



**Comhairle Cathrach
& Contae Phort Láirge
Waterford
City & County Council**

PART 8 Report

Housing Department

**In accordance with Section 17A of the Planning & Development &
Foreshore (amendment) Act 2022 Planning and Development
(Section 179a) Regulations 2023**

**For Consideration by the Chief Executive of Waterford City and
County Council**

Proposed Development: The construction of a new residential development consisting of: 38 no. Residential units, consisting of 22 no. houses and 16 no. apartments/duplexes (including accessible dwellings) and community facility. Including supporting development works (i) Parking and amenity areas (ii) temporary construction signage, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all associated site works at Estuary Heights, and Colligan View, Shandon, Dungarvan, Waterford.

Structure of the report

1. Introduction
2. Description of the proposed Development
3. Application of S179A
4. Councils' intention regarding proposed development

Appendix A

- Newspaper notice
- Site Notice

Appendix B

- AA Screening
- EIA Screening

Appendix C

- Drawings
- Irish Water Confirmation of Feasibility

Introduction

This report has been prepared for consideration by the Chief Executive of Waterford City and County Council and contains information regarding the proposed development, as required in accordance with Section 17A of the Planning and Development Act.

Description of the proposed Development

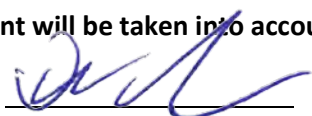
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Application of S179A

		Yes / No	Comment
A	The Land is owned by the local Authority or another specified State Body:	Yes	
B	The land is Zoned for residential development :	Yes	
C	The proposed development does not materially contravene the development plan or local area plan for the area:	Yes	
D	The proposed development is in accordance with the relevant local authority's housing strategy :	Yes	
E	The land is serviced or will be serviced with the necessary supporting infrastructure or facilities within the timeframe of the development:	Yes	
F	The proposed development is not required to undergo environmental impact assessment (EIA) under the EIA Directive or appropriate assessment (AA) under the Habitats Directive:	Yes	
G	the development works in question are commenced by no later than 31 December 2024 .	Yes	

All conditions / comment will be taken into account when preparing the detail tender drawings.

Report prepared by:



Walter Holden

Senior Executive Architect

Waterford City and County Council's intention
Regarding Proposed Development

Proposed Development: S179A proposed

**Estuary Heights, and Colligan View, Shandon,
Dungarvan, Waterford.**

I recommend that Waterford City and County Council proceed with the proposed development in accordance with the report and recommendation from the Housing Capital Section dated 12th September 2023.

SIGNED: 
Ivan Grimes

Director of Services

I approve that Waterford City and County Council proceed with the proposed development in accordance with the report and recommendation from the Housing Capital Section dated 12th September 2023.

SIGNED: 
Michael Walsh

Chief Executive

Appendix A

- Newspaper notice
- Site Notice

St. Dominic CU appoint new Lending Manager

St. Dominic Credit Union is pleased to announce that Damien Miles has been appointed as their new Lending Manager. In his new role, Damien will be responsible for assisting members with applying for mortgages with St. Dominic Credit Union, while still ensuring an excellent member experience with his award-winning loans team.

Damien will also be responsible for recruiting, developing, and retaining team members who will continue to provide an excellent service to the many unique financial challenges members face every day.

Prior to joining St. Dominic Credit Union, Damien acquired extensive experience in banking and financial services. He has been Branch Manager with



Damien Miles

multiple AIB and Ulster Bank branches in Waterford over the last 20 years and was most recently the Branch Manager in Ulster Bank on the Quay since 2017.

Announcing the appointment, Chief Executive Officer, Conan Gallagher, said: "We are absolutely delighted to welcome Damien to the team at St.

Dominic Credit Union. With his vast experience and expertise, we are confident that he will play a crucial role in propelling our credit union's growth and creating a positive impact on our valued members and the communities we proudly serve."

Damien Miles said: "I am honoured to be appointed as Lending Manager of St. Dominic Credit Union and I look forward to working with the talented and award-winning loans team. I'm excited to put my experience to work to support St. Dominic Credit Union's next phase of growth as we continue to provide essential financial services to our members and support to our community."

St. Dominic Credit Union also has a sub office in Main St, Mooncoin, Co Kilkenny.

WCFE Graduation Day



Celebrating their graduation from the Waterford College of Further Education outside the Tower Hotel last Wednesday were Olga Solodukha, Yulry Shepeta, Iryna Kornilenko, Nadzeya Jus, Samia Ejada and Valeria Bohdanova. PHOTOS: NOEL BROWNE



Pictured at the Waterford College of Further Education Graduation ceremony in the Tower Hotel were WCFE Principal Noreen O'Reilly, Kevin Lewis, WWETB, the Mayor of Waterford City & County, Clr Joe Conway, Clr Joe Kelly, Chairman Adult Education at WWETB, and Mary O'Shea, WWETB.



The huge attendance at the 2023 WCFE graduation ceremony in the Tower Hotel.



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

WATERFORD CITY & COUNTY COUNCIL PLANNING & DEVELOPMENT & FORESHORE (AMENDMENT) ACT 2022 PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023

Notice is hereby given, pursuant to the provisions of the Planning and Development and Foreshore (Amendment) Act 2022 and in accordance with the requirements of the Planning and Development (Section 179A) Regulations 2023 that Waterford City & County Council propose to undertake the following development:

The construction of a new residential development consisting of:

38 no. Residential units, consisting of 22 no. houses and 16 no. apartments/duplexes (including accessible dwellings) and community facility. Including supporting development works (i) Parking and amenity areas (ii) temporary construction signage, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all associated site works at Estuary Heights, and Colligan View, Shandon, Dungarvan, Waterford.

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, for a period of 8 weeks from the date of this notice 12th September 2023, during office hours (excluding weekends and Bank Holidays) at Customer Care Offices, Waterford City & County Council, Baileys New Street, Waterford. A copy of the plans and particulars of the proposed development may also be viewed online at www.waterfordcouncil.ie

As per Article 81A of the Planning and Development (Section 179A) Regulations 2023 an Environmental Impact Assessment (EIA) screening determination has been made and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development once standard industry environmental management systems are in place. A determination has been made that an EIA is not required. A determination has been made that the proposed development is not required to undergo an appropriate assessment (AA) under the Habitats Directive.

As per Article 81A a person may question the validity of any decision of the planning authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Act.

Within a period of 8 weeks from the date of this notice any person may question the validity of any decision of the Planning Authority by way of an application for judicial review. The development will not commence until this period of 8 weeks has expired.

It should be noted that the Freedom of Information Act applies to all records held by Waterford City and County Council

Ivan Grimes, Director of Services,
Housing Department, Waterford City & County Council,
City Hall, The Mall, Waterford.

Dated this day, 12/09/2023

Some scenes captured at this year's Tallow Horse Fair



Extension sought for sports club premises

A PLANNING application has been submitted to the local authority for an extension to a County Waterford sports club premises.

Ballyduff (Lower) AFC submitted the application on 31st August, last seeking permission to construct a new two-storey extension to their existing dressing room block, comprising of two dressing rooms, showers and toilet facilities; meeting room; gym; along with ancillary and associated site works at their premises in Ballyduff West, Kilmeaden. (Council ref: 23254).

Waterford City and County Council is expected to make a decision on the planning application by 25th October, 2023.

School seeking to construct new astroturf

A SCHOOL in Tallow has submitted an application to the local authority seeking permission to construct a new astroturf playing field.

The Chairperson of the Board of Management at Scoil Mhuire, based at Michael J. Prendergast Road, Townspark East, Tallow, submitted a planning application to the local authority on 29th August, last, seeking permission to construct an astroturf playing field, circa 2,400 sq.m., five metre high concrete ball wall, security fencing, ball stop nets, access walkway from existing school grounds and associated site works, at the school grounds. (Council ref: 2360394).

Waterford City and County Council is expected to make a decision on the planning application by 23rd October, 2023.



A section of the large crowd which were at the Tallow Horse Fair on Monday, 4th September last. (David O'Flynn)



Another section of the big crowd who attended the Tallow Horse Fair on Monday, 4th September last. (David O'Flynn)

Bláth na hAoise / Age Is A Work of Art

New documentary capturing life at local care centre for older people to premiere at Dungarvan Cinema ahead of broadcast on TG4

BLÁTH na hAoise/Age Is A Work of Art, a brand-new documentary celebrating the lives of older people at the Deise Day Centre in Dungarvan, will premiere at Dungarvan Cinema this September, ahead of its broadcast on TG4. Filmed over a five-year period, the project aims to showcase the community spirit and the challenges for older people in Ireland in the 21st century. With intimate and candid footage, the film explores deep themes of life, death, and fear of aging, alongside uplifting adventures such as dancing, painting and hairstyling.

Produced by Red Shoe Productions for TG4, the film was directed by IFTA award-winning Maggie Breathnach. Speaking about the special, Maggie Breathnach said: "This project was dreamed up in the Spring of 2016, to celebrate our aging population, giving them time on-screen, those we sometimes brush past on a Friday as we rush about doing our shopping. Many of these older people are the last generation of Irish speakers from one of the smallest Gaeltachts in the country, and they deserve to impart their life stories and life lessons to today's society. Having grown up in An Rinn, I am proud to have produced this film with a local crew and team. Ensuring that we work as lamh a cheile and we nurture our home grown talent giving opportunities at every turn."

The bilingual film is narrated by Waterford's Carrie Crowley, and has an original music score

by Mark Murphy. The Deise Day Centre is a unique social outlet for older people which is open five days a week and at the time of filming was managed by the passionate and dedicated Margaret Coffey and her team. In the film, we meet many characters to hear their compelling and untold stories, some of whom we have since lost, but remain an integral part of the film. With filming paused for over two years during Covid, the project had challenges to overcome, but hope was never lost. The film reveals the determination and love of the team for the members, and its reciprocation.

To celebrate those featured in the film, a special premiere screening will take place at Dungarvan Cinema on Friday, 15th September, at 3.00 p.m. A section of the street will be closed to allow some of our star cast arrive in stretch limos in their native Dungarvan. The red carpet will be laid, and refreshments from digestive biscuits to champagne will be served. It promises to be an afternoon of fun, celebrating our elders with pride.

Bláth na hAoise / Age Is A Work of Art was produced in association with TG4, Coimisiún na Meán The Arts Office - Waterford City & County, Creative Ireland, and the Deise Day Centre.

For more information please contact Maggie Breathnach: maggie@redshoe.ie.



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

WATERFORD CITY & COUNTY COUNCIL PLANNING & DEVELOPMENT & FORESHORE (AMENDMENT) ACT 2022

PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023

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It should be noted that the Freedom of Information Act applies to all records held by Waterford City and County Council

Ivan Grimes, Director of Services,
Housing Department, Waterford City & County Council,
City Hall, The Mall, Waterford.

Dated this day, 12/09/2023



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

SITE NOTICE

WATERFORD CITY & COUNTY COUNCIL

PLANNING & DEVELOPMENT & FORESHORE (AMENDMENT) ACT 2022 PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023

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Signed: **Ivan Grimes,**
Director of Services,
Housing Department, Waterford City & County Council, City Hall, The Mall, Waterford.

Dated this day, 12/09/2023

Appendix B

- AA Screening
- EIA Screening

Habitats Directive Project Screening Assessment

Table 1: Project Details

Application	Details
Development Consent Type	Part 8 Development
Development Location	Shandon Dungarvan, Co. Waterford
File Ref	
Description of the project	Proposed development of 38 units at Shandon Dungarvan, Co. 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.	No
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.	No
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.	No
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.	No

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	Yes- Dungarvan Bay
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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:	N/A
	Works inside the boundary of designated site	
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 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
1.1	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
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. Please answer the following if the answer to question 2 in table 2 was yes. Works inside the boundary of designated site	N/A
2.1	All works within the boundary of an SAC whose qualifying features include heath, marsh, fen or bog, excluding small extensions/alterations to existing buildings. Works outside the boundary of designated site	N/A
2.2	Construction of roads or other infrastructure on peat habitats within 1km of any SAC whose qualifying features include heath, marsh, fen or bog.	N/A
2.3	Development of a large scale within 1km of any SAC, whose qualifying features include heath, marsh, fen or bog, which involves the production of an EIS.	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 1 in table 3 was yes. Works inside the boundary of designated site	N/A
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. Works outside the boundary of designated site	N/A

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: Works inside the boundary of designated site	
4.1	All works within the boundary of any SAC whose qualifying interests include woodland or grassland habitat types excluding small extensions/alterations to existing buildings.	N/A
	Works outside the boundary of designated site	
4.2	Development within 200m of any SAC whose qualifying interests include woodland or grassland habitat types.	N/A
4.3	Development of a large scale within 1km of any SAC, whose qualifying interests include woodland or grassland habitat types, which involves the production of an EIS.	N/A
4.3	Development of a large scale within 1km of any SAC, whose qualifying interests include woodland or grassland habitat types, which involves the production of an EIS.	N/A
5	Impacts on birds in SPAs - Sites to consider: Tramore Backstrand, Dungarvan Bay, Blackwater Callows, Blackwater Estuary, Helvick Head –Ballyquin Coast, Mid Waterford Coast.	
	Please answer the following if the answer to question 5 in table 2 was yes. Does the development involve any of the following: Works inside the boundary of designated site	
5.1	All works within the boundary of any SPA excluding small extensions/alterations to existing buildings.	N/A
	Works outside the boundary of designated site	
5.2	Erection of wind turbines within 1km of any SPA.	N/A

5.2	Erection of wind turbines within 1km of any SPA.	N/A
5.3	All construction works within 100m of any SPA.	N/A
5.4	Infilling of coastal habitats within 500m of intertidal SPA.	N/A
5.5	Works within 1km of coastal/wetland SPAs which will result in discharges to rivers or streams that are directly connected to designated sites.	N/A
5.6	Development of cycleways or walking routes within 100m of SPAs.	N/A
5.7	Construction works on feeding areas adjacent to SPAs	N/A

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. If the answer to any question in table 3 is yes, you may require further information, unless you are satisfied that the project proponents have incorporated adequate mitigation into their design to avoid impacts on the Natura 2000 site (e.g., water pollution protection measures). Such information should be provided in the form of a Natura Impact Statement which should address the particular issues of concern as identified through the above.

Habitats Directive Screening Conclusion Statement

Question	Answer
Development Type	Part 8
Development Location	Shandon, Dungarvan, Waterford
Natura 2000 sites within impact zone	
Planning File Ref	
Description of the project	Proposed development of 38 no dwellings on site at Shandon Dungarvan
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s).	No impact given distance between the site and the SPA Dungarvan Bay
If there are potential negative impacts, explain whether you consider if these are likely to be	

significant, and if not, why not.

Conclusion of assessment Having regard to the location of the subject site and to the nature of the proposed development, 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.

Documentation reviewed for making of this statement. Waterford City & County Development Plan 2022-2023, WATMAPs

Completed By Aisling O'Sullivan, Senior Executive Planner

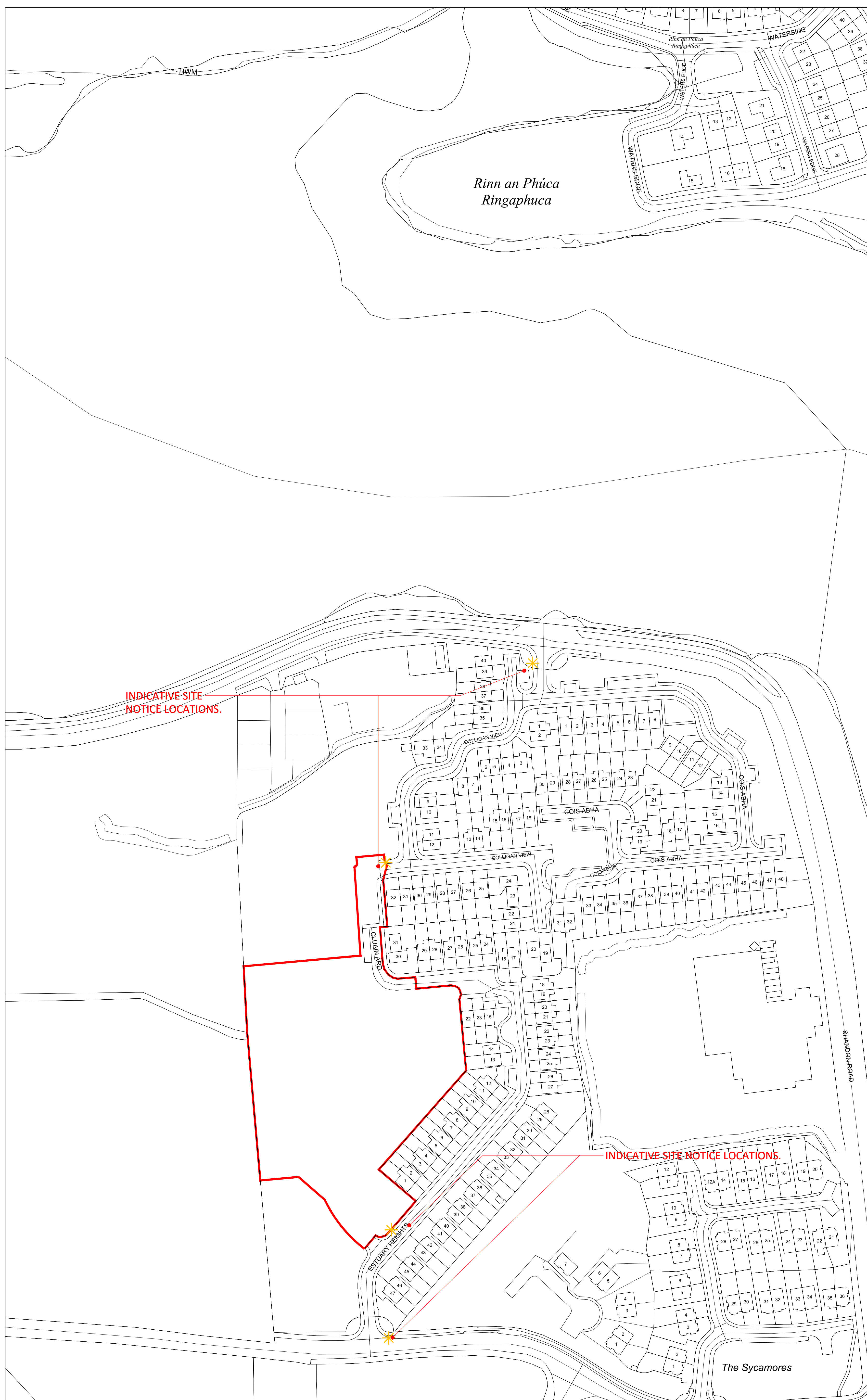
Date 17/07/2023

Environmental Impact Assessment

The proposed development is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. Based on the information submitted with the application, 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.

