



**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: 9 no. Residential units, consisting of 3 no. 1- Bed units and 6 no. 2- bed units. Including supporting development works (i) demolition of existing buildings on site (ii) Bicycle Parking and amenity areas (iii) temporary construction signage, (iv) boundary treatments, (v) landscaping, (vi) ancillary accommodation and (vii) all associated site works at No. 9 & 10 The Old Coal Yard, St. Patrick's Terrace, 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

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## 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

Proposed Development: 9 no. Residential units, consisting of 3 no. 1- Bed units and 6 no. 2- bed units. Including supporting development works (i) demolition of existing buildings on site (ii) Bicycle Parking and amenity areas (iii) temporary construction signage, (iv) boundary treatments, (v) landscaping, (vi) ancillary accommodation and (vii) all associated site works at No. 9 & 10 The Old Coal Yard, St. Patrick's Terrace, Waterford.

## Application of S179A

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

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

Report prepared by: *Grace Denieffe*

Grace Denieffe

Clerk of Works

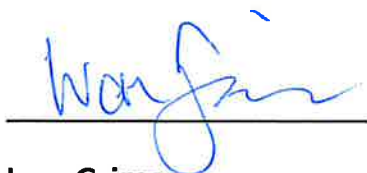
**Waterford City and County Council's intention**  
**Regarding Proposed Development**

**Proposed Development:** S179A proposed

**No. 9&10 The Old Coal Yard, St. Patrick's Terrace,  
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 5<sup>th</sup> December 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 5<sup>th</sup> December 2023.

**SIGNED:**



**Michael Walsh**

**Chief Executive**

## **Appendix A**

- Newspaper notice
- Site Notice

# JOBS & NOTICES



Comhairle Cathrach & Contae Phort Láirge  
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:

1 no. Retail/commercial Unit & 5 no. Residential units, consisting of 3 no. studio apartments and 2 no. 2-bed apartments. Including supporting development works (i) Bicycle Parking and amenity areas (ii) temporary construction signage, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all associated site works at O'Connell Street, 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 **5th December 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](http://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, 05/12/2023.



Comhairle Cathrach & Contae Phort Láirge  
Waterford City & County Council

## PLANNING & DEVELOPMENT & FORESHORE (AMENDMENT) ACT 2022

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9 no. Residential units, consisting of 3 no. 1-Bed units and 6 no. 2-bed units. Including supporting development works (i) demolition of existing buildings on site (ii) Bicycle Parking and amenity areas (iii) temporary construction signage, (iv) boundary treatments, (v) landscaping, (vi) ancillary accommodation and (vii) all associated site works at No. 9 & 10 The Old Coal Yard, St. Patrick's Terrace, 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 **5th December 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](http://www.waterfordcouncil.ie)

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Ivan Grimes, Director of Services,  
Housing Department, Waterford City & County Council, City Hall, The Mall, Waterford.  
Dated this day, 05/12/2023.

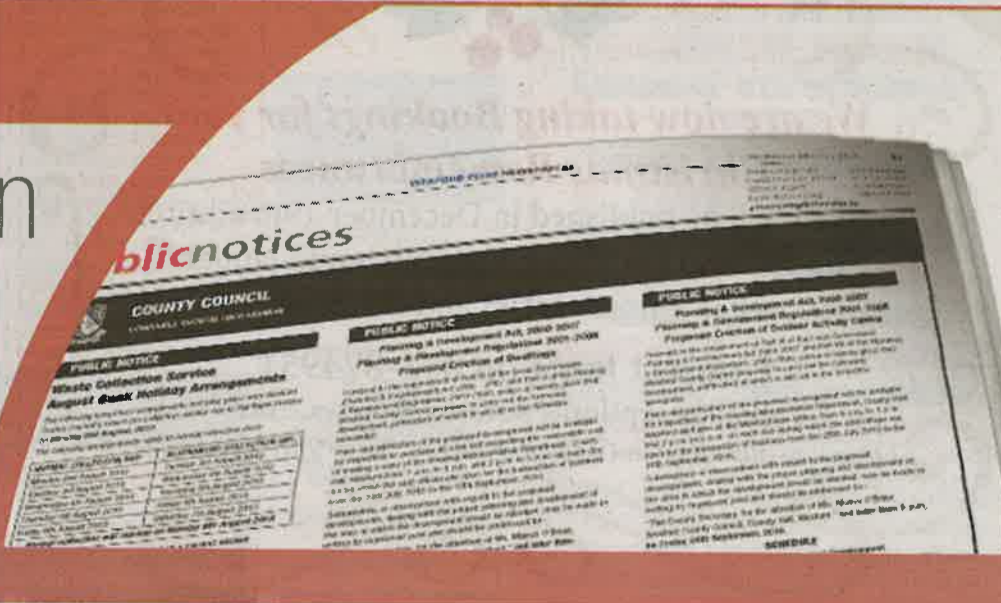
## Public Notices

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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**

**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:**

**9 no. Residential units, consisting of 3 no. 1- Bed units and 6 no. 2- bed units. Including supporting development works (i) demolition of existing buildings on site (ii) Bicycle Parking and amenity areas (iii) temporary construction signage, (iv) boundary treatments, (v) landscaping, (vi) ancillary accommodation and (vii) all associated site works at No. 9 & 10 The Old Coal Yard, St. Patrick's Terrace, Waterford.**

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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.

