some authorities' date for initiation of a review, depending on what stage the review process was at when the NPF was published in February 2018, and subsequently adopted on 29th May 2018.

These timelines are set out under Section 11(1) of the Act. To put it simply, development plans generally must be reviewed within 26 weeks, at the latest, of the adoption of the relevant Regional Spatial and Economic Strategy (RSES) for the area. The Southern RSES was adopted on 31st January 2020.

The development plan review process spans five stages over 105 weeks. Details of the steps that must be taken under each stage are outlined below, and in the Strategic Issues Paper and support documents and presentations provided on consult.waterfordcouncil.ie and the council website.



9. When will the development plan preparation process start?

Waterford City and County Council is commencing the preparation of a new unitary Development Plan for the period 2022-2028 in accordance with the steps set out in the Planning and Development Acts.

The first step in the process has been the preparation of a Strategic Issues Paper that highlights possible key issues that need to be considered. This document will be on public display from **Monday the 20th of July 2020 until Monday the 14th of September, 2020 inclusive** and can be viewed as outlined further below.

Submissions and observations in relation to the pre-draft phase of preparing the Waterford City and County Development Plan 2022-2028 are invited during the above **public consultation period**.

10. What Documents make up the Waterford Development Plan Review at this Stage (Pre-Draft) of the Review Process?

We are currently at **Stage One**, Pre Draft Plan stage involving the preparation of a Strategic Issues Paper and the following additional documents:

1. Issues Paper (& the associated Irish translation)
2. SEA Screening Report
3. Short video/ PowerPoint presentations covering various subject topics, are also provided for viewing on the online consultation portal.

The Strategic Issues Paper and SEA Screening Report are available online for inspection and download from the Council's dedicated Development Plan consultation portal: www.consult.waterfordcouncil.ie.

11. Where can I view the Waterford Development Plan Review Issues Paper Document?

A copy of the Issues Paper, and/ or its Irish translation, and the SEA Screening Report relating to the Waterford Development Plan Review, may be obtained as outlined hereunder:

1. On the Council's dedicated online public consultation portal (www.consult.waterfordcouncil.ie), **at all times**:
2. During normal working hours, from Monday 20th July 2020, until Monday 14th September 2020 (both dates inclusive):
 - Customer Care Desk, Waterford City & County Council, Baileys New Street, Waterford City;
 - Customer Care Desk, Waterford City & County Council, Civic Offices, Dungarvan; and,

- Waterford City & County Council Branch Libraries (Limited access at present but due to possible change) at Ardkeen, Tramore, Dungarvan, Central Library Waterford City and Lismore.

While Waterford City & County Council wishes to ensure that the draft development plan will be informed by public engagement, as a result of Covid 19, new ways of communicating fully with the public and interest parties will be required at this pre-draft stage. To this end it is intended to hold a number of public webinars throughout the public consultation period, full details of which will be posted on the consultation portal consult.waterfordcouncil.ie and in local press.

Individuals who are unable to engage with the online consultation portal should contact the planning authority directly to arrange to meet a member of the development plan team to discuss relevant issues. Such meetings will be subject to Covid 19 standard operating procedures and health care guidance at the time of the meeting. Full details of how to arrange a meeting will be posted on the main consult.waterfordcouncil.ie page.

Individuals, groups, organisations or representatives are invited to discuss any element or issues stemming from the existing Waterford City, Waterford County or Dungarvan Town Development Plans, and to play a part in shaping the new Waterford City and County Development Plan 2022 – 2028.

12. Why should I make a submission?

During the two year development plan preparation process, objectives and policies will be created which will seek to deliver an overall strategy for the proper planning and sustainable development of the County. These objectives and policies will shape the future growth of the County to 2028 and beyond.

Submissions or observations regarding the review of the existing Plan(s), the preparation of a new unitary City and County Development Plan, and the policies and objectives which should be included in the new Plan, are hereby invited from members of the public, children, or groups or associations representing the interests of children and other interested parties.

This is your city, county and community, and the decisions made and incorporated into the development plan, are likely to shape your environment and impact on your future for years to come.

13. How can I make a submission to inform the new Waterford City and County Development Plan?

There are three main opportunities for public involvement in the plan-making process during the pre-draft, the draft and the material amendments stages.

(1) Pre-draft: In accordance with Section 11 of the Act, a planning authority must give notice of its intention to review its development. This notice is published in one or more newspapers circulating in the area to which the development plan relates and indicates that submissions or observations are invited from the public over a period of 8 weeks.

In tandem with the publication of the above notice, many planning authorities publish an “Issues Paper” to give the public an overview of key development issues, and to seek the views of the public. Written submissions received from the public are published on the planning authority’s website and collated within the chief executive’s report to the elected members. The members ultimately determine the contents of the draft plan based on the chief executive’s report, so the thread of public involvement continues on through to the preparation of the draft plan.

Requests or proposals for the zoning of particular land for any purpose shall not be considered at this stage (Pre-Draft stage).

(2) Draft Plan: In accordance with Section 12 of the Act, two weeks after the draft plan is made by the members, the planning authority publishes a further notice in a newspaper circulating in the area to which the development plan relates. The notice confirms that the draft plan has been prepared and that it may be inspected at stated places for a period of not less than 10 weeks.