Appendix C

- Drawings
- Irish Water Confirmation of Feasibility

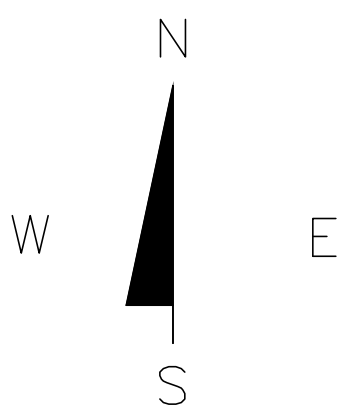


INDICATIVE SITE NOTICE LOCATIONS.

INDICATIVE SITE NOTICE LOCATIONS.

NOTES

- Indicates Site Boundary
Site Area 1.315Ha.
- Indicates Land Zoned "New Residential" Site Area 1.123Ha.



REVISION	DATE	INTLS	No.

IVAN GRIMES
DIRECTOR OF SERVICES - HOUSING,
COMMUNITY & EMERGENCY SERVICES
HOUSING

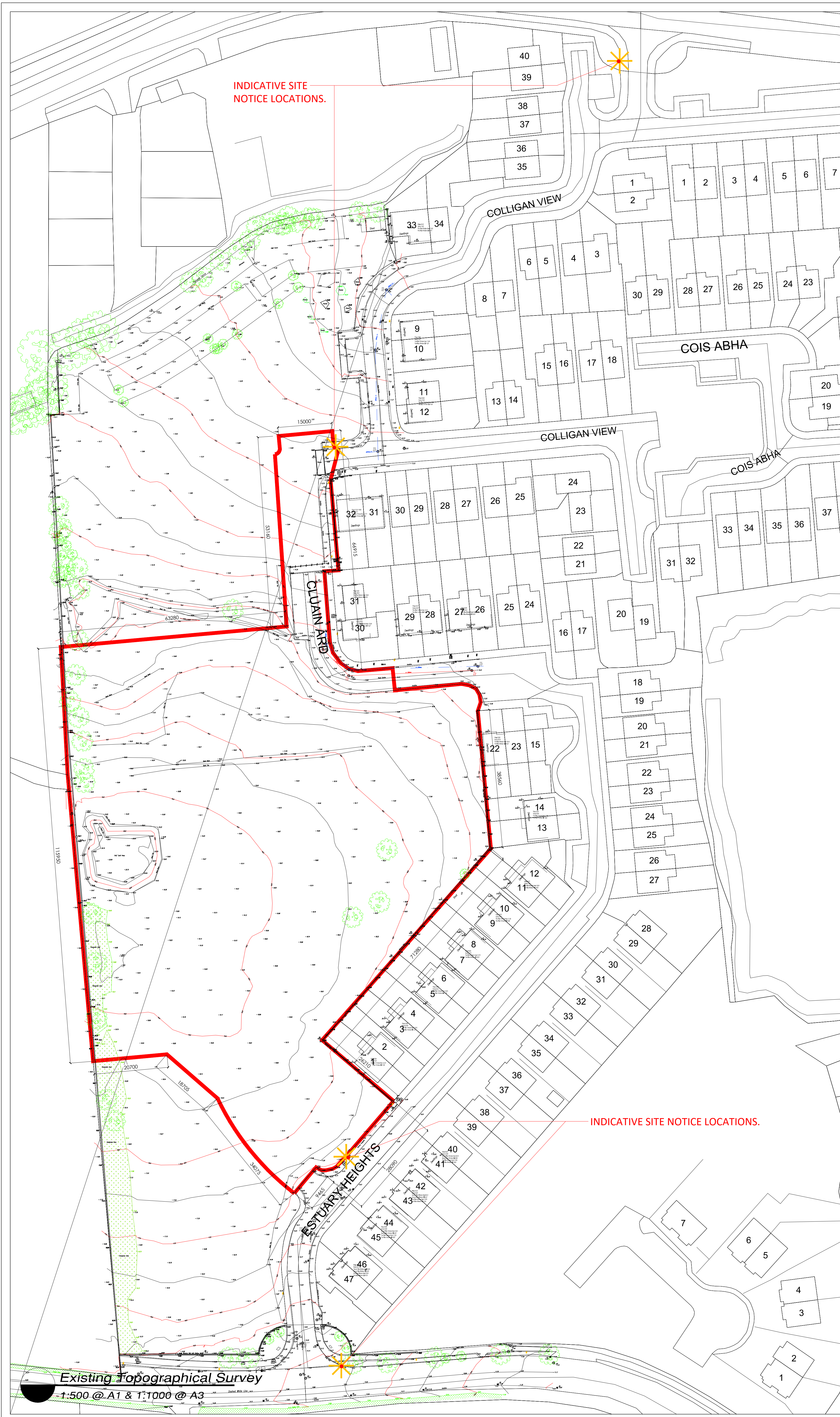
ADDRESS : Civic Offices, Baileys New Street, Waterford X91 XH42
TELEPHONE : 0761 - 102000
FAX NO. : 051 - 844708

PROJECT
**Proposed Site Location Plan
at Shandon, Dungarvan,
Waterford.**

TITLE
Proposed Layout Plan -

Existing Topographical Survey
1:1000 @ A1 & 1:2000 @ A3

SCALE	JOB No.	DRAWING No.
1:1000	N31-24-2-102	1.1-100
DATE	DRAWN BY	CHECKED BY
31/08/23	WH	WH



NOTES

- Indicates Site Boundary
Site Area 1.315Ha.
- Indicates Land Zoned "New Residential" Site Area 1.123Ha.

INDICATIVE SITE NOTICE LOCATIONS.

INDICATIVE SITE NOTICE LOCATIONS.

REVISION	DATE	INTLS	No.

IVAN GRIMES
DIRECTOR OF SERVICES - HOUSING,
COMMUNITY & EMERGENCY SERVICES
HOUSING

ADDRESS : Civic Offices, Baileys New Street, Waterford X91 XH42
TELEPHONE : 0761 - 102000
FAX NO. : 051 - 844708

PROJECT
**Existing Site Plan
at Shandon, Dungarvan,
Waterford.**

TITLE
Proposed Layout Plan -

SCALE 1:500	JOB No. N31-24-2-102	DRAWING No. 1.1-101
	DATE 31/08/23	DRAWN BY WH

Existing Topographical Survey
1:500 @ A1 & 1:1000 @ A3



INDICATIVE SITE NOTICE LOCATIONS.

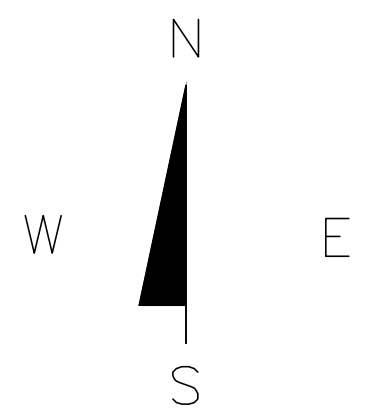
INDICATIVE SITE NOTICE LOCATIONS.

Proposed Site Layout
1:500 @ A1 & 1:1000 @ A3

NOTES

- Indicates Site Boundary
Site Area 1.315Ha.
- Indicates Land Zoned "New Residential" Site Area 1.123Ha.
- Community Facility
- 14 No. 2 BED 4 PERSON HOUSE
- 5 No. 2 BED 3 PERSON APT A9
5 No. 1 BED 2 PERSON APT A10
- 3 No. 2 BED 4 PERSON APT A4
3 No. 1 BED 2 PERSON APT D10
- 8 No. 3 BED 6 PERSON HOUSE H5

38 No. Units in total



REVISION	DATE	INTLS	No.

IVAN GRIMES
DIRECTOR OF SERVICES - HOUSING,
COMMUNITY & EMERGENCY SERVICES
HOUSING

ADDRESS : Civic Offices, Baileys New Street, Waterford X91 XH42
TELEPHONE : 0761 - 102000
FAX NO. : 051 - 844708

PROJECT
Proposed Development at Shandon, Dungarvan, Waterford.

TITLE
Proposed Layout Plan -

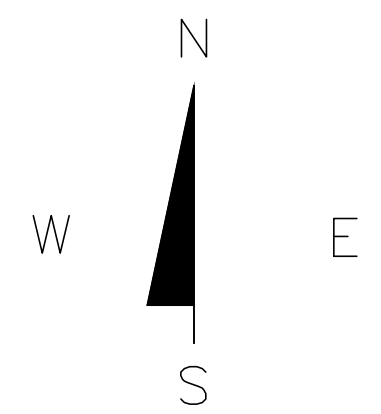
SCALE 1:500	JOB No. N31-24-2-102	DRAWING No. 1.1-102
	DATE 31/08/23	DRAWN BY WH

NOTES

- Indicates Site Boundary
Site Area 1.363Ha.
 - Indicates Land Zoned "New Residential" Site Area 1.123Ha.
 - Community Facility
 - 14 No. 2 BED 4 PERSON HOUSE
 - 5 No. 2 BED 3 PERSON APT A9
 - 5 No. 1 BED 2 PERSON APT A10
 - 3 No. 2 BED 4 PERSON APT A4
 - 3 No. 1 BED 2 PERSON APT D10
 - 8 No. 3 BED 6 PERSON HOUSE H5
- 38 No. Units in total

Community facility to be completed as part of this application.

CLUAIN ARD



REVISION	DATE	INTLS.	No.

IVAN GRIMES
DIRECTOR OF SERVICES - HOUSING,
COMMUNITY & EMERGENCY SERVICES
HOUSING

ADDRESS : Civic Offices, Baileys New Street, Waterford X91 XH42
TELEPHONE : 0761 - 102000
FAX NO. : 051 - 844708

PROJECT
Proposed Development at Shandon, Dungarvan, Waterford.

TITLE
Proposed Layout Plan -

SCALE 1:500	JOB No. N31-24-2-102	DRAWING No. 1.1-103
	DATE 31/08/23	DRAWN BY WH

Proposed Site Layout
1:250 @ A1 & 1:500 @ A3

BOUNDARY WALL LEGEND
(Indicate location)

BRICKWORK WALLS
1.0mts HIGH BRICK AND RAILINGS BETWEEN HOUSES AS SHOWN.

TIMBER SHIPLAP FENCING
TIMBER SHIPLAP FENCING INCLUDING PRECAST CONCRETE INTERMEDIATE AND END POSTS, PRECAST CONCRETE BASE POST, FENCING PANELS 2m. LONG x 2m. HIGH; 2 COATS PRESERVATIVE STAIN TO FENCING PANELS.

BLOCKWORK WALLS
2.0mts HIGH, 215mm WIDE SOLID BLOCKWORK WALLS WITH JOINTS AT 6000mm c-c's TO PERIMETER OF SITES AS SHOWN.



Example of rear fencing.

NOTES

— Indicates Site Boundary
Site Area 1.363Ha.

— Indicates Land Zoned "New Residential" Site Area 1.123Ha.

Community Facility

14 No. 2 BED 4 PERSON HOUSE

5 No. 2 BED 3 PERSON APT A9

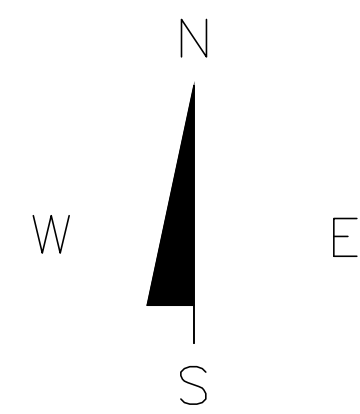
5 No. 1 BED 2 PERSON APT A10

3 No. 2 BED 4 PERSON APT A4

3 No. 1 BED 2 PERSON APT D10

8 No. 3 BED 6 PERSON HOUSE H5

38 No. Units in total



REVISION	DATE	INTLS.	No.

IVAN GRIMES
DIRECTOR OF SERVICES - HOUSING,
COMMUNITY & EMERGENCY SERVICES
HOUSING
ADDRESS : Civic Offices, Baileys New Street, Waterford X91 XH42
TELEPHONE : 0761 - 102000
FAX NO. : 051 - 844708

PROJECT
Proposed Development
at Shandon, Dungarvan,
Waterford.

TITLE
Proposed Layout Plan -

SCALE	JOB No.	DRAWING No.
1:500	N31-24-2-102	1.1-104
DATE	DRAWN BY	CHECKED BY
31/08/23	WH	WH

Proposed Site Layout

1:250 @ A1 & 1:500 @ A3

1.1m HIGH 215mm
CONCRETE BLOCK WALL.

2.0m HIGH 215mm
CONCRETE BLOCK WALL.

NOTES

- Indicates Site Boundary
Site Area 1.363Ha.
- Indicates Land Zoned "New Residential" Site Area 1.123Ha.
- Community Facility
- 14 No. 2 BED 4 PERSON HOUSE
- 5 No. 2 BED 3 PERSON APT A9
- 5 No. 1 BED 2 PERSON APT A10
- 3 No. 2 BED 4 PERSON APT A4
- 3 No. 1 BED 2 PERSON APT D10
- 8 No. 3 BED 6 PERSON HOUSE H5
- 38 No. Units in total
- Water Main
- - - - - Foul Sewer
- - - - - Surface Water Main



REVISION	DATE	INTLS. No.

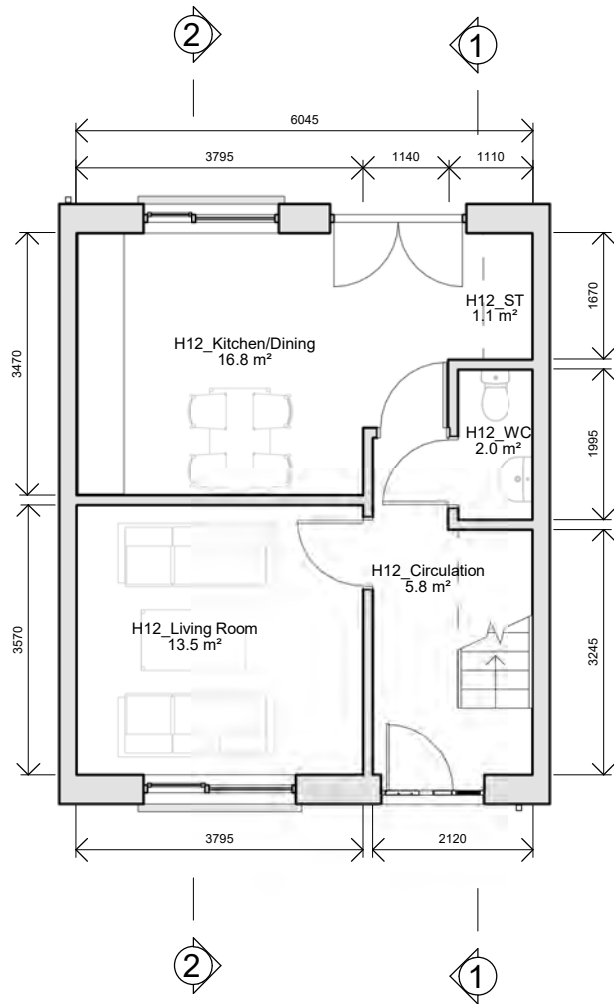
IVAN GRIMES
 DIRECTOR OF SERVICES - HOUSING,
 COMMUNITY & EMERGENCY SERVICES
HOUSING
 ADDRESS : Civic Offices, Baileys New Street, Waterford X91 XH42
 TELEPHONE : 0761 - 102000
 FAX NO. : 051 - 844708

PROJECT
 Proposed Development
 at Shandon, Dungarvan,
 Waterford.

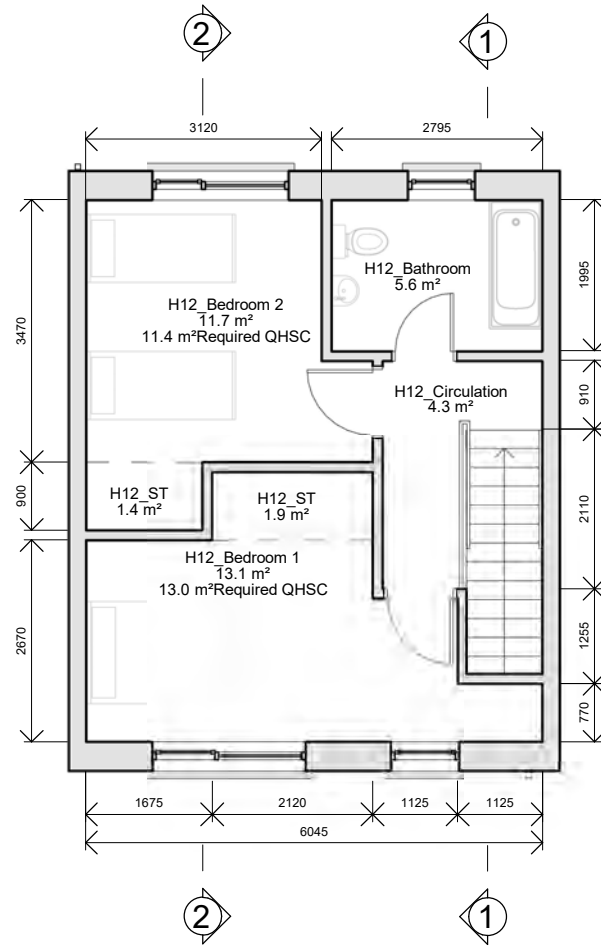
TITLE
 Proposed Layout drainage

SCALE	JOB No.	DRAWING No.
1:500	N31-24-2-102	1.1-105
DATE	DRAWN BY	CHECKED BY
31/08/23	CH	WH

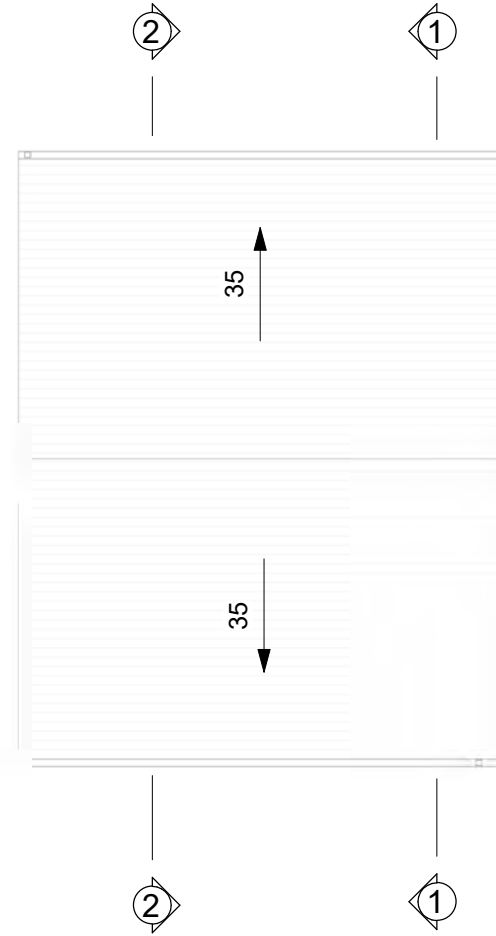
Proposed Site Layout
 1:250 @ A1 & 1:500 @ A3