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

**Dated this day, 05/12/2023**

## **Appendix B**

- AA Screening
- EIA Screening



# Planning Report

## Proposed Development:

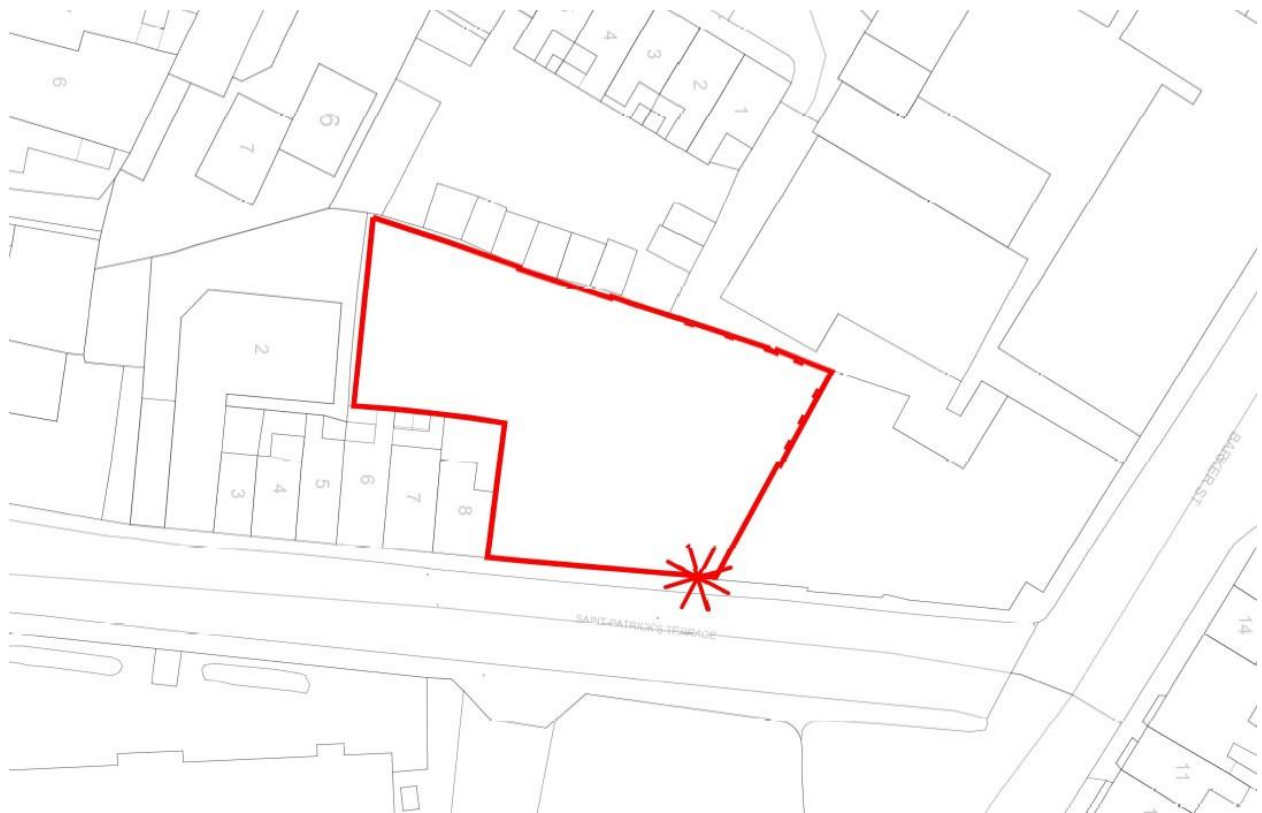
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**Proposed development of 9 residential units consisting of 3 one-bedroom units and 6 two-bedroom units at Nos. 9 & 10 The Coal Yard, St. Patrick's Terrace.**

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The site is zoned Town Core, with the zoning objective, to provide for the development and enhancement of the town core uses including retail, residential, commercial, civic, and other uses. The site is situated within a zone of archaeological potential, the subject dwellings are not protected structures, or listed on the NIAH, and the site is not located within an ACA.

The principle of the proposed development of 8 number residential units at the site, consisting of 3 one-bedroom units and 5 two-bedroom units, is considered to be in accordance with the zoning objectives for the site.



Development such as that currently proposed would be in accordance with the broad policy objectives of the Waterford City & County Development Plan 2022-2028 subject to compliance with the objectives and standards as set out in:

- Volume 1 of the Waterford City & County Development Plan 2022-2028 – Written Statement.
- Volume 2 of the Waterford City & County Development Plan 2022-2028 - Development Management Standards

Hazel O'Shea  
Senior Executive Planner  
October 2023

### Environmental Impact Assessment

The proposed development is not for 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.