The notice also confirms that written submissions or observations with respect to the draft may be lodged by the public with the planning authority within the stated period and that they will be taken into consideration before the making of the plan. This is the second stage during which the public are actively encouraged to become involved in the plan-making process or to continue their involvement in that process.

Similar to the pre-draft stage, the submissions received from the public form the basis for the chief executive’s report which is submitted to the elected members. The members consider this report and ultimately determine if material amendments are required to the draft plan.

(3) Material Amendments: Where the members resolve to make material amendments to the draft plan (i.e. an amendment which would have significant effects on the environment or adversely affect the integrity of a European site, or for example an increase in the area of land zoned for any purpose, or an addition to or deletion from the record of protected structures), a further notice is published by the planning authority. The notice is again published in one or more newspapers circulating in the area to which the development plan relates and confirms the reason(s) for the proposed variation, that a copy of the variation may be inspected at a stated place for a period of not less than 4 weeks, and that written submissions or observations with respect to the proposed variation may be made by the public to the planning authority.

All written submissions received by the planning authority are published on the website. Upon completion of the public consultation period, the chief executive prepares a report on the submissions and observations received, and submits this report to the members. The members ultimately determine if the material amendments should be adopted, and finally pass a resolution to make the plan.

Making a Submission: General Submissions, and/ or those relating to policy/ objective matters, may be made during the period from **Monday the 20th July 2020 to Monday the 14th of September, 2020 inclusive**, in **either of** the following two ways listed hereunder:

1. In writing to: Senior Planner, Planning Department, Waterford City and County Council, Menapia Building, The Mall, Waterford City;
OR
2. In electronic format through consult.waterfordcouncil.ie

All such submissions lodged within the above period will be taken into consideration prior to the preparation of the new Draft Development Plan.

Please make your submission by one medium only i.e. via the website or in hard copy. This will avoid the duplication of submission reference numbers and will streamline the process. All submissions should be clearly marked ***'City and County Development Plan 2022 - 2028'***.

Where possible, please include your name and address on a separate page to the content of your submission in order to assist Waterford City & County Council in complying with the provisions of the Data Protection Act. Your assistance on these issues is appreciated.

14. Will my submission be published on the Waterford City & County Council Website?

Yes. Please note that in accordance with Section 19 of the Planning and Development (Amendment) Act, 2018 all valid submissions received by the Council, shall be published on the Waterford City & County Council website within 10 working days of its receipt by the Council, along with your name in accordance with the Planning & Development (Amendment) Act 2018. Your contact details will not be published. Please do not include personal, confidential or other sensitive information in submissions. Any queries you may have regarding data protection should be addressed to: www.dataprotection@waterfordcouncil.ie

The planning process is an open and public process, and therefore your submission (in part or in total) will be available to view online at consult.waterfordcouncil.ie.

15. When can I make a submission in relation to the zoning of a particular parcel of land?

Submissions or observations in relation to the zoning of a particular parcel of land can be submitted during the public consultation period for the Draft Plan (Stage 2). The public will be advised of the second consultation period by means of newspaper advertisements, and also on the dedicated online portal.

16. What obligations are there in relation to engaging with social and physical infrastructure providers?

Section 11(3) of the Act provides that a planning authority shall take whatever measures it considers necessary, after it has published notice of its intention to review the existing development plan and to prepare a new development plan, to consult with the providers of energy, telecommunications, transport and other relevant infrastructure. The planning authority is also obliged to consult with providers of education, health, policing and other services. All such infrastructure and service providers are required to furnish details of their long term plans for the provision of infrastructure or services in the functional area of the planning authority.

In addition, with regard to the notice to be published confirming the intention to review the development plan, the notice should indicate that children or groups of associations representing the interests of children, are entitled to make submissions or observations regarding the objectives and policies required to deliver a strategy for the proper planning and sustainable development of the area of the development plan.

17. I am looking for planning permission for my house. Can this be addressed in the Development Plan?

No. The Development Plan looks at the City and County as a whole, rather than individual cases.

18. Will there be any Public Consultation Events taking place in relation to the preparation of the Waterford City and County Development Plan 2022-2028?

In line with Government advice on COVID-19, Waterford City and County Council has cancelled all of the scheduled Development Plan Pre Draft Public Consultation Events and Community Clinics planned throughout the City and County (to discuss the issues to be addressed in the new unitary Waterford City and County Development Plan).

The dates and location for future associated Public Consultation Events will be published as/ when current restrictions on movement have been lifted, and in respect of the associated statutory consultation phases of the process.

19. Where can I view the existing Development Plans?

A copy of the Waterford City Development Plan (2013-2019), the Waterford County Development Plan (2011-2017) and the Dungarvan Town Development Plan (2012 – 2018), as varied and extended are available to view on line at:

<http://www.waterfordcouncil.ie/departments/planning/forward-planning/index.htm>.

In line with Government advice on COVID-19, access to Public Offices is restricted until further notice. However, the relevant plans can be viewed online as indicated above, at all times.