1 Ground Floor Plan
1 : 100 @A3



3 First Floor Plan
1 : 100 @A3



2 Roof Plan
1 : 100 @A3



4 Front Elevation
1 : 100 @A3



5 Rear Elevation
1 : 100 @A3

Gross Building Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H12_Ground Floor	43.3 m ²	80.0 m ²
H12_First Floor	43.3 m ²	0.0 m ²
	86.7 m ²	

Aggregate Living Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H12_Kitchen/Dining	16.8 m ²	30.0 m ²
H12_Living Room	13.5 m ²	0.0 m ²
	30.4 m ²	

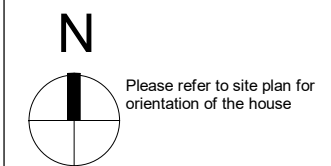
Aggregate Bedroom Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H12_Bedroom 1	13.1 m ²	13.0 m ²
H12_Bedroom 2	11.7 m ²	11.4 m ²
	24.9 m ²	

Aggregate Storage Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H12_ST	1.1 m ²	4.0 m ²
H12_ST	1.4 m ²	0.0 m ²
H12_ST	1.9 m ²	0.0 m ²
	4.4 m ²	

Notes:
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General Notes:

Planning Notes	
Key Value	Keystone Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
4.	Selected slate or concrete roof tiles to selected colour
5.	Selected Gutters, Downpipes & fixings to be uPVC or Aluminium powder coated to selected colour



PLANNING



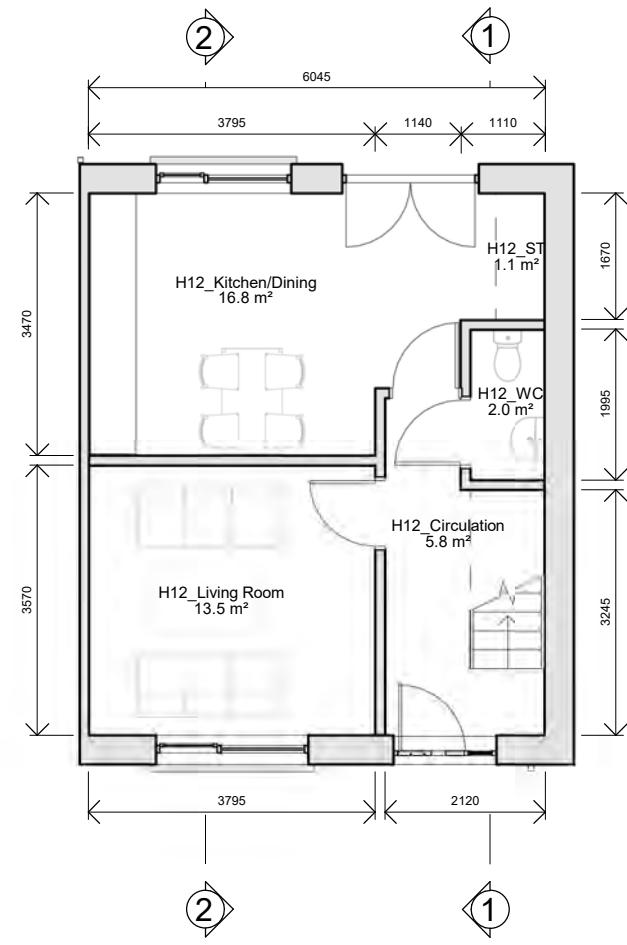
Ivan Grimes
Director of Service - Housing, Community & Emergency Services

HOUSING
Address: Civic Offices, Balleys New Street, Waterford X91 XH42
Telephone: 0761 162020
Fax No: 051 844708

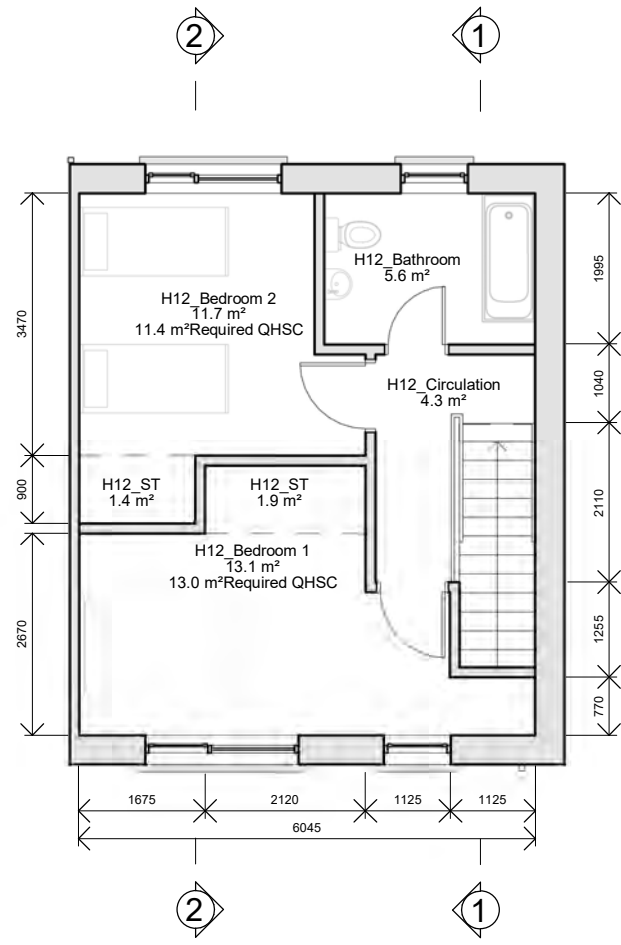
Project:
Proposed Development at Shandon, Dungarvan, Co. Waterford

Title:
2 Bedroom, 4 Person House, Two Storey - Design Option 1 - Brick Across Bottom - Plans & Elevations

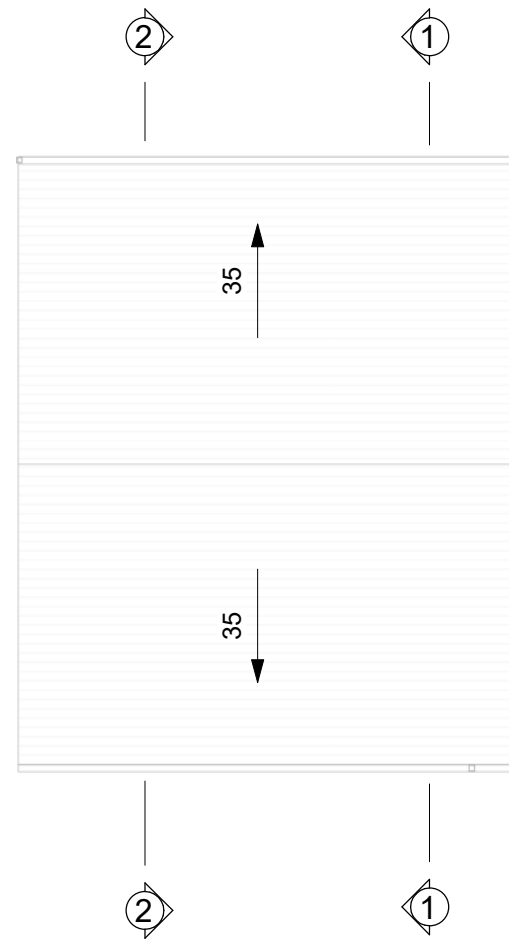
Scale 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No. 3.0-110
Date: 31/08/2023	Drawn By: R.K.	Checked By: W.H.



3 Ground Floor Plan
1 : 100 @A3



4 First Floor Plan
1 : 100 @A3



5 Roof Plan
1 : 100 @A3

Gross Building Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H12_Ground Floor	43.3 m ²	80.0 m ²
H12_First Floor	43.3 m ²	0.0 m ²
	86.7 m ²	

Aggregate Living Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H12_Kitchen/Dining	16.8 m ²	30.0 m ²
H12_Living Room	13.5 m ²	0.0 m ²
	30.4 m ²	

Aggregate Bedroom Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H12_Bedroom 1	13.1 m ²	13.0 m ²
H12_Bedroom 2	11.7 m ²	11.4 m ²
	24.9 m ²	

Aggregate Storage Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H12_ST	1.1 m ²	4.0 m ²
H12_ST	1.4 m ²	0.0 m ²
H12_ST	1.9 m ²	0.0 m ²
	4.4 m ²	

Notes:
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General Notes:

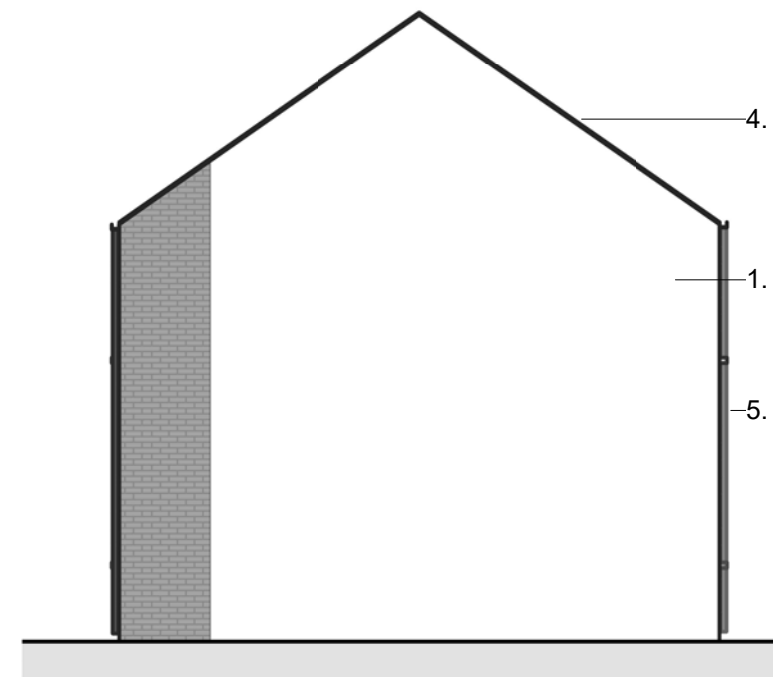
Planning Notes	
Key Value	Keystone Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
4.	Selected slate or concrete roof tiles to selected colour
5.	Selected Gutters, Downpipes & fixings to be uPVC or Aluminium powder coated to selected colour



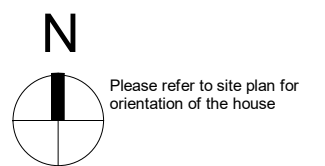
1 Front Elevation Option 2
1 : 100 @A3



2 Rear Elevation Option 2
1 : 100 @A3



6 Side Elevation Option 2
1 : 100 @A3



PLANNING



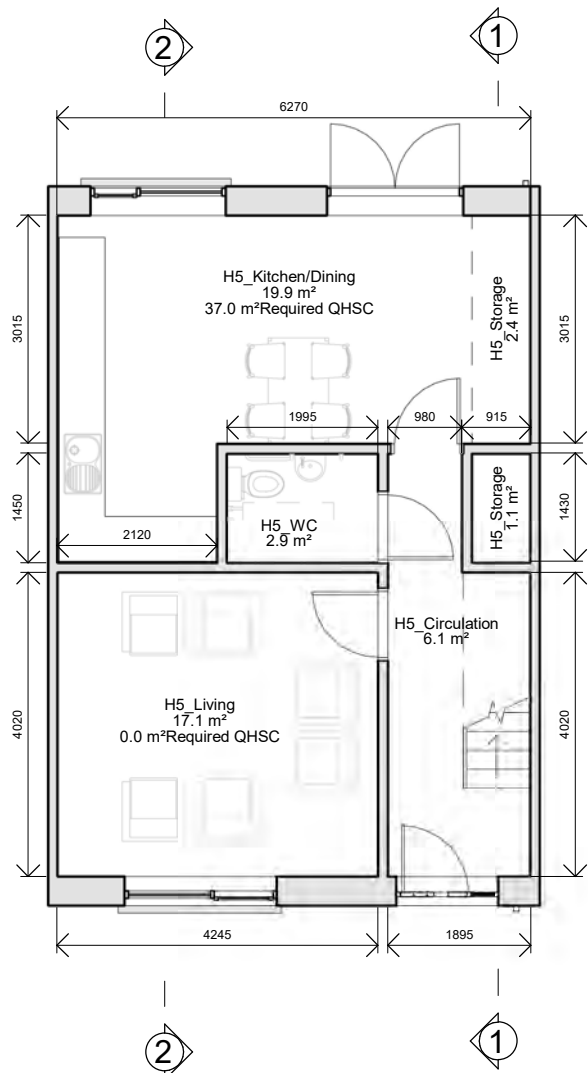
Ivan Grimes
Director of Service - Housing,
Community & Emergency Services

HOUSING
Address: Civic Offices, Baileys New Street, Waterford X91 XH42
Telephone: 0761 102020
Fax No: 051 844708

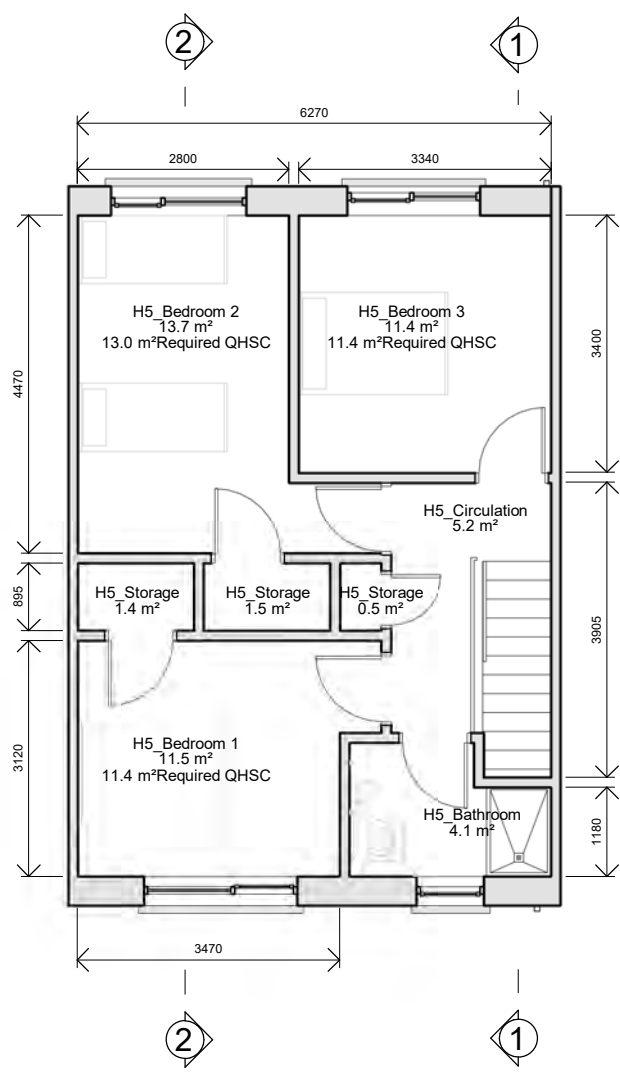
Project:
Proposed Development at Shandon,
Dungarvan, Co. Waterford

Title:
2 Bedroom, 4 Person House, Two Storey
- Design Option 2 - Brick Over Door -
Plans & Elevations

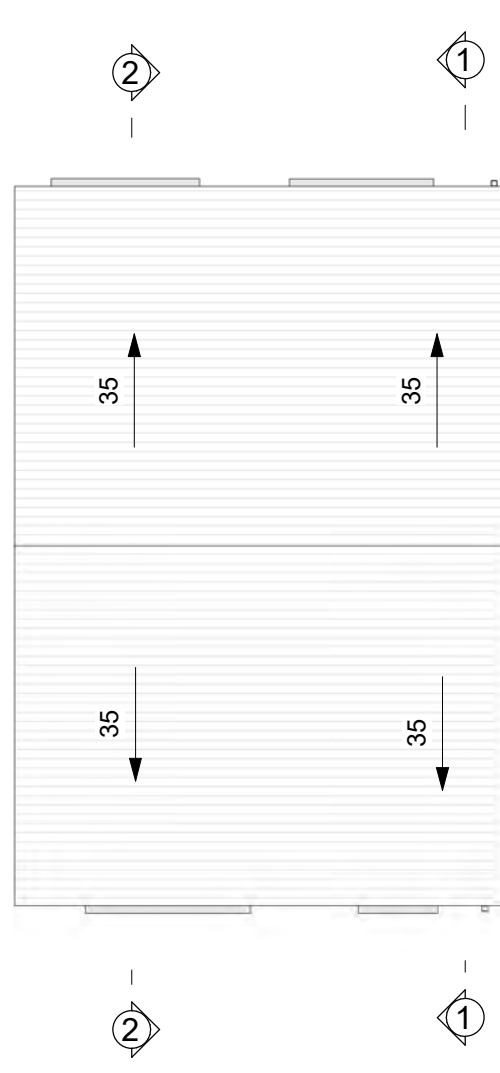
Scale: 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No: 3.0-111
Date: 31/08/2023 10:25:46	Drawn By: R.K.	Checked By: W.H.