### Habitats Directive Project Screening Assessment

Table 1: Project Details

Application	Details
Development Consent Type	Part 8
Development Location	Nos. 9 & 10 The Coalyard, St. Patrick's Tce., Waterford City.
Description of the project	Development of 9 number residential units, consisting of 3 one-bedroom units and 6 two-bedroom units

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Number	Question	Response
1	Impacts On Freshwater Habitats Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same? Sites to consider: Blackwater River, Lower River Suir Habitats to consider: Rivers, Lakes and Lagoons.	Y
2	Impacts On Wetland Habitats Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or within 1 km of same? Sites to consider: Comeragh Mountains Habitats to consider: Bogs, Fens, Marshes and Wet Heaths.	N/A

3	Impacts on Intertidal and Marine Habitats Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and/or marine habitats and species, or within the catchment of same. Sites to consider: Tramore Dunes and Backstrand, River Suir (Tidal Section as far as Carrick on Suir ), River Blackwater (Tidal Section as far as Cappoquin), Waterford Estuary Habitats to consider: Mudflats, Sandflats, Saltmarsh, Estuary; Shingle, Reefs, Sea Cliffs.	Y
4	Impacts On Woodlands , Grasslands and Dry Heaths Is the development within a Special Area of Conservation whose qualifying habitats include woodlands or grasslands habitats, or within 200m of same. Sites to consider: Glendine Wood Nire Valley Woods, Ardmore Head, Helvick Head Habitats to consider: Woodlands, Grasslands or Dunes.	N/A
5	Impacts On Birds Is the development within a Special Protection Area, or within 1 km of same. Sites to consider: Tramore Backstrand, Dungarvan Bay, Blackwater Callows, Blackwater Estuary, Helvick Head –Ballyquin Coast, Mid Waterford Coast	N/A

Conclusion Table 2:  
If the answer to all of these questions is No, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required, proceed to the Habitats Directive Conclusion Statement. If the answer to any of these questions is Yes please refer to tables 3 and 4 below.

**Table 3: Determination of Possible Impacts On Natura 2000 Sites.**

Where it has been identified that there is a Natura 2000 site within the potential impact zone of the proposed development, it is necessary to try to determine the nature of the possible impacts. Please answer the following questions as appropriate.

Number	Question	Response
1	Impacts on designated freshwater habitats (rivers, lakes streams and lagoons). Sites to consider: Blackwater River, Lower River Suir. Please answer the following if the answer to question 1 in table 2 was yes. Does the development involve any of the following:	
	Works inside the boundary of designated site	
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
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	
3.1	All works within the boundary of any SAC whose qualifying features include intertidal or marine habitats, excluding small extensions/alterations to existing buildings.	N/A
	Works outside the boundary of designated site	
3.2	Coastal protection works within 5km of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.3	Development of piers, slipways, marinas, pontoons or any other infrastructure within 5km of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.4	Dredging within 5km of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.5	Works within 1km of any SAC whose qualifying features include intertidal or marine habitats, which will result in discharges to rivers or streams directly connected to the designated site.	N/A
3.6	Infilling of coastal habitats within 500m of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.7	Removal of topsoil or infilling of terrestrial habitats within 100m of any SAC whose qualifying features include intertidal or marine habitats.	N/A
3.8	Development of a large scale within 1km of any SAC whose qualifying features include intertidal or marine habitats, which involves the production of an EIS.	N/A

4	Impacts on other designated woodlands and grasslands - (woodland, upland grassland, lowland grassland, coastal grassland including dunes). Sites to consider: Glendine Wood Nire Valley Woods, Ardmore Head, Helvick Head	N/A
	Please answer the following if the answer to question 4 in table 2 was yes. Does the development involve any of the following:	N/A
	Works inside the boundary of designated site	
5.7	Construction works on feeding areas adjacent to SPAs	