1 Ground Floor Level - Design Option 1
1 : 100 @A3



2 First Floor Level - Design Option 1
1 : 100 @A3



3 Roof Level - Design Option 1
1 : 100 @A3

Aggregate Bedroom Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H5_Bedroom 1	11.5 m ²	11.4 m ²
H5_Bedroom 2	13.7 m ²	13.0 m ²
H5_Bedroom 3	11.4 m ²	11.4 m ²
	36.5 m ²	

Aggregate Storage Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H5_Storage	0.5 m ²	6.0 m ²
H5_Storage	2.3 m ²	0.0 m ²
H5_Storage	1.4 m ²	0.0 m ²
H5_Storage	1.5 m ²	0.0 m ²
H5_Storage	2.4 m ²	0.0 m ²
	8.0 m ²	

Aggregate Living Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H5_Kitchen/Dining	19.9 m ²	37.0 m ²
H5_Living	17.1 m ²	0.0 m ²
	37.0 m ²	

Gross Building Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
First Floor	52.3 m ²	100.0 m ²
Ground Floor	54.8 m ²	0.0 m ²
	107.2 m ²	

Notes:
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General Notes:

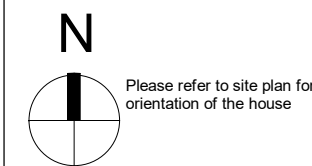
Planning Notes	
Key Value	Keynote Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
4.	Selected slate or concrete roof tiles to selected colour
5.	Selected Gutters, Downpipes & fixings to be uPVC or Aluminium powder coated to selected colour



4 Front Elevation Design Option 1
1 : 100 @A3



5 Rear Elevation Design Option 1
1 : 100 @A3



PLANNING



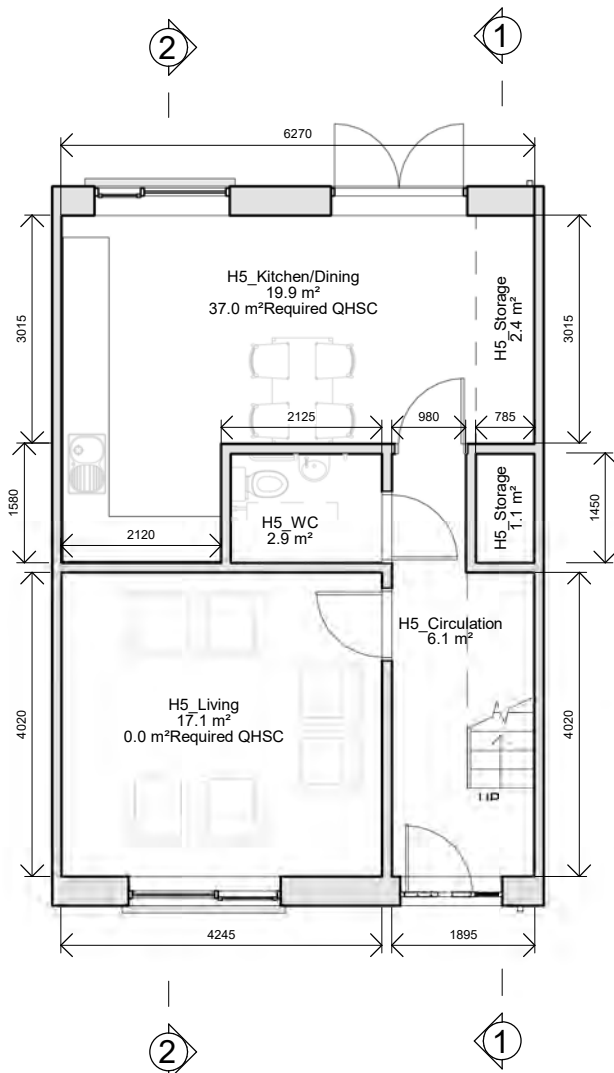
Ivan Grimes
Director of Service - Housing,
Community & Emergency Services

HOUSING
Address: Civic Offices, Balleys New Street, Waterford X91 XH42
Telephone: 0761 102020
Fax No: 051 844708

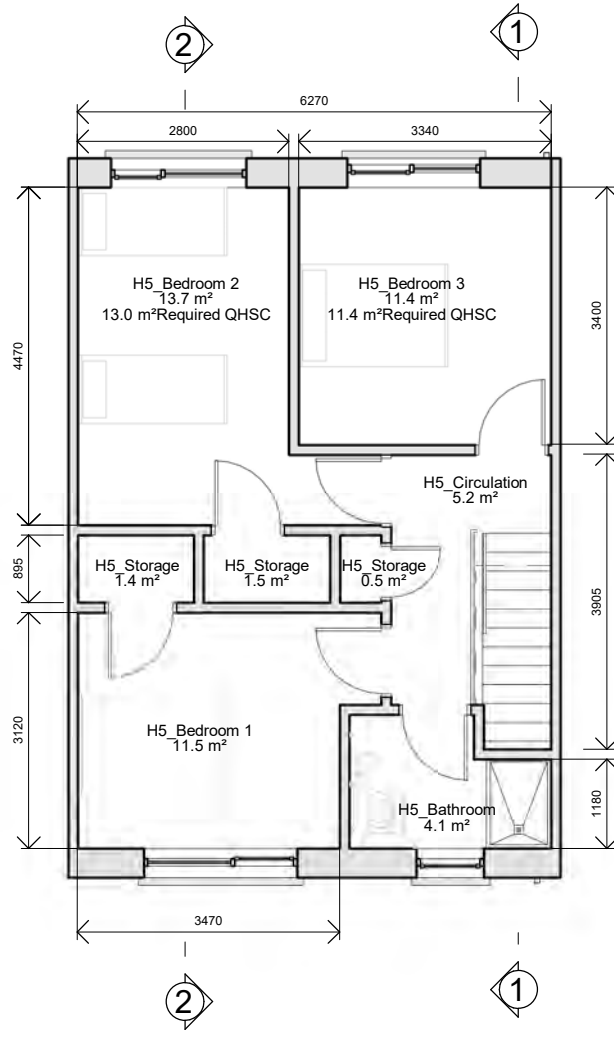
Project:
Proposed Development at, Shandon,
Dungarvan, Co. Waterford

Title:
3 Bedroom, 6 Person House, 2 Storey -
Design Option 1 - Brick Across Bottom -
Plans & Elevations

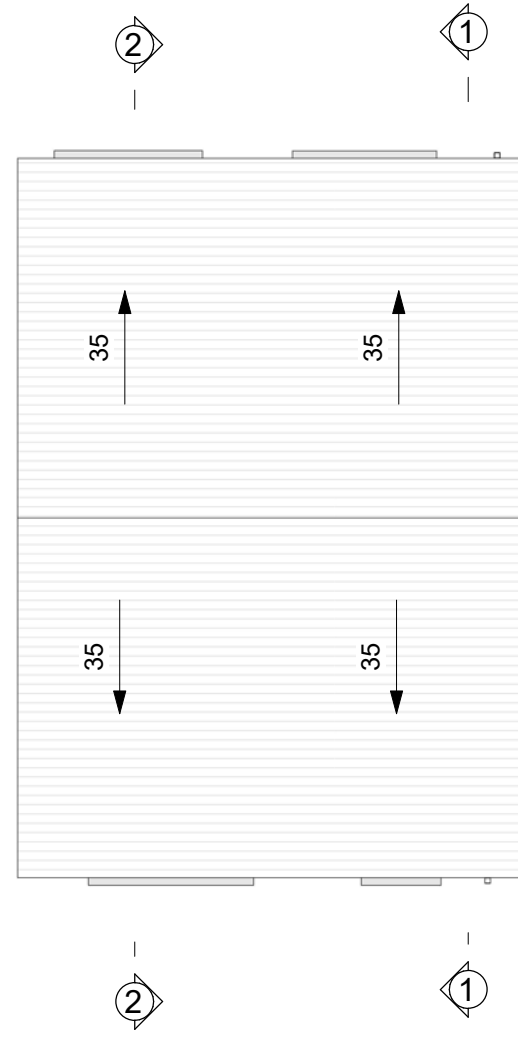
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Date: 05/09/2023 08:39:52	Drawn By: R.K.	Checked By: W.H.



1 Ground Floor Level - Design Option 2
1 : 100 @A3



2 First Floor Level - Design Option 2
1 : 100 @A3



3 Roof Level - Design Option 2
1 : 100 @A3

Aggregate Bedroom Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H5_Bedroom 1	11.5 m²	11.4 m²
H5_Bedroom 2	13.7 m²	13.0 m²
H5_Bedroom 3	11.4 m²	11.4 m²
	36.5 m²	

Aggregate Storage Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H5_Storage	0.5 m²	6.0 m²
H5_Storage	2.3 m²	0.0 m²
H5_Storage	1.4 m²	0.0 m²
H5_Storage	1.5 m²	0.0 m²
H5_Storage	2.4 m²	0.0 m²
	8.0 m²	

Aggregate Living Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
H5_Kitchen/Dining	19.9 m²	37.0 m²
H5_Living	17.1 m²	0.0 m²
	37.0 m²	

Gross Building Area_3B_5P		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
First Floor	52.3 m²	100.0 m²
Ground Floor	54.8 m²	0.0 m²
	107.2 m²	

Notes:
This drawing has been prepared for planning purposes only. All drawings to be read in conjunction with all other consultant drawings. Architect to be informed immediately of any discrepancies.
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General Notes:

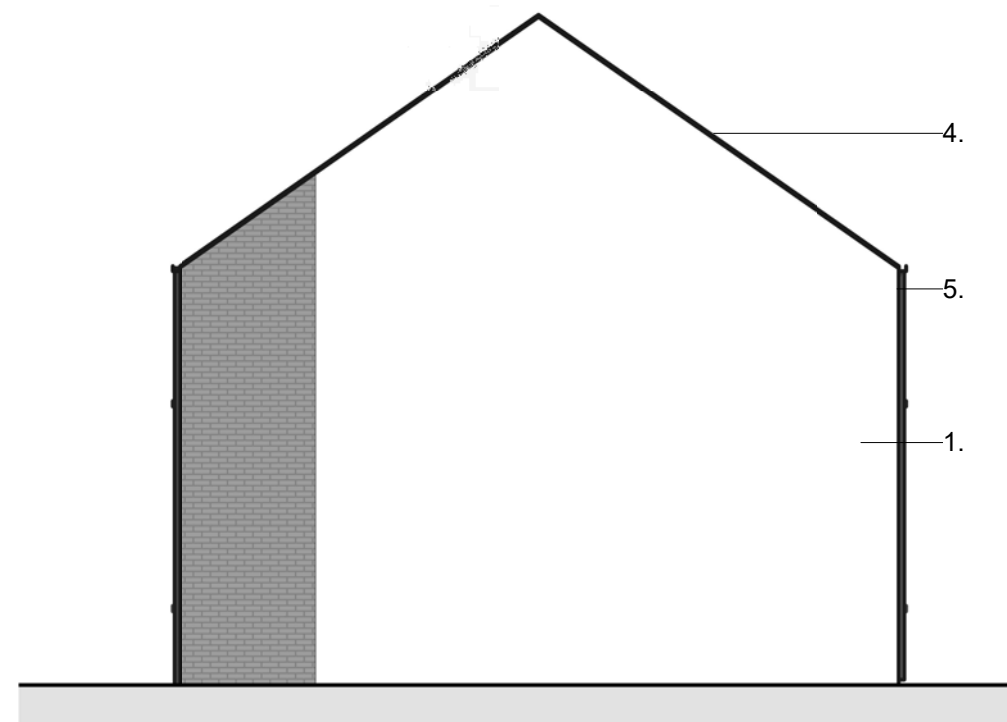
Planning Notes	
Key Value	Keynote Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
4.	Selected slate or concrete roof tiles to selected colour
5.	Selected Gutters, Downpipes & fixings to be uPVC or Aluminium powder coated to selected colour



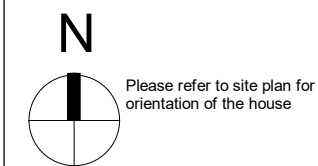
4 Front Elevation Option 2
1 : 100 @A3



5 Rear Elevation Option 2
1 : 100 @A3



6 Side Elevation Option 2
1 : 100 @A3



PLANNING



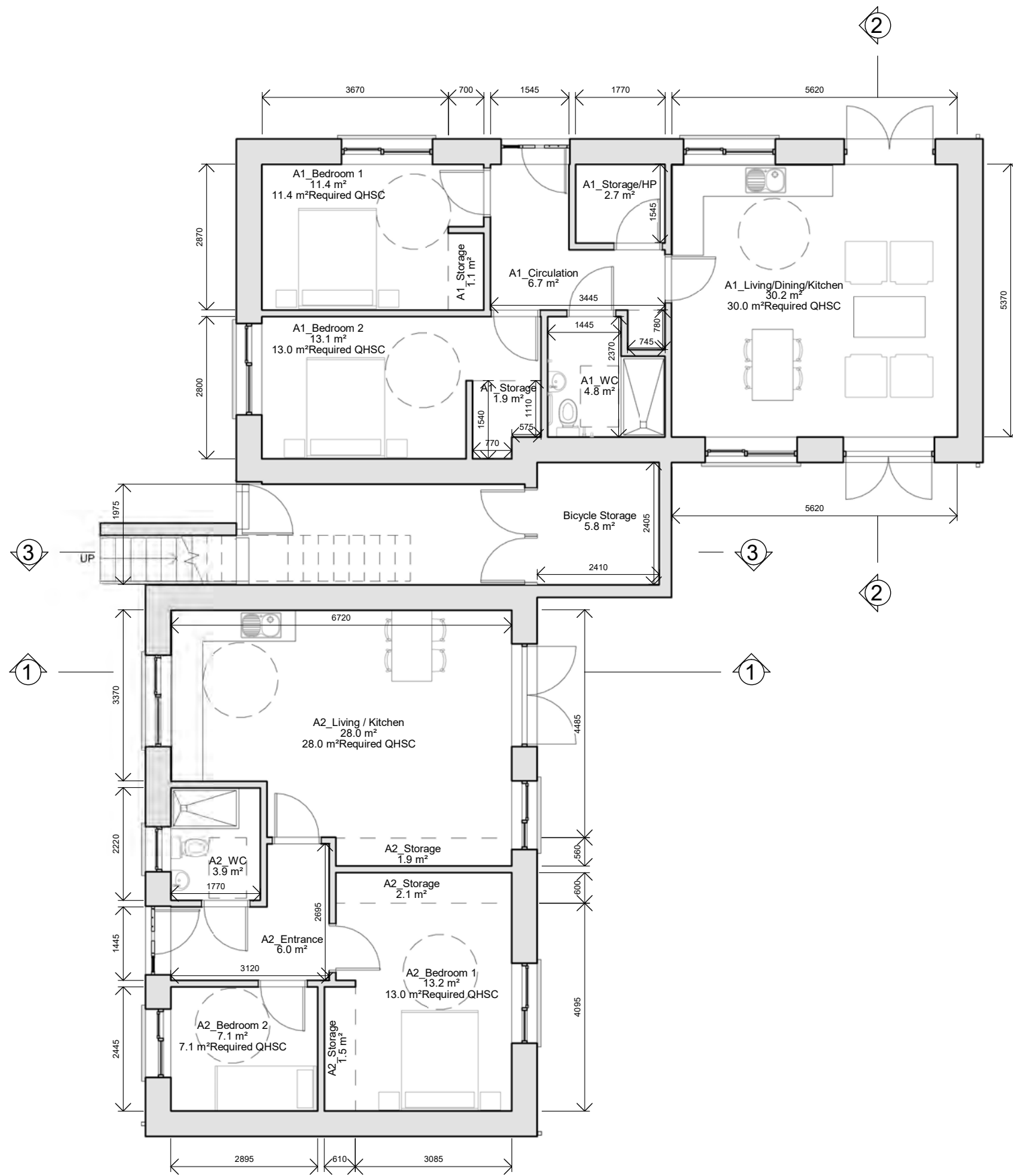
Ivan Grimes
Director of Service - Housing, Community & Emergency Services

HOUSING
Address: Civic Offices, Baileys New Street, Waterford X91 XH42
Telephone: 0761 102020
Fax No: 051 844708

Project:
Proposed Development at , Shandon, Dungarvan, Co. Waterford

Title:
3 Bedroom, 6 Person House, 2 Storey - Design Option 1 - Brick Over Door - Plans & Elevations

Scale: 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No: 3.0-121
Date: 05/09/2023	Drawn By: R.K.	Checked By: W.H.



1 Ground Floor Plan
 1 : 100 @A3

Apartment 1 Rooms Area		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
A1_Bedroom 1	11.4 m ²	11.4 m ²
A1_Bedroom 2	13.1 m ²	13.0 m ²
A1_Circulation	6.7 m ²	0.0 m ²
A1_Living/Dining/Kitchen	30.2 m ²	30.0 m ²
A1_Storage	0.6 m ²	0.0 m ²
A1_Storage	1.1 m ²	6.0 m ²
A1_Storage	1.9 m ²	0.0 m ²
A1_Storage/HP	2.7 m ²	0.0 m ²
A1_WC	4.8 m ²	0.0 m ²

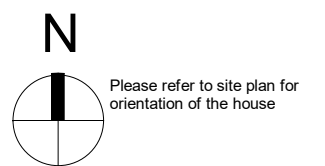
Gross Building Area Apartment 1			
Level	Name	Area	Quality Housing for Sustainable Communities
00_GFL	A1	75.7 m ²	73.0 m ²

Apartment 2 Room Areas		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
A2_Bedroom 1	13.2 m ²	13.0 m ²
A2_Bedroom 2	7.1 m ²	7.1 m ²
A2_Entrance	6.0 m ²	0.0 m ²
A2_Living / Kitchen	28.0 m ²	28.0 m ²
A2_Storage	1.5 m ²	0.0 m ²
A2_Storage	1.9 m ²	5.0 m ²
A2_Storage	2.1 m ²	0.0 m ²
A2_WC	3.9 m ²	0.0 m ²

Gross Building Area Apartment 2			
Level	Name	Area	Quality Housing for Sustainable Communities
00_GFL	A2	66.3 m ²	63.0 m ²

Notes:
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General Notes:



PLANNING



Ivan Grimes
 Director of Service - Housing,
 Community & Emergency Services

HOUSING
 Address: Civic Offices, Balleys New Street, Waterford X91 XH42
 Telephone: 0761 102020
 Fax No: 051 844708

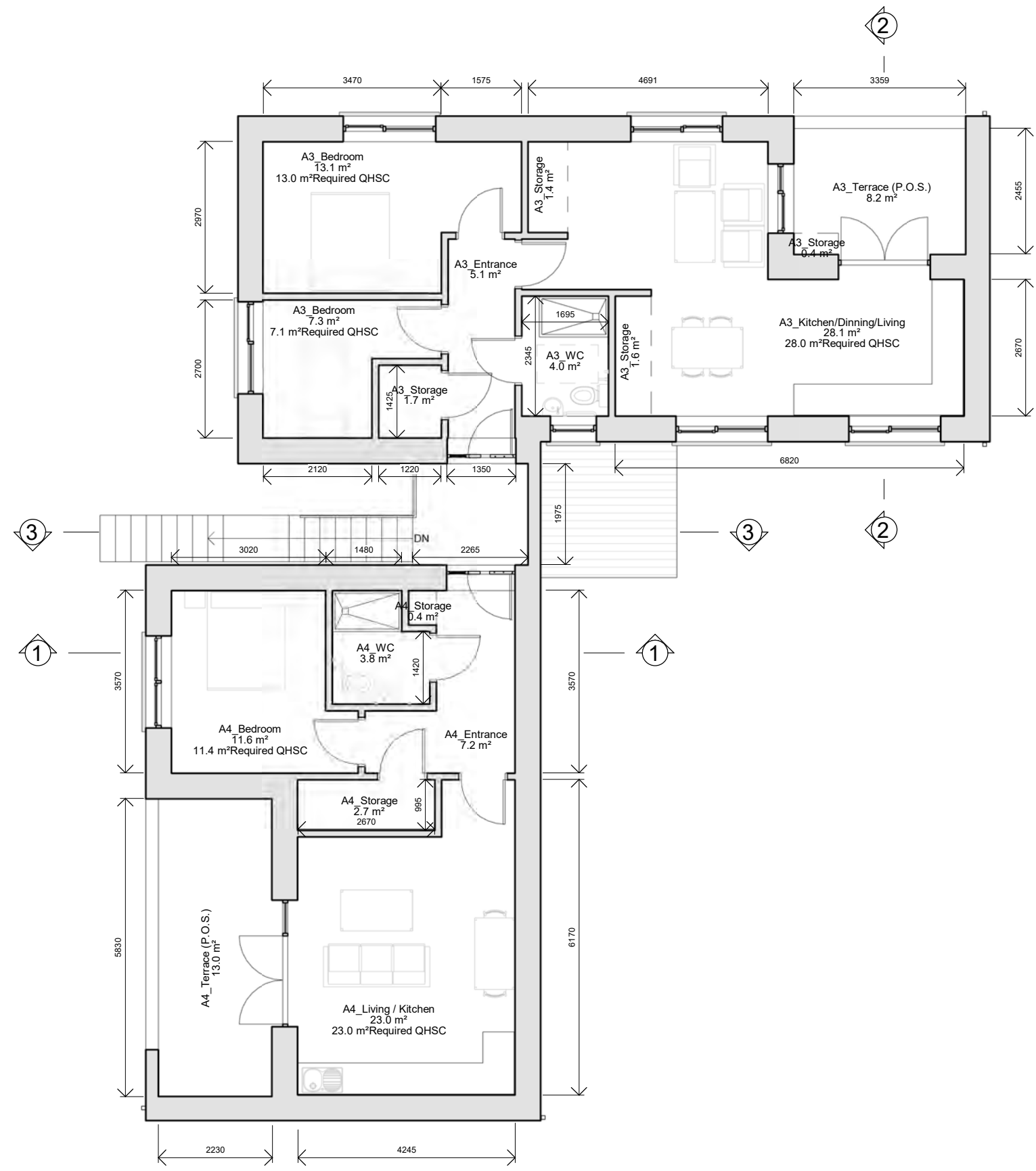
Project:
 Proposed Development at, Shandon,
 Dungarvan, Co. Waterford

Title:
 Duplex Type A - 2 Bedroom 4 Person
 (A1) & 2 Bedroom 3 Person (A2) -
 Ground Floor Plans

Scale 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No. 3.0-130
Date: 05/09/2023 08:52:46	Drawn By: R.K.	Checked By: W.H.

Notes:
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General Notes:



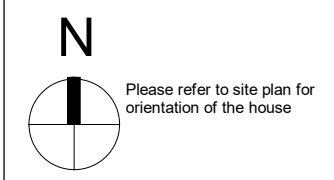
2 First Floor Level
 1 : 100 @A3

Apartment 3 Room Areas		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
A3_Bedroom	7.3 m ²	7.1 m ²
A3_Bedroom	13.1 m ²	13.0 m ²
A3_Entrance	5.1 m ²	0.0 m ²
A3_Kitchen/Dinning/Living	28.1 m ²	28.0 m ²
A3_Storage	0.4 m ²	11.4 m ²
A3_Storage	1.4 m ²	0.0 m ²
A3_Storage	1.6 m ²	0.0 m ²
A3_Storage	1.7 m ²	5.0 m ²
A3_Terrace (P.O.S.)	8.2 m ²	7.0 m ²
A3_WC	4.0 m ²	0.0 m ²

Gross Building Area Apartment 3			
Level	Name	Area	Quality Housing for Sustainable Communities
01_First Floor	A3	65.3 m ²	63.0 m ²

Apartment 4 Room Areas		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
A4_Bedroom	11.6 m ²	11.4 m ²
A4_Entrance	7.2 m ²	0.0 m ²
A4_Living / Kitchen	23.0 m ²	23.0 m ²
A4_Storage	0.4 m ²	0.0 m ²
A4_Storage	2.7 m ²	3.0 m ²
A4_Terrace (P.O.S.)	13.0 m ²	5.0 m ²
A4_WC	3.8 m ²	0.0 m ²

Gross Building Area Apartment 4			
Level	Name	Area	Quality Housing for Sustainable Communities
01_First Floor	A4	50.7 m ²	45.0 m ²



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 Fax No: 051 844708

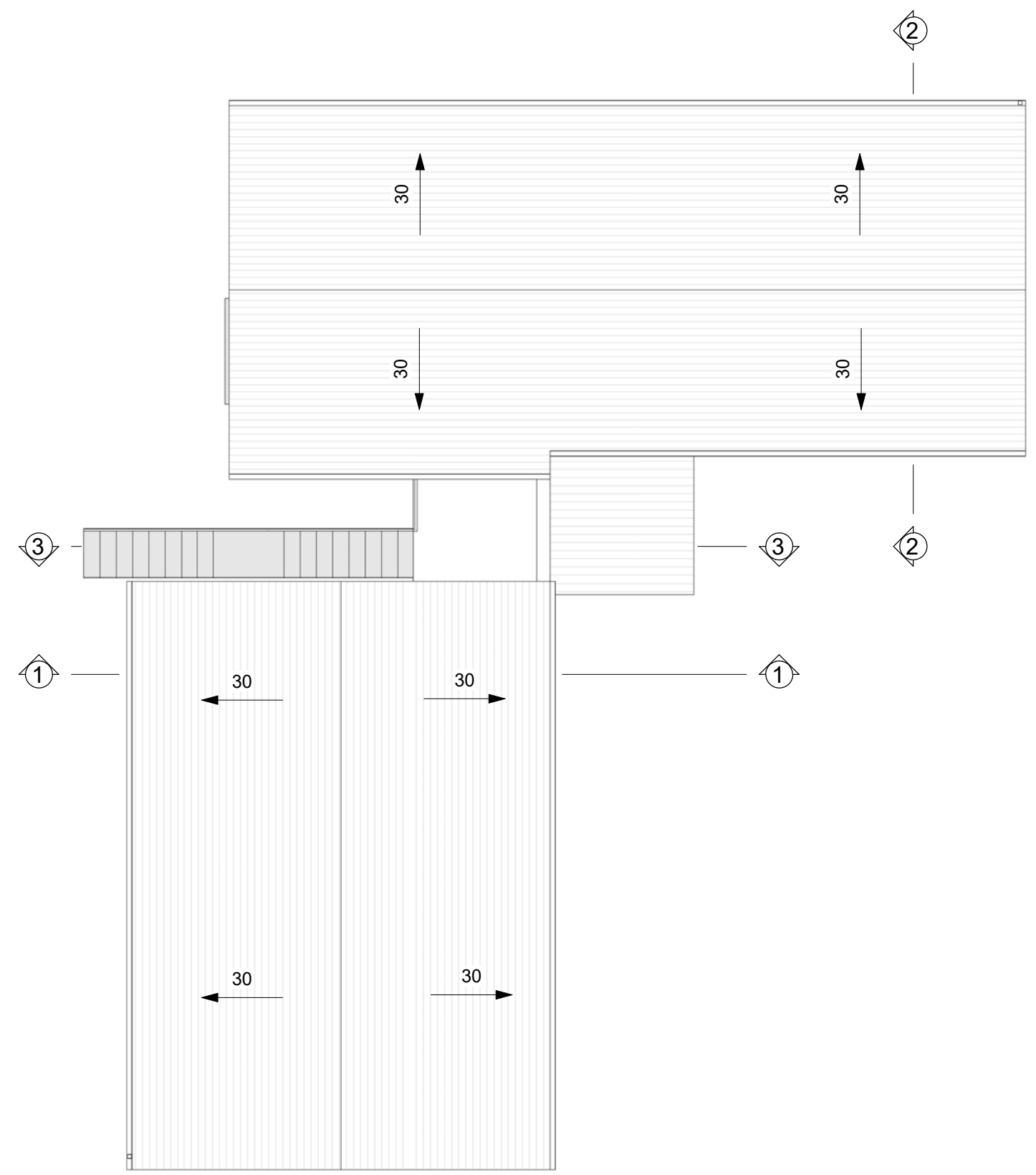
Project:
 Proposed Development at , Shandon,
 Dungarvan, Co. Waterford

Title:
 Duplex Type A - 2 Bedroom 3 Person
 (A3) & 1 Bedroom 2 Person (A4) - First
 Floor Plans

Scale 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No. 3.0-131
Date 05/09/2023 08:52:43	Drawn By R.K.	Checked By W.H.

Notes:
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General Notes:



1 Roof Plan
 1 : 100 @A3

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 Fax No: 051 844708

Project:
 Proposed Development at , Shandon,
 Dungarvan, Co. Waterford

Title:
 Duplex Type A - Roof Plan

Scale 1 : 100 @A3	Project No. N31-24-2-102_	Drawing No. 3.0-132
Date 05/09/2023 08:52:51	Drawn By R.K.	Checked By W.H.

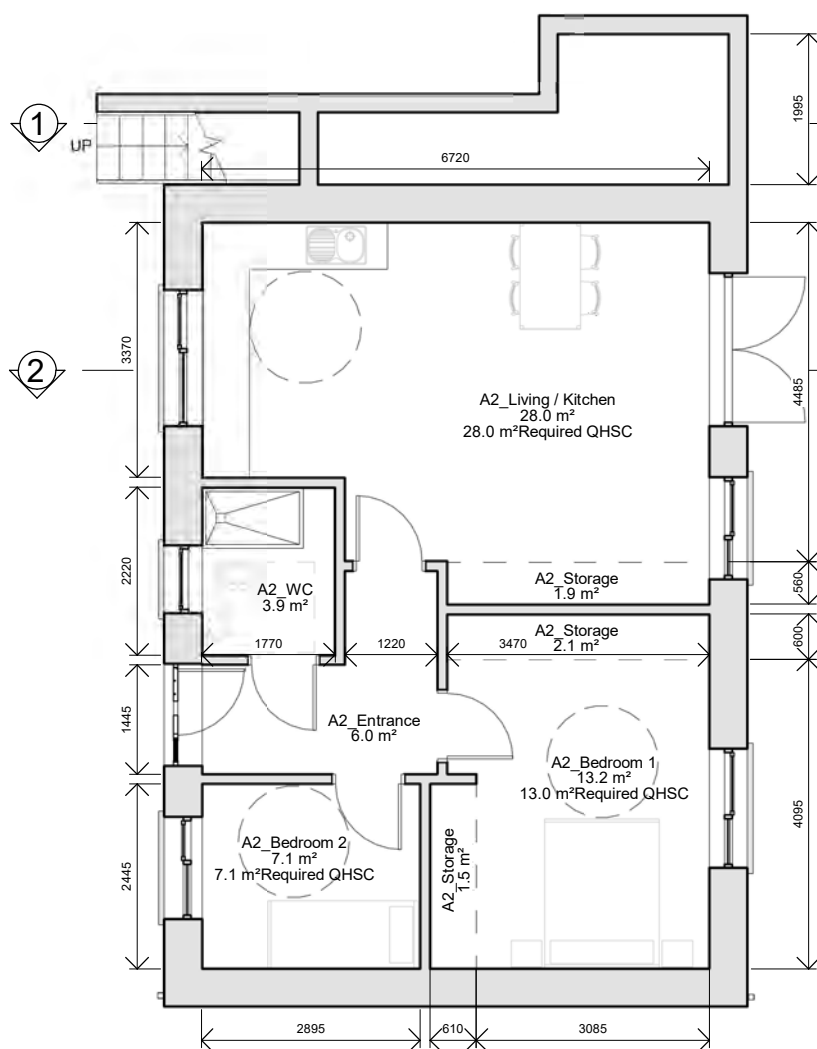
Apartment 2 Room Areas		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
A2_Bedroom 1	13.2 m ²	13.0 m ²
A2_Bedroom 2	7.1 m ²	7.1 m ²
A2_Entrance	6.0 m ²	0.0 m ²
A2_Living / Kitchen	28.0 m ²	28.0 m ²
A2_Storage	1.5 m ²	0.0 m ²
A2_Storage	1.9 m ²	0.0 m ²
A2_Storage	2.1 m ²	5.0 m ²
A2_WC	3.9 m ²	0.0 m ²
	63.8 m ²	

Apartment 4 Room Areas		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
A4_Bedroom	13.3 m ²	11.4 m ²
A4_Entrance	5.9 m ²	0.0 m ²
A4_Kitchen/Living	23.1 m ²	23.0 m ²
A4_Storage	3.0 m ²	3.0 m ²
A4_Terrace (P.O.S.)	13.0 m ²	5.0 m ²
A4_WC	3.8 m ²	0.0 m ²
	62.0 m ²	

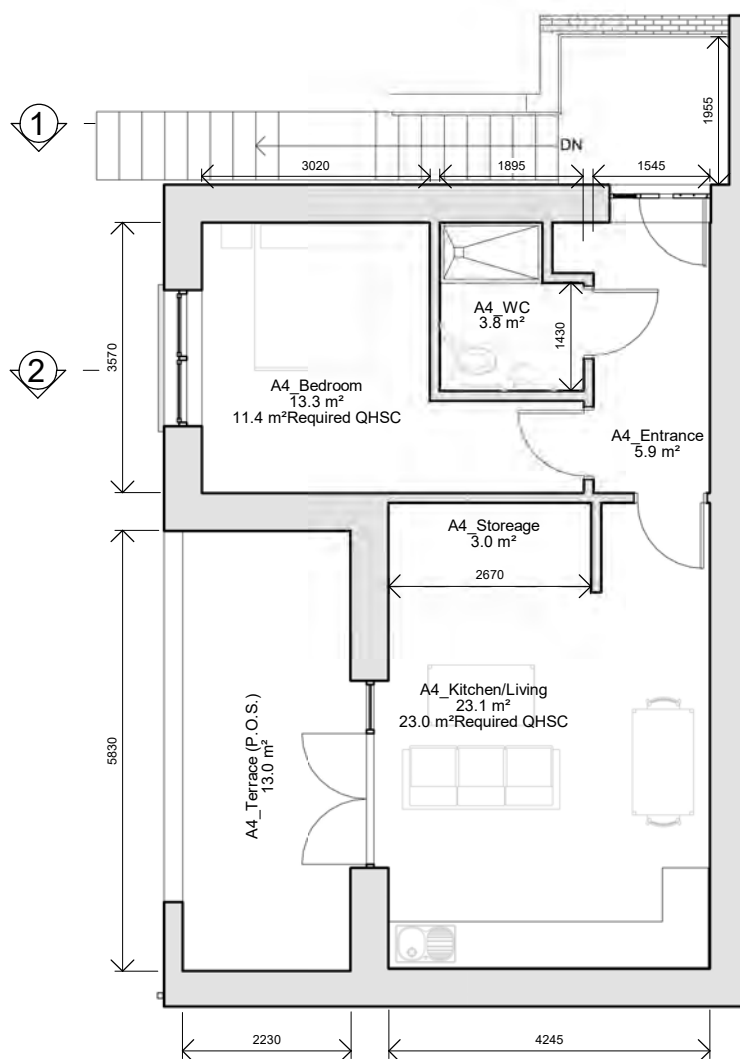
Gross Building Area		
Name	Area	Quality Housing for Sustainable Communities
First Floor	50.7 m ²	100.0 m ²
Ground Floor	66.3 m ²	0.0 m ²

Notes:
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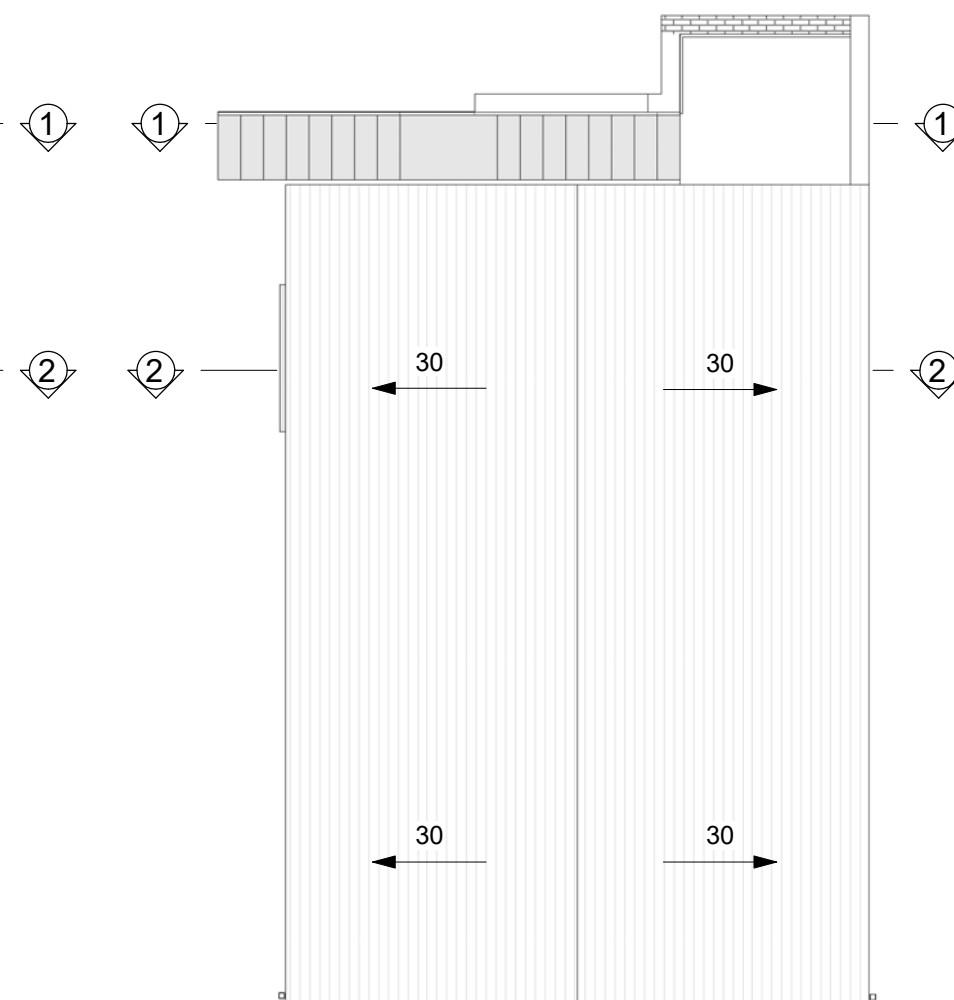
General Notes:



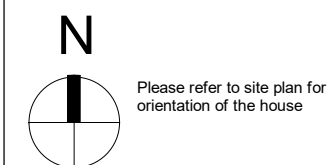
4 Ground Floor Plan
 1 : 100 @A3



3 First Floor Plan
 1 : 100 @A3



2 Roof Plan
 1 : 100 @A3



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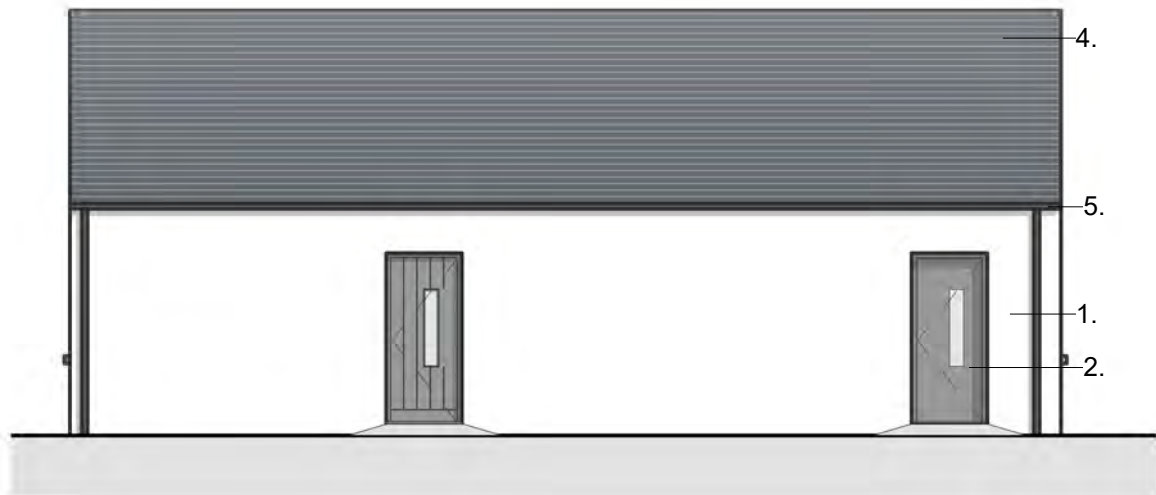
Project:
 Proposed Development at, Shandon,
 Dungarvan, Co. Waterford

Title:
 Duplex Type B - Plans

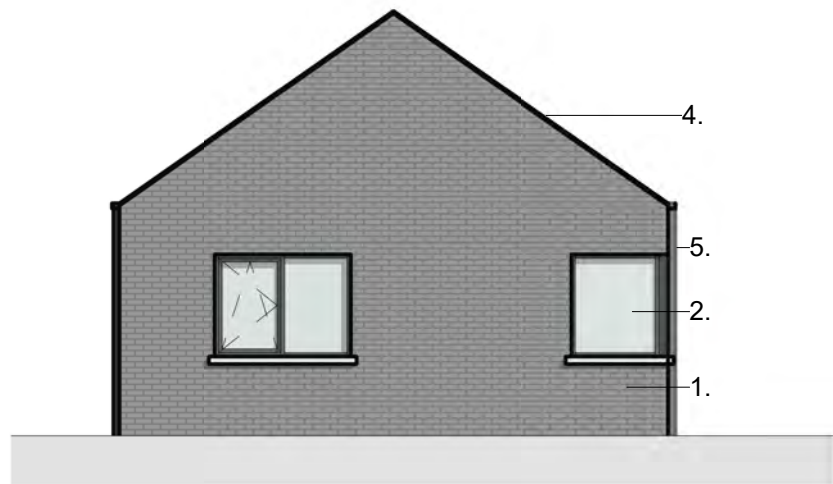
Scale 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No. 3.0-140
Date 05/09/2023 08:58:39	Drawn By R.K.	Checked By W.H.



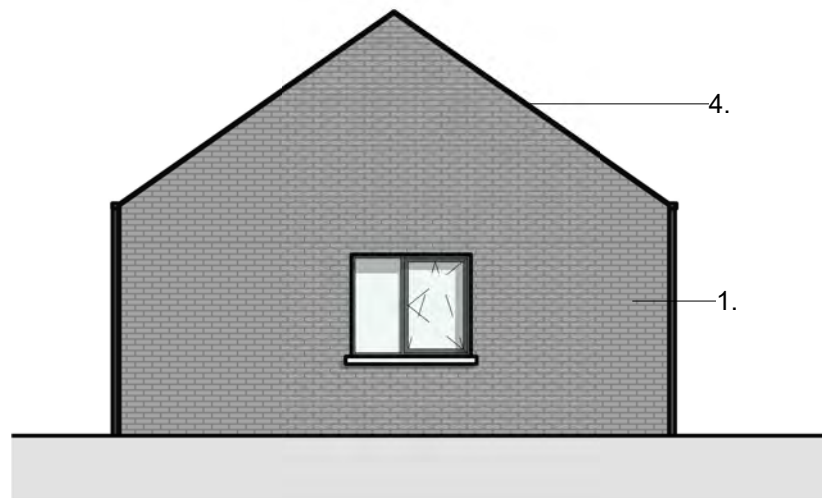
1 Front Elevation
1 : 100 @A3



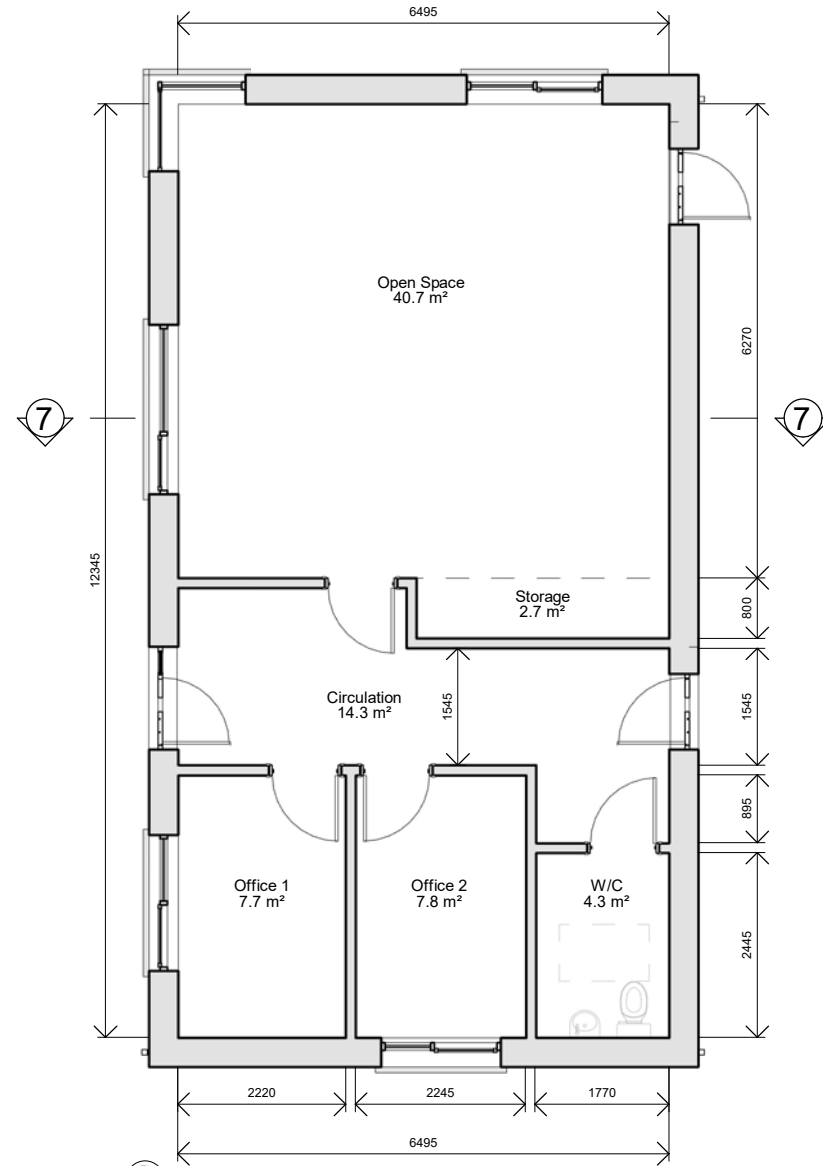
3 Rear Elevation
1 : 100 @A3



2 Left Side Elevation
1 : 100 @A3

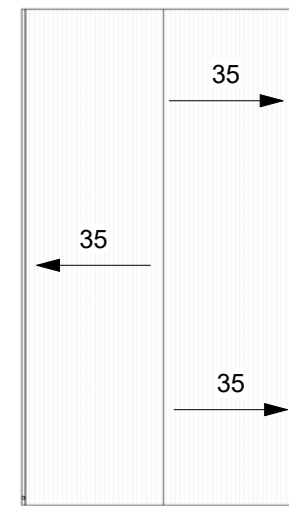


4 Right Side Elevation
1 : 100 @A3

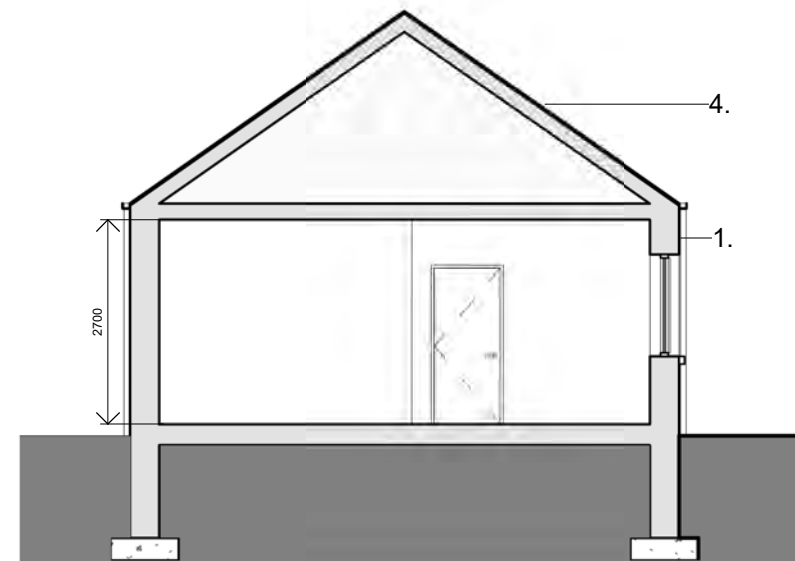


5 Ground Floor Plan
1 : 100 @A3

Planning Notes	
Key Value	Keystone Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
4.	Selected slate or concrete roof tiles to selected colour
5.	Selected Gutters, Downpipes & fixings to be uPVC or Aluminium powder coated to selected colour



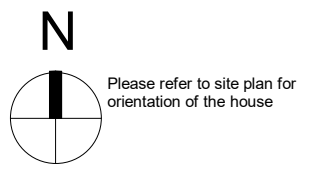
6 Ridge Level
1 : 200 @A3



7 SECTION B-B
5 1 : 100 @A3

Notes:
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General Notes:



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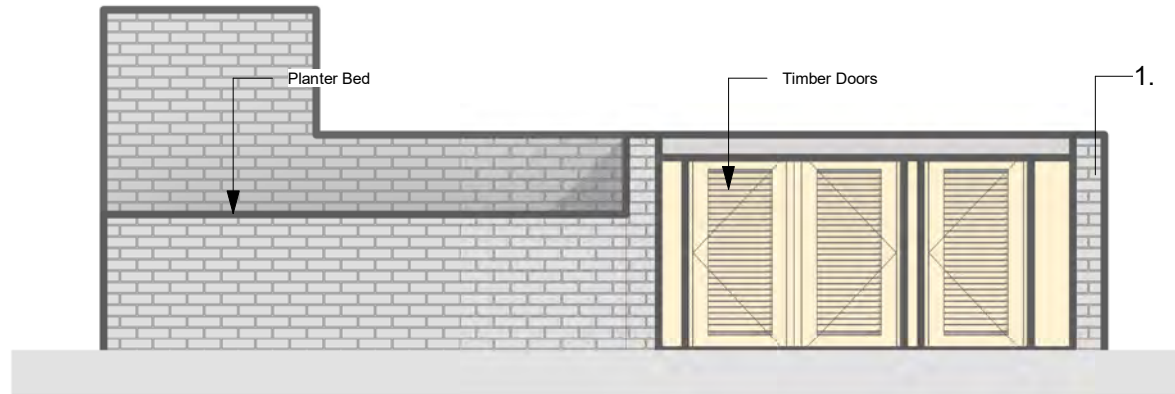
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Community & Emergency Services

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Telephone: 0761 102020
Fax No: 051 844708

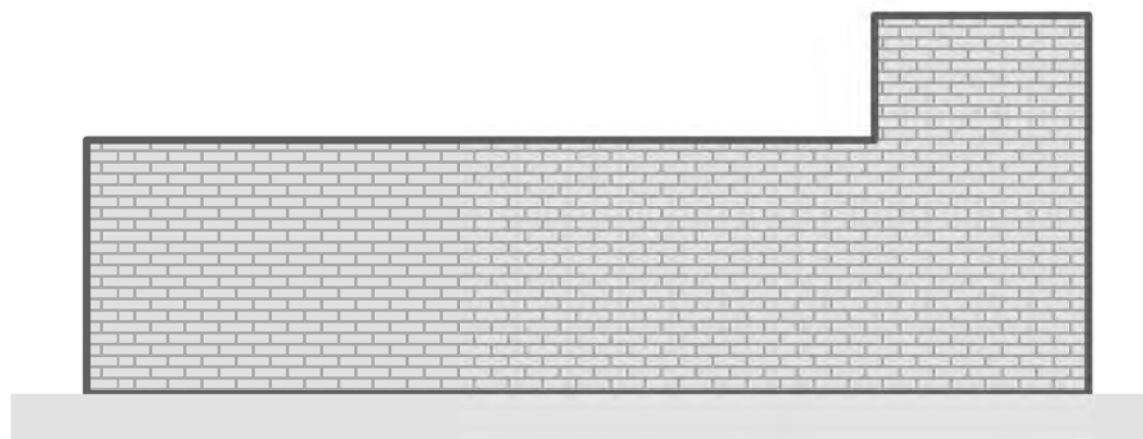
Project:
Proposed Development at Shandon,
Dungarvan, Co. Waterford

Title:
Community Facility

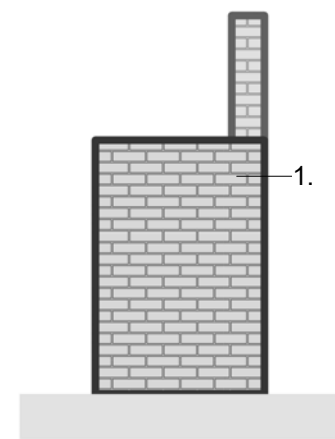
Scale	Project No:	Drawing No.
As indicated @A3	N31-24-2-102_	3.0-150
Date:	Drawn By	Checked By
06/09/2023	R.K	W.H
09:42:06		



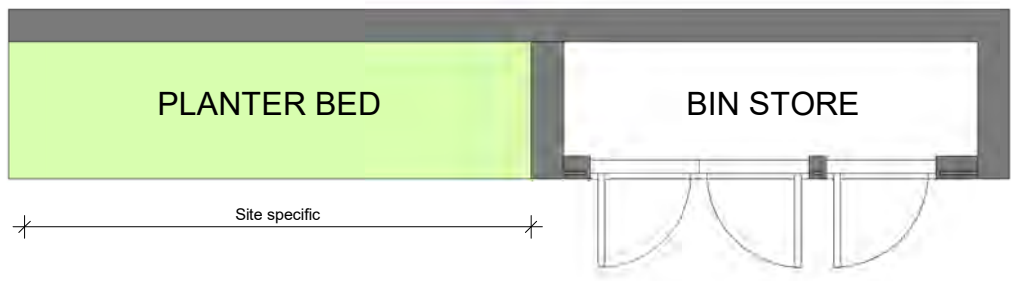
1 Front Elevation
1 : 50 @A3



2 Rear Elevation
1 : 50 @A3



4 Right Side Elevation
1 : 50 @A3



5 Plan View
1 : 50 @A3

Notes:
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General Notes:

Keynote Legend

Key Value	Keynote Text
1.	Selected render / brick finish

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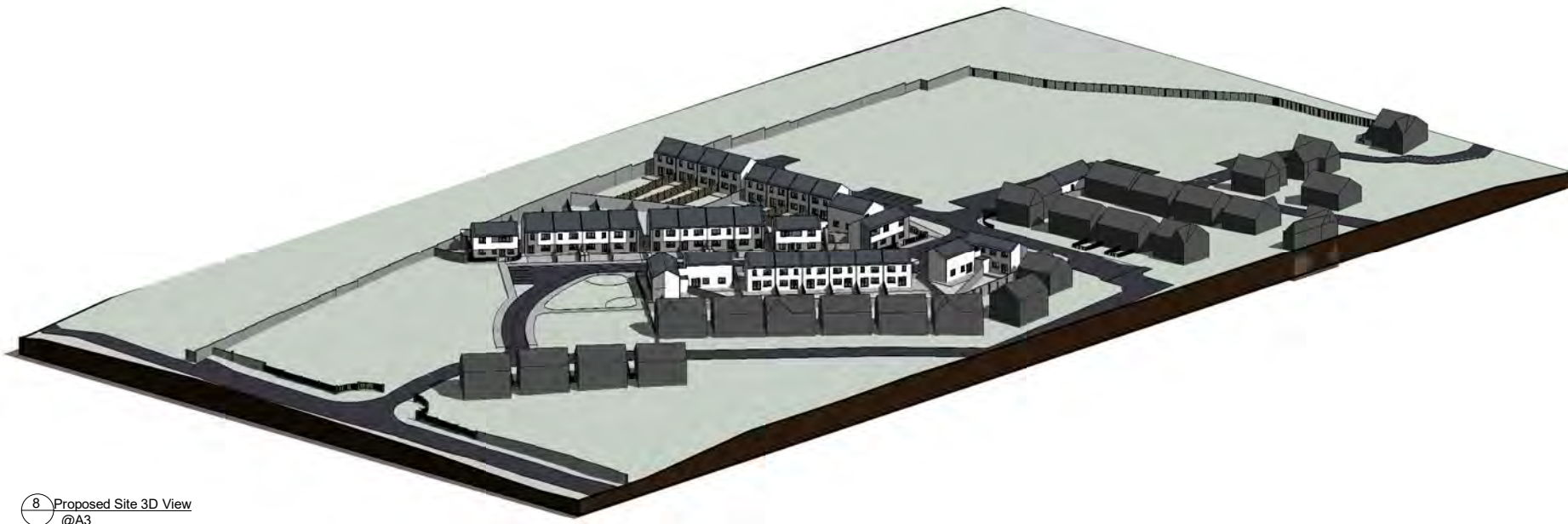
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Fax No: 051 844708