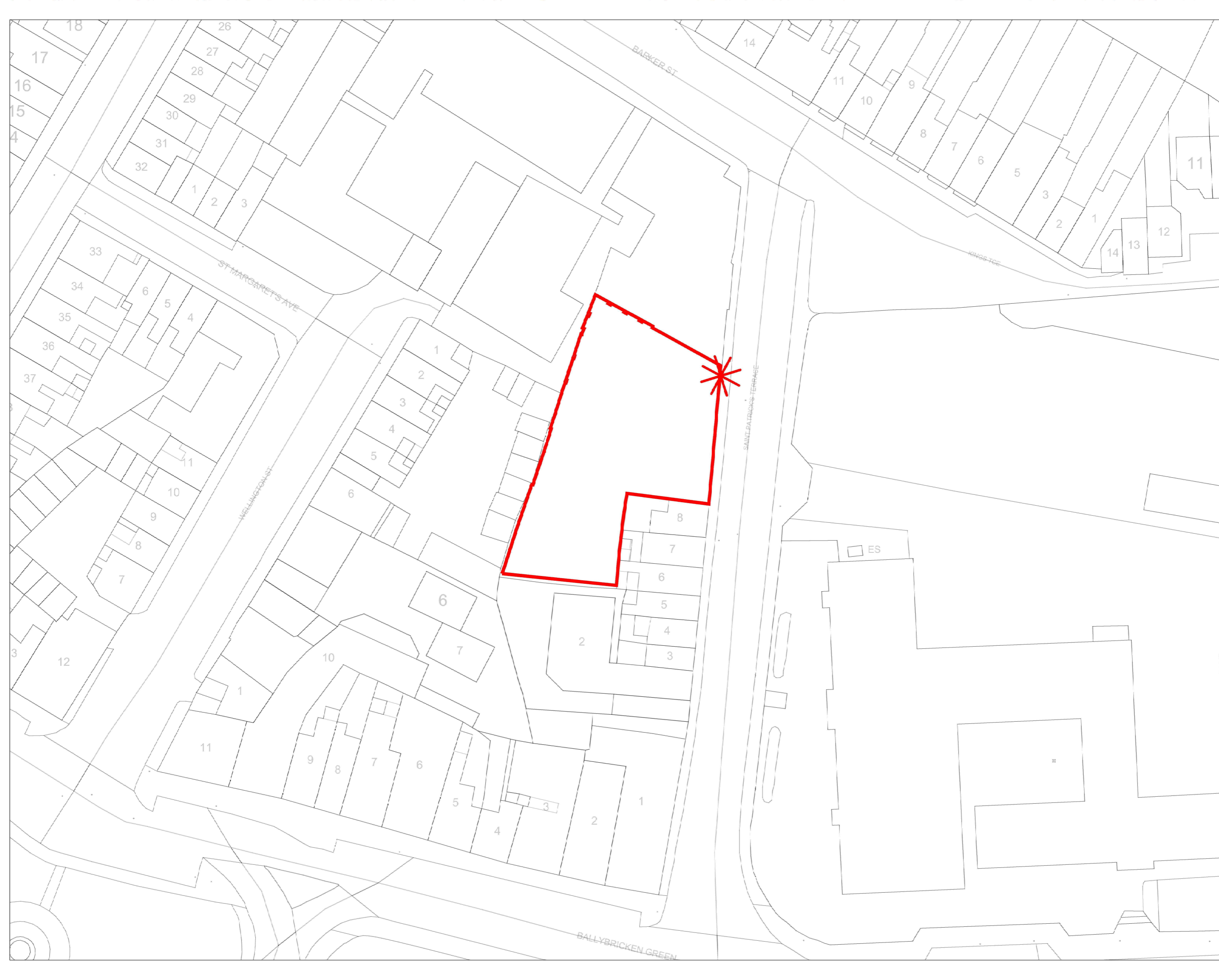
Conclusion Table 3:  
 If the answer to all of the above is no or n/a, significant impacts on Natura 2000 sites can be ruled out. No further assessment is required, proceed to the Screening Conclusion Statement.

**Habitats Directive Screening Conclusion Statement**

Question	Answer
Development Type	Part 8
Development Location	Nos. 9 & 10 The Coalyard, St. Patrick's Tce., Waterford City.
Natura 2000 sites within impact zone	
Description of the project	Development of 9 number residential units, consisting of 3 one-bedroom units and 6 two-bedroom units
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s). 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.	
Completed By	Hazel O'Shea, Senior Executive Planner
Date	October 2023

## **Appendix C**

- Drawings
- Irish Water Confirmation of Feasibility



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.  
 Figured dimensions only to be taken from this drawing. All dimensions and levels to be checked on site, Architect to be informed immediately of any discrepancies.

- General Notes:  
 OS Map Reference: 5632-21
- Indicates Site Boundary
  - Indicates Landhold Area
  - ✱ Location of Site Notice



*Planning*

REVISION	DATE	INTLS	No.



**IVAN GRIMES**  
 DIRECTOR OF SERVICES - HOUSING,  
 COMMUNITY & EMERGENCY SERVICES  
**HOUSING**  
 ADDRESS : Civic Offices, Balleys New Street, Waterford X91 XH42  
 TELEPHONE : 076 - 102023  
 FAX NO. : 051 - 844708





**The Old Coal Yard, St. Patricks Terrace, Waterford**

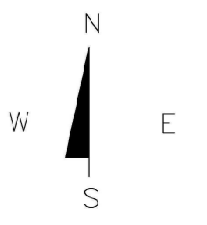
TITLE  
**Site Location Map**

SCALE <b>1:500</b> @ A3	JOB No. N31-24-2-107_03-14	DRAWING No. <b>001</b>
DATE 11/07/2023	DRAWN BY GD	CHECKED BY WH

Notes:  
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General Notes:  
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-  Indicates Landhold Area
-  Location of Site Notice
-  To be Demolished



Planning

REVISION	DATE	INTLS	No.