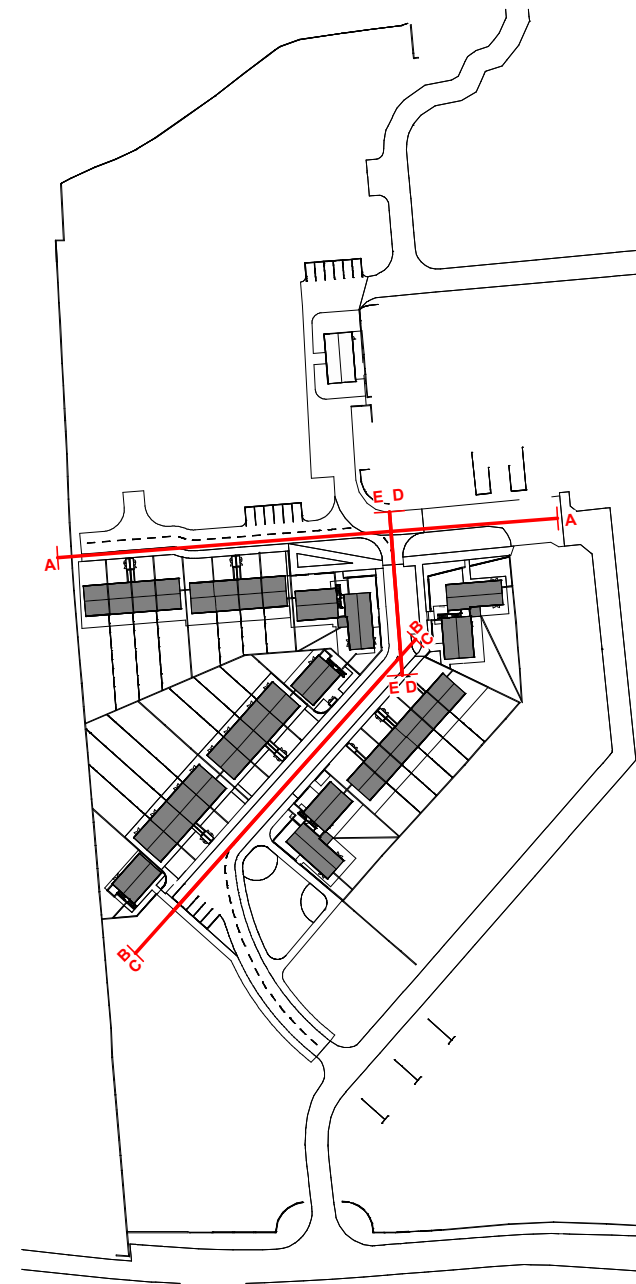
Project:
Shandon, Dungarven, Co. Waterford

Title:
Bin Storage

Scale 1 : 50 @A3	Project No: N31-24-2-102_	Drawing No. 3.0-160
	Date: 12/09/2023 16:56:45	Drawn By: RK



8 Proposed Site 3D View
@A3



7 Site Key Plan
1 : 2000 @A3



3 Contextual Elevation C-C
1 : 500 @A3



2 Contextual Elevation B-B
1 : 500 @A3



1 Contextual Elevation A-A
1 : 500 @A3



4 Contextual Elevation D-D
1 : 500 @A3



5 Contextual Elevation E-E
1 : 500 @A3

Notes:
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General Notes:

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Project:
Shandon, Dungarvan, Co. Waterford

Title:
Contextual Elevations

Scale	Project No:	Drawing No.
As indicated @A3	N31-24-2-102_	3.0-200
	Date:	Drawn By
	12/09/2023	R.K.
	16:31:48	Checked By
		W.H.



1. 1.0 Front Elevation
1: 100 @A3



2. 2.0 Front Elevation
1: 100 @A3

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General Notes:

Planning Note	
Key Value	Keynote Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
4.	Selected slate or concrete roof tiles to selected colour
5.	Selected Gutters, Downpipes & fixings to be uPVC or Aluminium powder coated to selected colour

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Project:
Proposed Development at , Shandon,
Dungarvan, Co. Waterford

Title:
Duplex Type A - Front Elevations

Scale 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No. 3.0-230
Date 05/09/2023 08:52:55	Drawn By R.K.	Checked By W.H.

Notes:
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General Notes:

Planning Note	
Key Value	Keynote Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
4.	Selected slate or concrete roof tiles to selected colour
5.	Selected Gutters, Downpipes & fixings to be uPVC or Aluminium powder coated to selected colour



3 1.0 Rear Elevation
 1 : 100 @A3



4 2.0 Rear Elevation
 1 : 100 @A3

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 Fax No: 051 844708

Project:
 Proposed Development at , Shandon,
 Dungarvan, Co. Waterford

Title:
 Duplex Type A - Rear Elevations

Scale 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No. 3.0-231
Date 05/09/2023 08:53:02	Drawn By R.K.	Checked By W.H.

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General Notes:

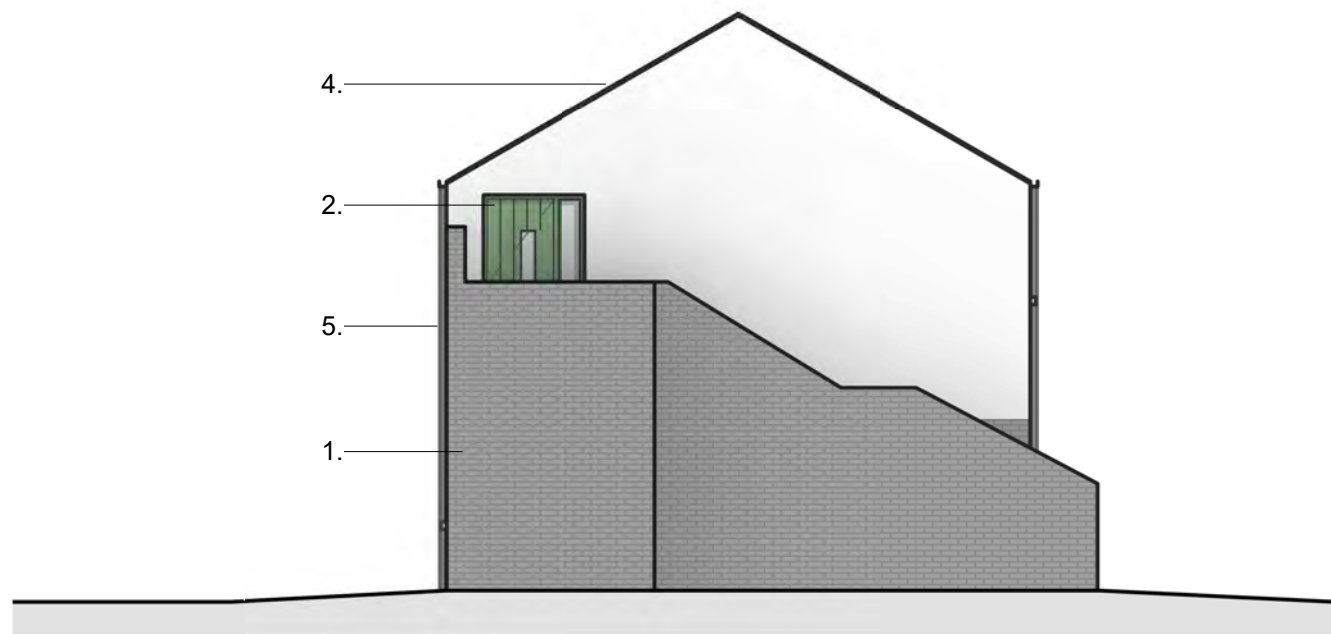
Planning Note	
Key Value	Keystone Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
4.	Selected slate or concrete roof tiles to selected colour
5.	Selected Gutters, Downpipes & fixings to be uPVC or Aluminium powder coated to selected colour



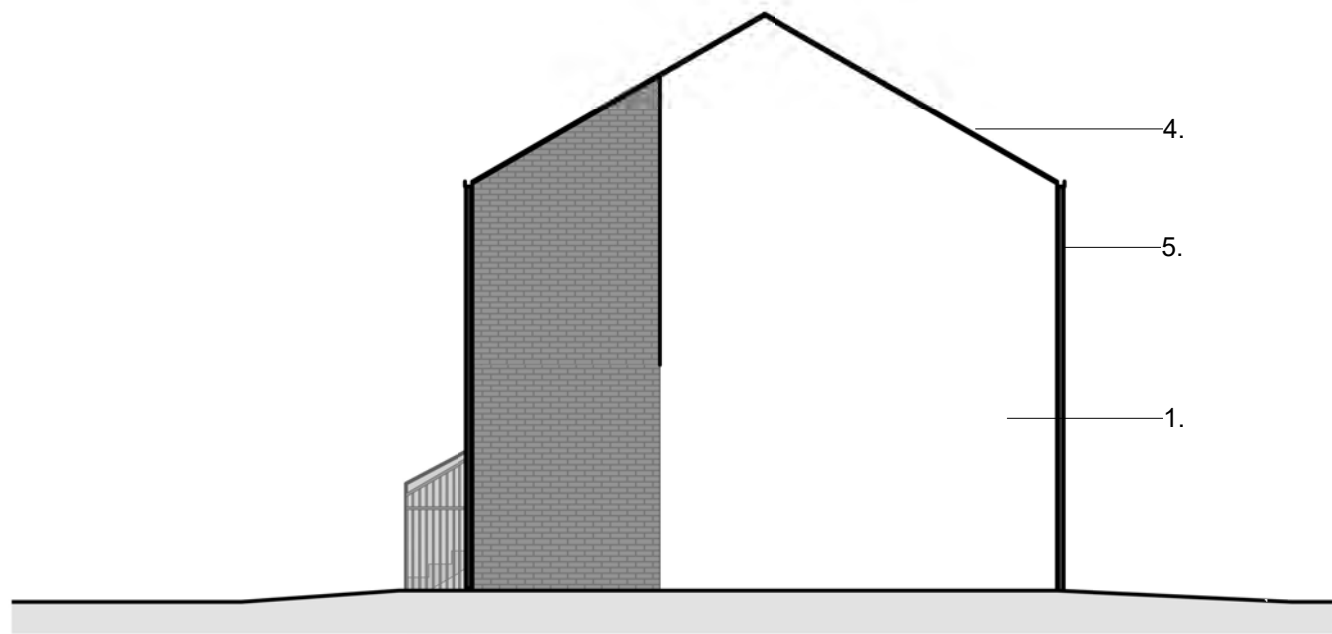
1 Front Elevation
1 : 100 @A3



2 Rear Elevation
1 : 100 @A3



3 LHS Elevation
1 : 100 @A3



4 RHS Elevation
1 : 100 @A3

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Project:
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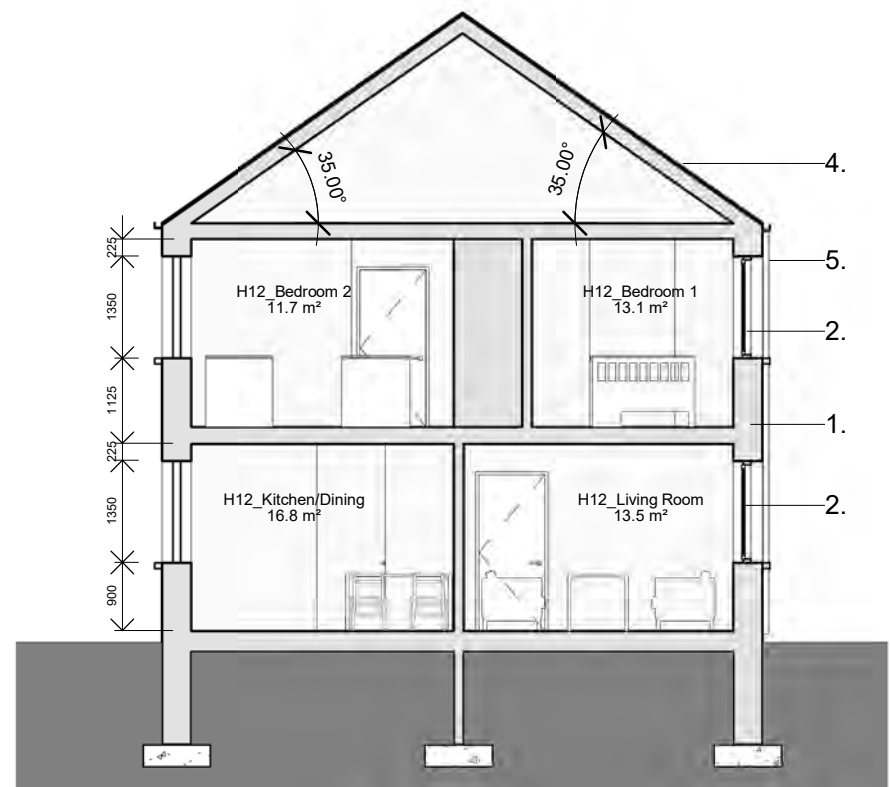
Title:
 Duplex Type B - Elevations

Scale 1 : 100 @A3	Project No. N31-24-2-102_	Drawing No. 3.0-240
Date 05/09/2023 08:58:46	Drawn By R.K.	Checked By W.H.

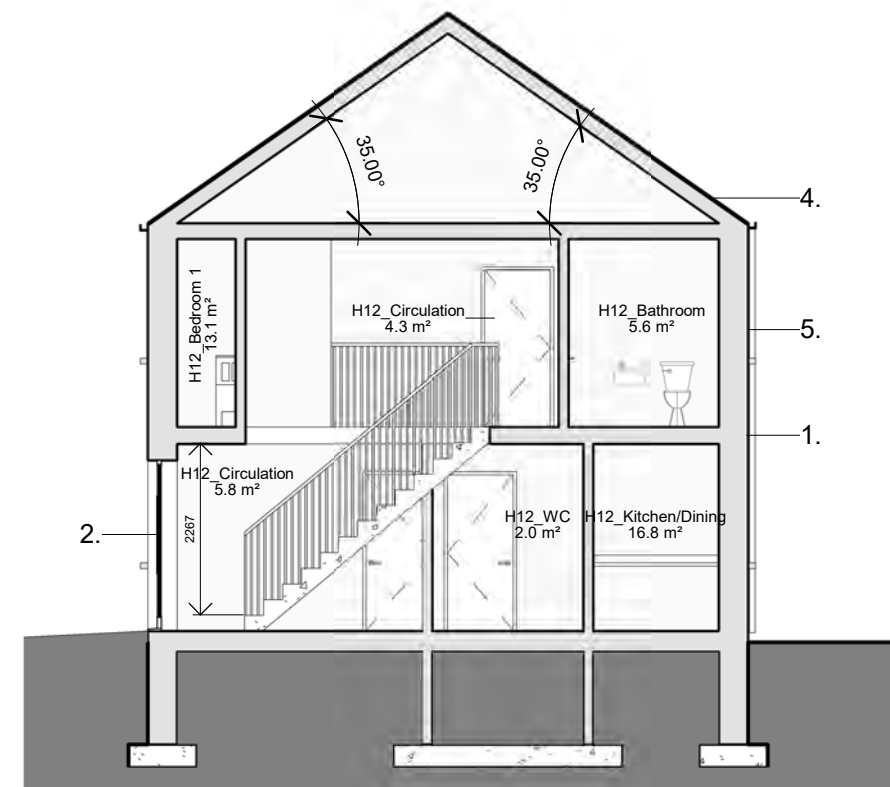
Notes:
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General Notes:

Planning Notes	
Key Value	Keynote Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
4.	Selected slate or concrete roof tiles to selected colour
5.	Selected Gutters, Downpipes & fixings to be uPVC or Aluminium powder coated to selected colour



2 Section A-A
 1 1 : 100 @A3



1 Section B-B
 1 1 : 100 @A3

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Project:
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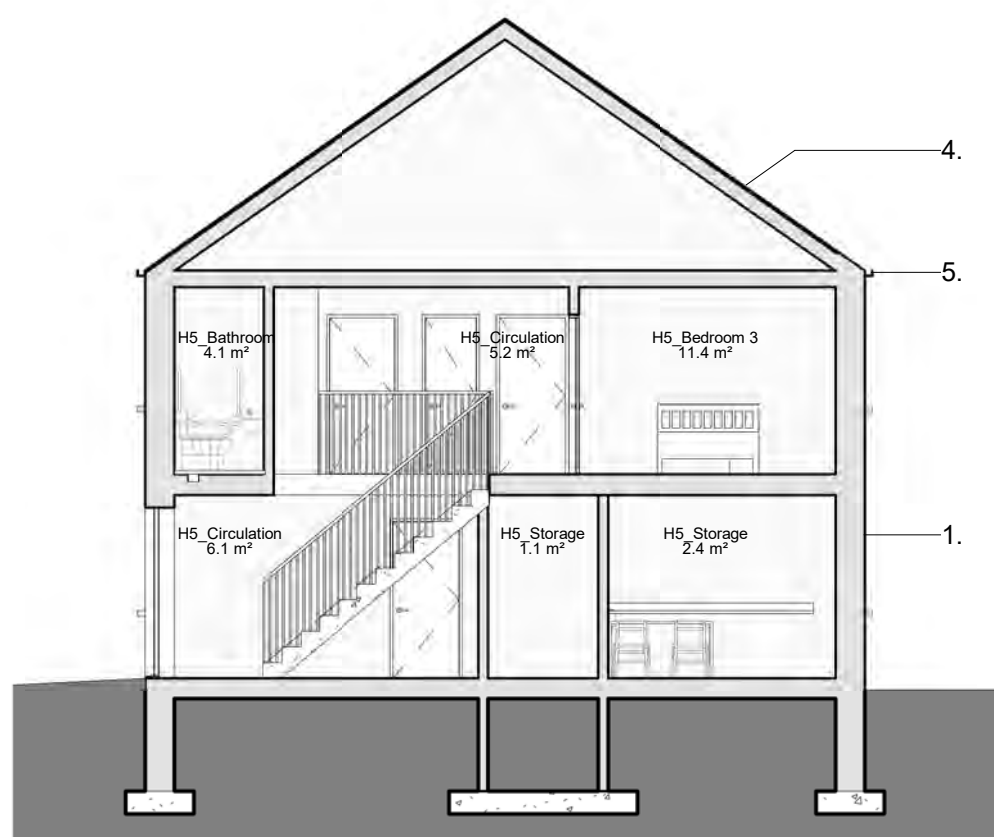
Title:
 2 Bedroom, 4 Person House, Two Storey
 - Sections

Scale 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No. 3.0-310
Date 31/08/2023 10:25:49	Drawn By R.K	Checked By W.H

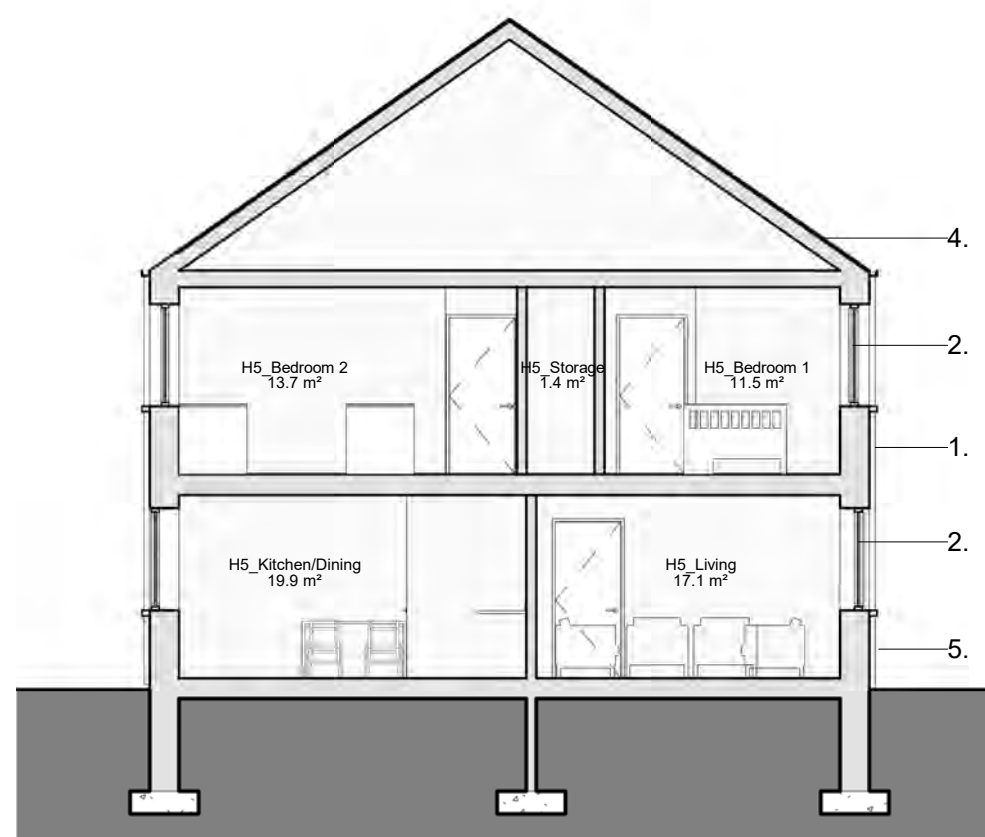
Notes:
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General Notes:

Planning Notes	
Key Value	Keynote Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
4.	Selected slate or concrete roof tiles to selected colour
5.	Selected Gutters, Downpipes & fixings to be uPVC or Aluminium powder coated to selected colour



1 Section A-A
 1 : 100 @A3



2 Section B-B
 1 : 100 @A3

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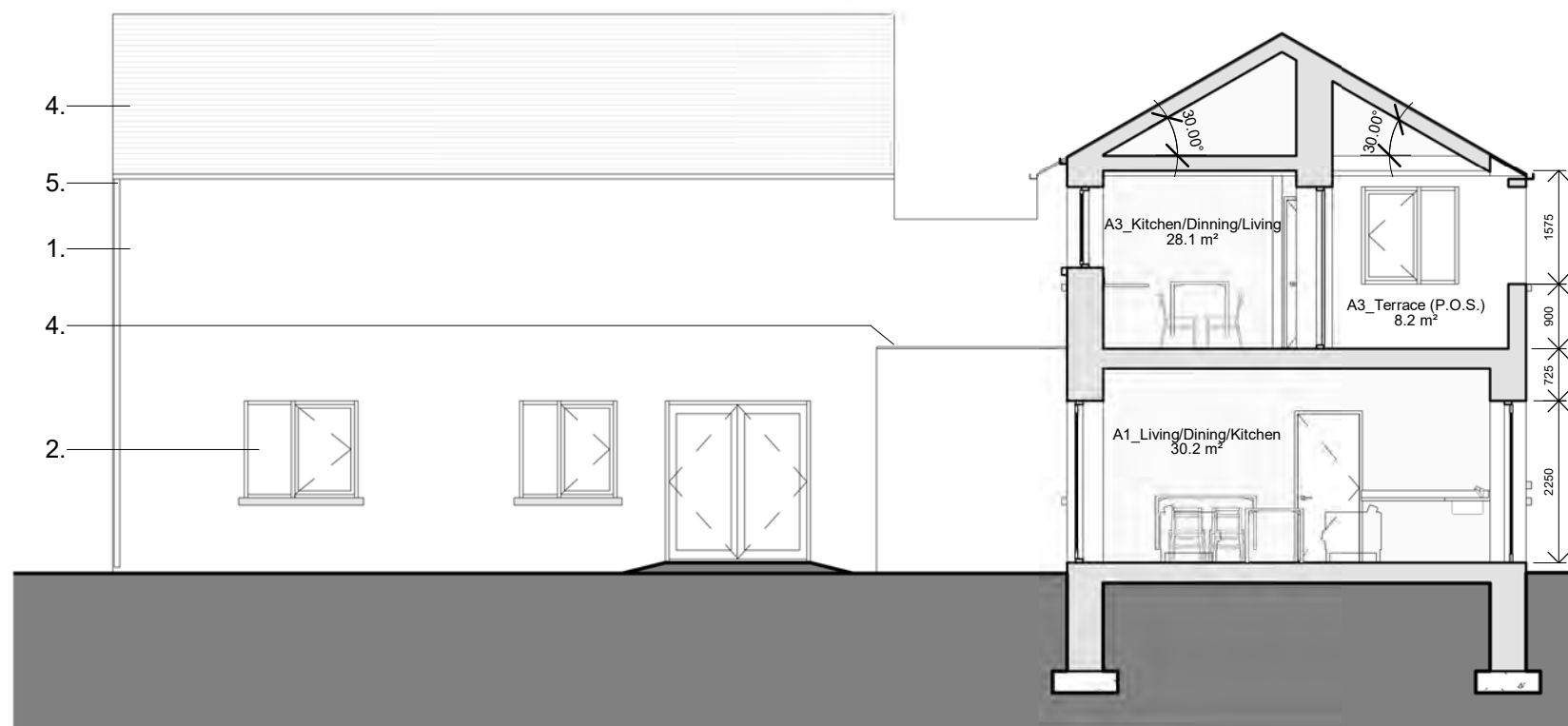
Project:
 Proposed Development at , Shandon,
 Dungarvan, Co. Waterford

Title:
 3 Bedroom, 6 Person House, 2 Storey -
 Sections

Scale 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No. 3.0-320
Date 05/09/2023 08:40:00	Drawn By R.K.	Checked By W.H.



1 Section A-A
1 : 100 @A3



2 Section B-B
1 : 100 @A3

Notes:
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General Notes:

Planning Note	
Key Value	Keystone Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
4.	Selected slate or concrete roof tiles to selected colour
5.	Selected Gutters, Downpipes & fixings to be uPVC or Aluminium powder coated to selected colour

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Telephone: 0761 162020
Fax No: 051 844708

Project:
Proposed Development at , Shandon,
Dungarvan, Co. Waterford

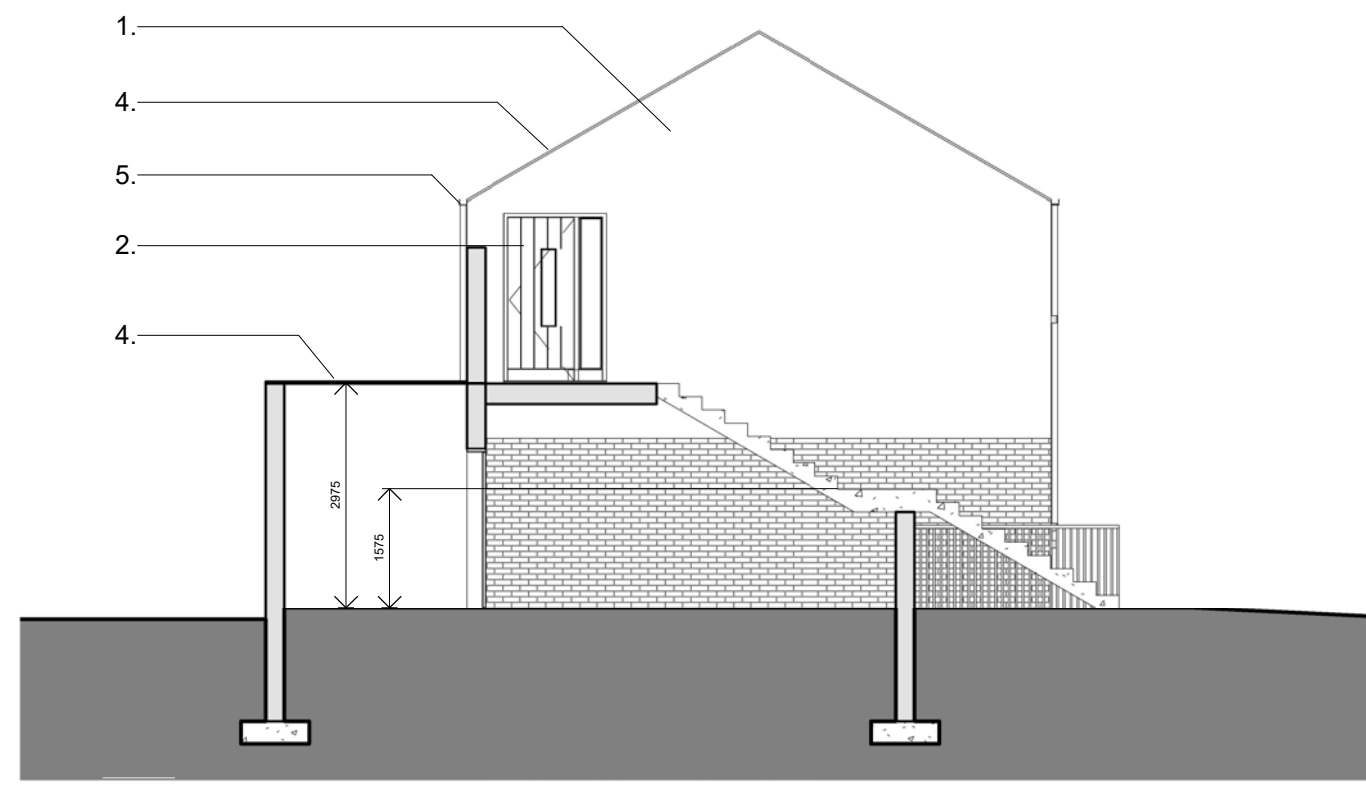
Title:
Duplex Type A - Building Sections

Scale 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No. 3.0-330
Date 05/09/2023 08:53:05	Drawn By R.K.	Checked By W.H.

Notes:
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General Notes:

Planning Note	
Key Value	Keynote Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
4.	Selected slate or concrete roof tiles to selected colour
5.	Selected Gutters, Downpipes & fixings to be uPVC or Aluminium powder coated to selected colour



3 Stair Section
 1 1 : 100 @A3

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 Telephone: 0761 102020
 Fax No: 051 844708

Project:
 Proposed Development at , Shandon,
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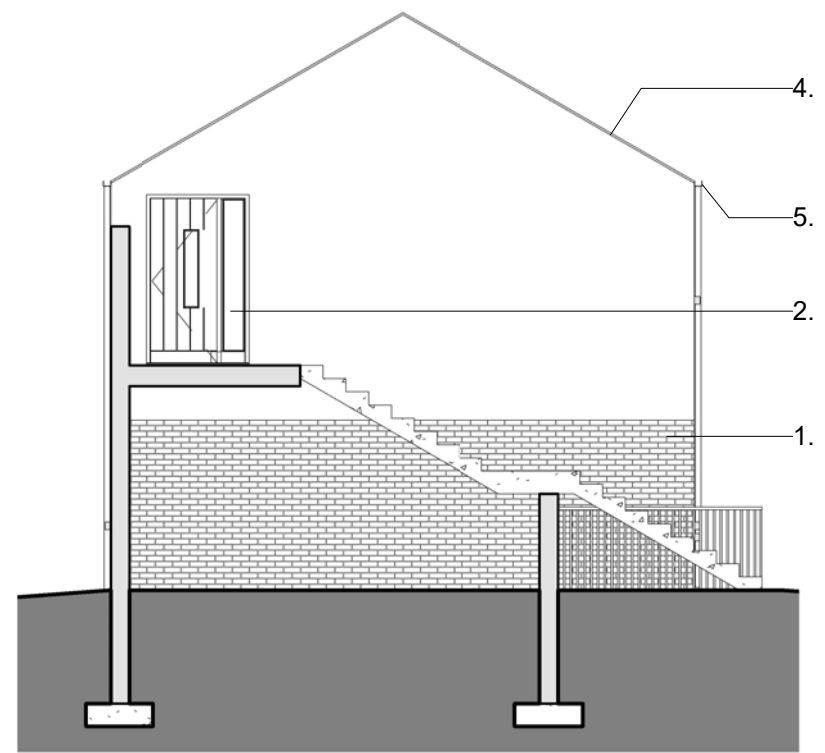
Title:
 Duplex Type A - Stair Section

Scale 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No. 3.0-331
Date 05/09/2023 08:53:08	Drawn By R.K.	Checked By W.H.

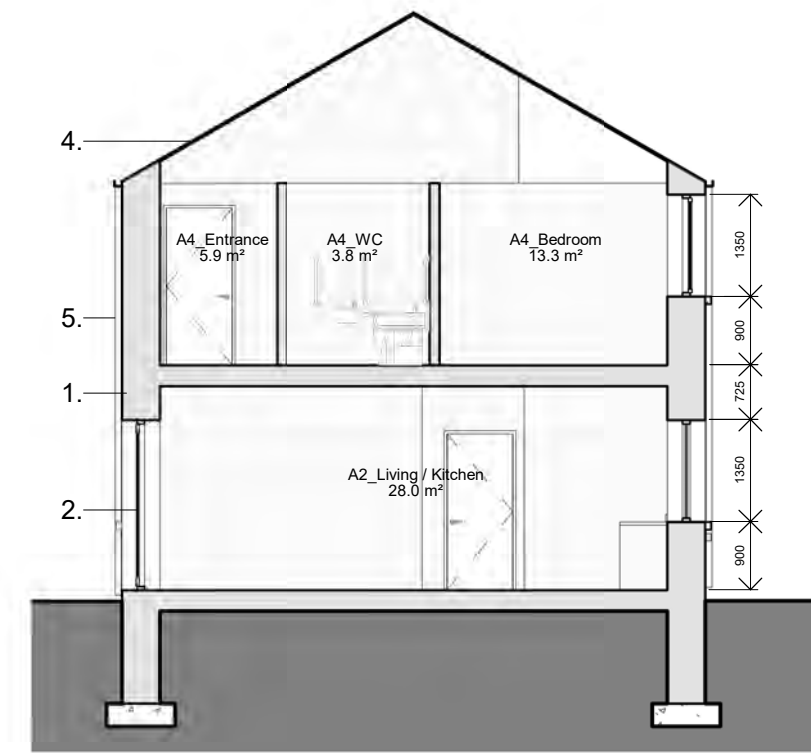
Notes:
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General Notes:

Planning Note	
Key Value	Keynote Text
1.	Selected render / brick finish
2.	Selected Windows & Doors: Aluminium/Alu-clad power-coated to approved colour or uPVC or painted timber to approved colour
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1 Section A-A
 2 1:100 @A3



2 Section B-B
 2 1:100 @A3

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 Fax No: 051 844708

Project:
 Proposed Development at , Shandon,
 Dungarvan, Co. Waterford

Title:
 Duplex Type B - Sections

Scale 1:100 @A3	Project No: N31-24-2-102_	Drawing No. 3.0-340
Date 05/09/2023 08:58:49	Drawn By R.K.	Checked By W.H.

CONFIRMATION OF FEASIBILITY

Grace Denieffe

City Hall
The Mall
Waterford
X91PK15

8 February 2023

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

**Our Ref: CDS23000153 Pre-Connection Enquiry
Shandon, Dungarvan, Waterford**

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Irish Water has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Multi/Mixed Use Development of 60 unit(s) at Shandon, Dungarvan, Waterford, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible without infrastructure upgrade by Irish Water
- **Wastewater Connection** - Feasible subject to infrastructure upgrade by Irish Water
- Some localised upsizing of sewers may be required to facilitate this development. The extent, if any, will be determined at connection application stage. These works will be carried out by Irish Water and the costs for this will be included in your connection fee. Please see www.water.ie/connections/ for information on connection charges.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Irish Water.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

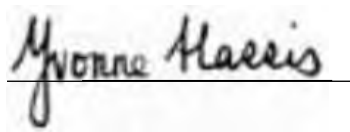
Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Irish Water's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Irish Water's network(s). This is not a connection offer and capacity in Irish Water's network(s) may only be secured by entering into a connection agreement with Irish Water.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,

A handwritten signature in black ink that reads "Yvonne Harris". The signature is written in a cursive style and is positioned above a horizontal line.

Yvonne Harris
Head of Customer Operations

Section A - What is important to know?

What is important to know?	Why is this important?
<p>Do you need a contract to connect?</p>	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Irish Water's network(s). • Before the Development can connect to Irish Water's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Irish Water.
<p>When should I submit a Connection Application?</p>	<ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted.
<p>Where can I find information on connection charges?</p>	<ul style="list-style-type: none"> • Irish Water connection charges can be found at: https://www.water.ie/connections/information/charges/
<p>Who will carry out the connection work?</p>	<ul style="list-style-type: none"> • All works to Irish Water's network(s), including works in the public space, must be carried out by Irish Water*. <p>*Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works</p>
<p>Fire flow Requirements</p>	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
<p>Plan for disposal of storm water</p>	<ul style="list-style-type: none"> • The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
<p>Where do I find details of Irish Water's network(s)?</p>	<ul style="list-style-type: none"> • Requests for maps showing Irish Water's network(s) can be submitted to: datarequests@water.ie

<p>What are the design requirements for the connection(s)?</p>	<ul style="list-style-type: none"> The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Irish Water Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
<p>Trade Effluent Licensing</p>	<ul style="list-style-type: none"> Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ <p>**trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)</p>

Section B – Details of Irish Water’s Network(s)

The map included below outlines the current Irish Water infrastructure adjacent the Development: To access Irish Water Maps email

datarequests@water.ie





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Note: The information provided on the included maps as to the position of Irish Water's underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Irish Water.

Whilst every care has been taken in respect of the information on Irish Water's network(s), Irish Water assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information

should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Irish Water's underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the exact location of Irish Water's underground network(s) is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.