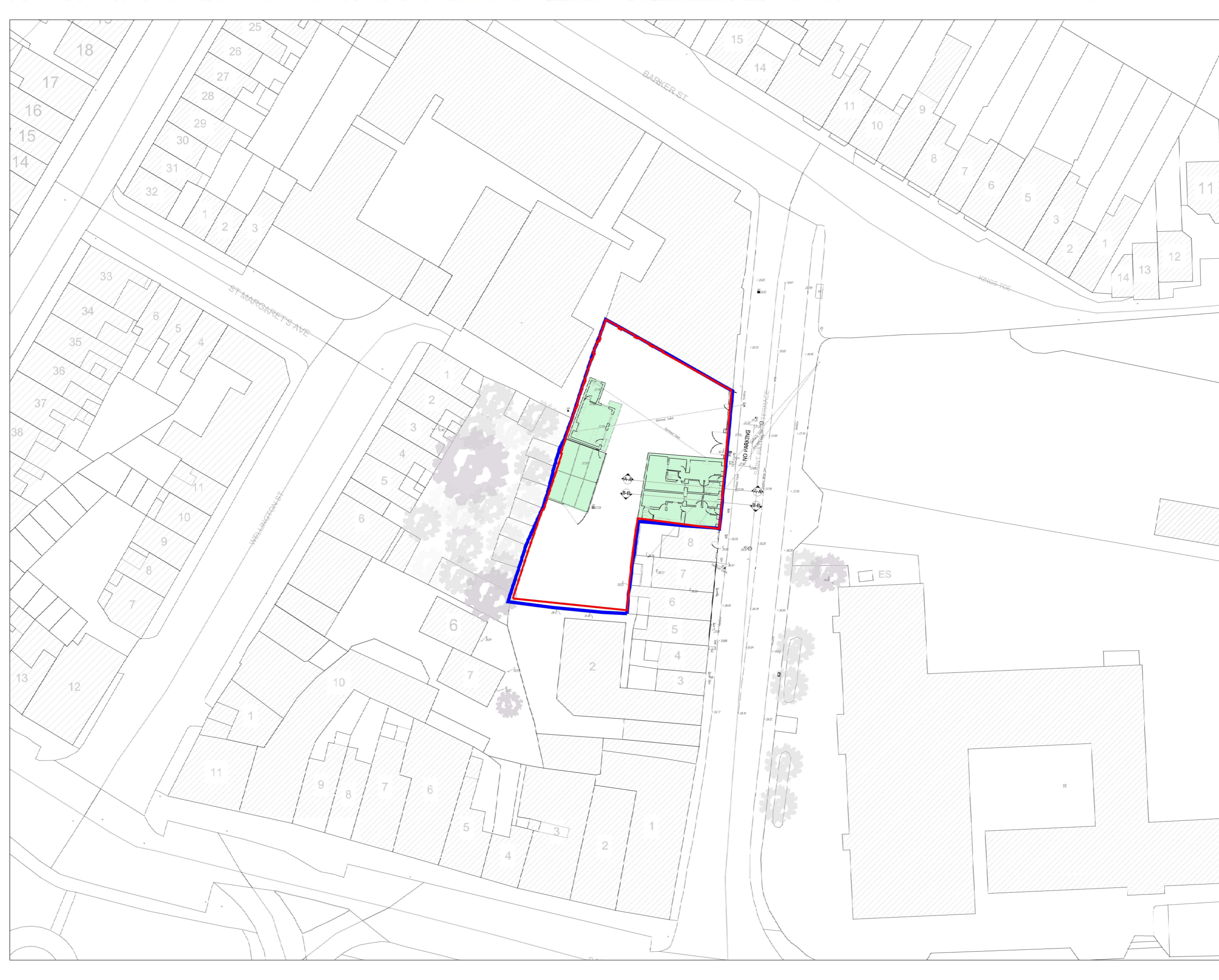


**IVAN GRIMES**  
 DIRECTOR OF SERVICES - HOUSING,  
 COMMUNITY & EMERGENCY SERVICES  
**HOUSING**  
 ADDRESS : Civic Offices, Ballis New Street, Waterford X91 XH42  
 TELEPHONE : 0761 - 102023  
 FAX NO. : 051 - 844708

**The Old Coal Yard, St. Patricks Terrace, Waterford**

TITLE  
 Site Plan- Existing

SCALE 1:500 @ A3	JOB No. N31-24-2-107_03-14	DRAWING No. 002
DATE 30/08/2023	DRAWN BY GD	CHECKED BY WH







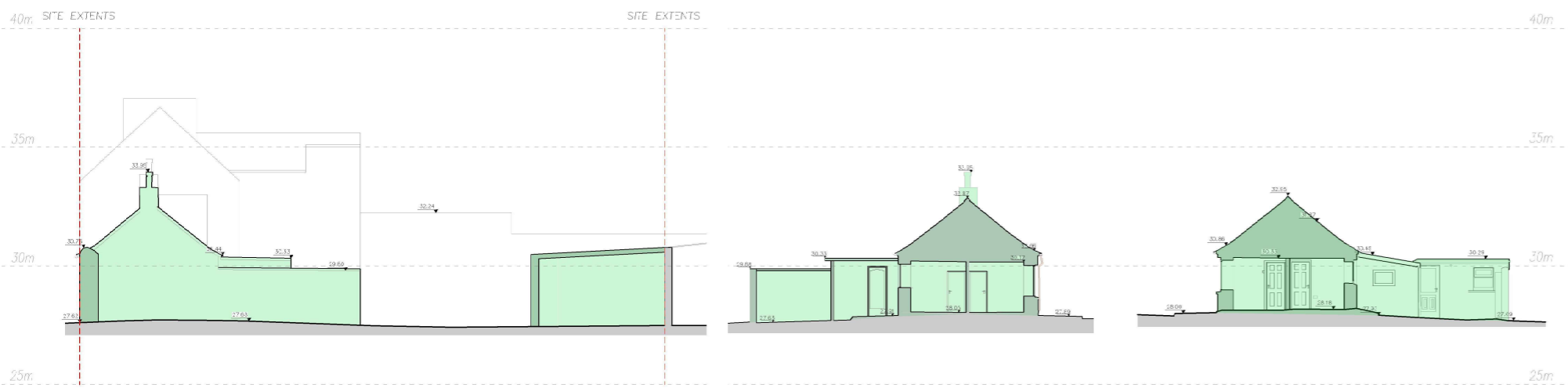
East Elevation

Scale: 1:250



West Elevation No. 9 & 10

Scale: 1:250



North Elevation

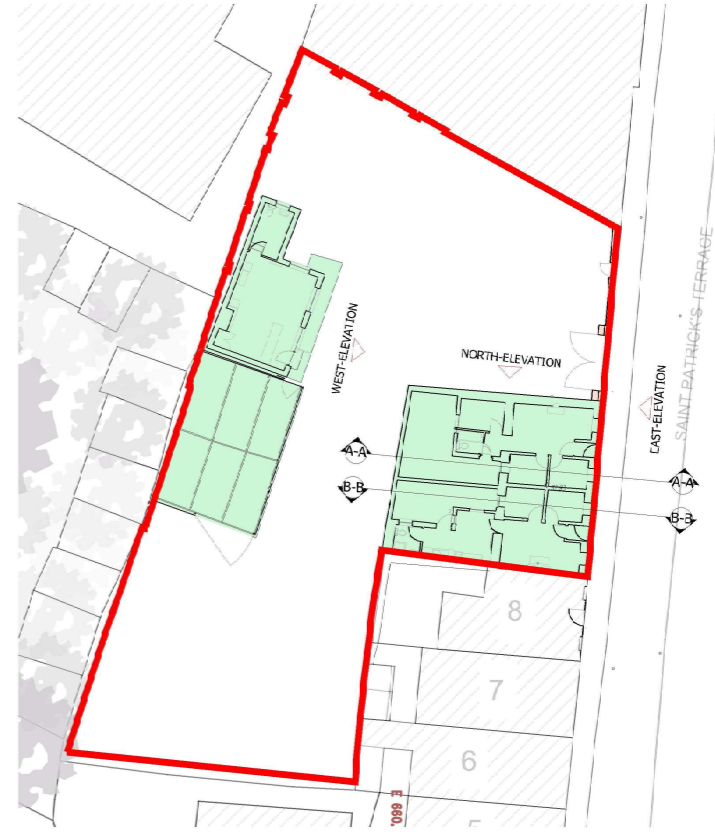
Scale: 1:250

Section A-A

Scale: 1:250

Section B-B

Scale: 1:250

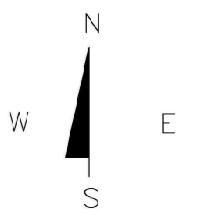


Key Plan

Not to Scale

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  - Indicates Landhold Area
  - ✳ Location of Site Notice
  - To be Demolished



Planning

REVISION	DATE	INTLS	No.



**IVAN GRIMES**  
 DIRECTOR OF SERVICES - HOUSING,  
 COMMUNITY & EMERGENCY SERVICES  
**HOUSING**  
 ADDRESS : Civic Offices, Ballisnew Street, Waterford X91 XH42  
 TELEPHONE : 0765 - 103023  
 FAX NO. : 051 - 844708

**The Old Coal Yard, St. Patricks Terrace, Waterford**

TITLE  
 Site Elevations and Sections- Existing

SCALE	JOB No.	DRAWING No.
As Shown	N31-24-2-107_03-14	003
DATE	DRAWN BY	CHECKED BY
30/06/2023	GD	WH



Notes:  
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 — Indicates Landhold Area  
 \* Location of Site Notice



Planning

REVISION	DATE	INTLS	No.

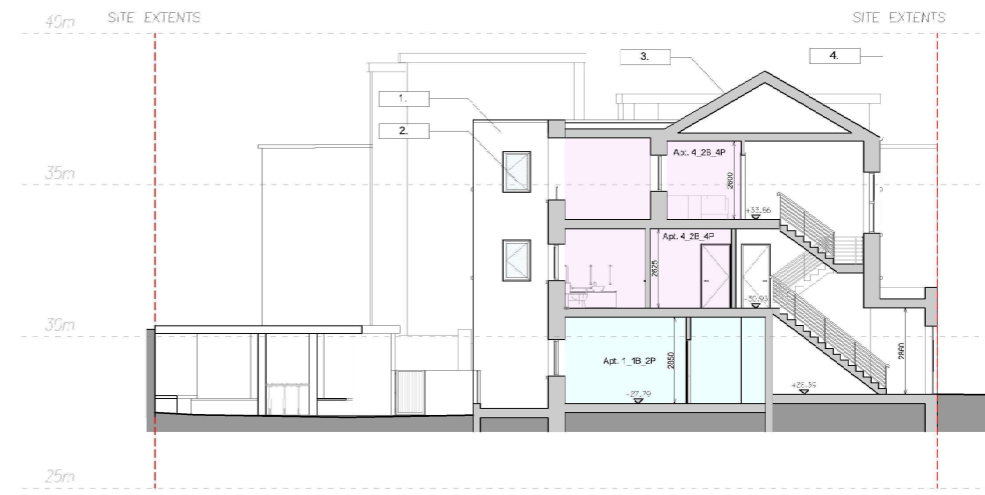


**IVAN GRIMES**  
 DIRECTOR OF SERVICES - HOUSING,  
 COMMUNITY & EMERGENCY SERVICES  
**HOUSING**  
 ADDRESS : Civic Offices, Balla's New Street, Waterford X91 XH42  
 TELEPHONE : 076 - 103023  
 FAX NO. : 051 - 844708

The Old Ccal Yard, St. Patricks Terrace, Waterford

TITLE  
 Site Roof Plan- Proposed

SCALE 1:500 @ A3	JOB No. N31-24-2-107_C3-14	DRAWING No. 004
DATE 30/09/2023	DRAWN BY GD	CHECKED BY WH



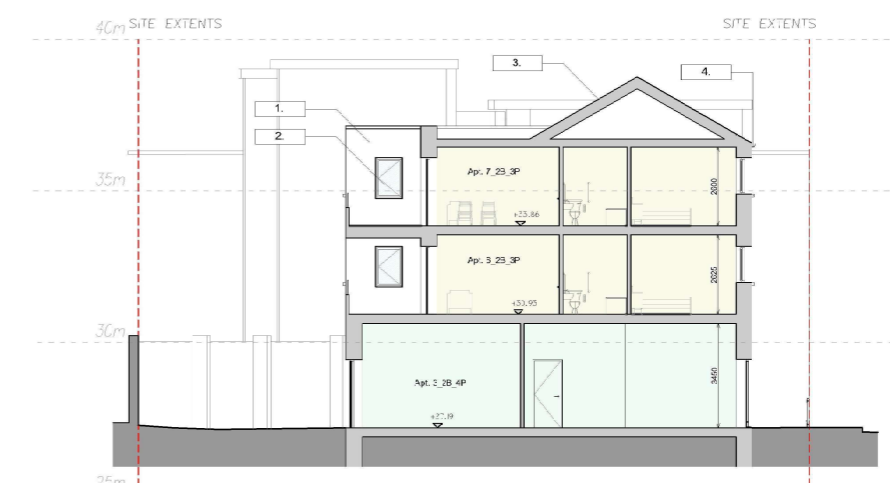
Section A-A  
Scale: 1:100



Section B-B  
Scale: 1:100



Section D-D  
Scale: 1:100



Section C-C  
Scale: 1:100

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General Notes:  
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— Indicates Site Boundary  
— Indicates Landhold Area  
\* Location of Site Notice

- 2 No. 1 Bed 2 Person Apartments
  - 2 No. 2 Bed 4 Person Apartments
  - 1 No. 2 Bed 3 Person Apartment
  - 2 No. 2 Bed 3 Person Apartment
  - 1 No. 2 Bed 3 Person Duplex Apt.
  - 1 No. 1 Bed 2 Person Duplex Apt.
- 9 No. Units in total



Planning

REVISION	DATE	INTLS	No.

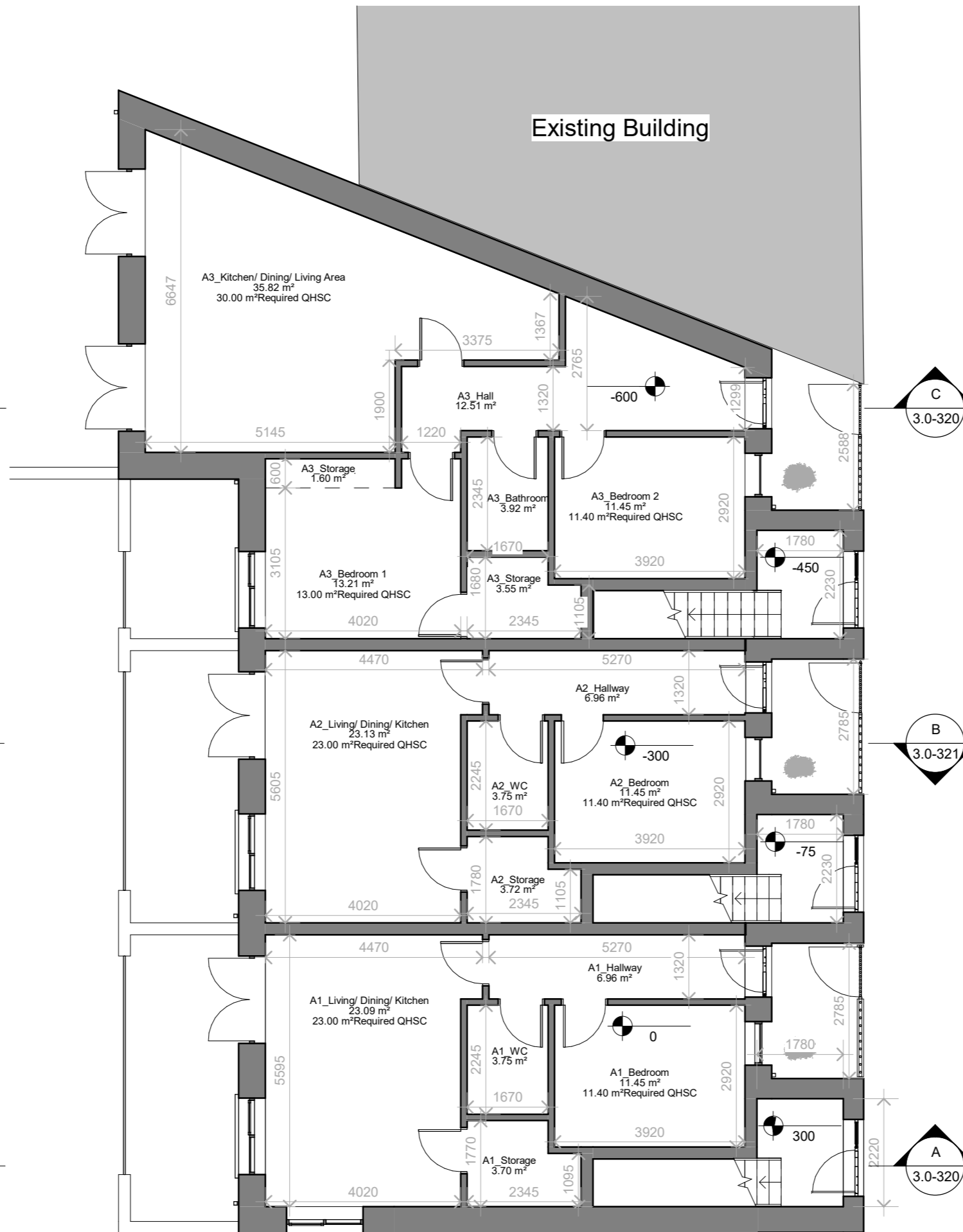


**IVAN GRIMES**  
DIRECTOR OF SERVICES - HOUSING,  
COMMUNITY & EMERGENCY SERVICES  
**HOUSING**  
ADDRESS : Civic Offices, Ballisnew Street, Waterford X91 XH42  
TELEPHONE : 0765 - 102023  
FAX NO. : 051 - 844708

The Old Coal Yard, St. Patricks Terrace, Waterford

TITLE  
Site Plan and Sections-Proposed

SCALE	JOB No.	DRAWING No.
1:250	N31-24-2-107_03-14	005
@ A3	DATE	DRAWN BY
	30/09/2023	GD
	CHECKED BY	WH



Gross Area Schedule Ground Floor			
Name	Level	Area	Quality Housing for Sustainable Communities
Apartment 1_1B_2P	001- GFL	51.22 m <sup>2</sup>	45.00 m <sup>2</sup>
Apartment 2_1B_2P	001- GFL	51.18 m <sup>2</sup>	45.00 m <sup>2</sup>
Apartment 3_2B_4P	001- GFL	85.68 m <sup>2</sup>	73.00 m <sup>2</sup>
Apartment 4_2B_4P	001- GFL	7.09 m <sup>2</sup>	
Apartment 5_2B_4P	001- GFL	7.19 m <sup>2</sup>	
Common	001- GFL	7.19 m <sup>2</sup>	

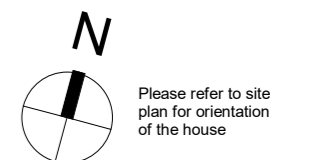
**Notes:**  
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Figured dimensions only to be taken from this drawing. All dimensions and levels to be checked on site. Architect to be informed immediately of any discrepancies.

**General Notes:**

Aggregate Living Area		
Name	Area	Quality Housing for Sustainable Communities
A1_Living/ Dining/ Kitchen	23.09 m <sup>2</sup>	23.00 m <sup>2</sup>
A2_Living/ Dining/ Kitchen	23.13 m <sup>2</sup>	23.00 m <sup>2</sup>
A3_Kitchen/ Dining/ Living Area	35.82 m <sup>2</sup>	30.00 m <sup>2</sup>
A4_Kitchen/ Living/ Dining	30.98 m <sup>2</sup>	30.00 m <sup>2</sup>
A5_Kitchen/ Living/ Dining	31.02 m <sup>2</sup>	30.00 m <sup>2</sup>
A7_Kitchen/ Living/ Dining Area	30.48 m <sup>2</sup>	28.00 m <sup>2</sup>

Aggregate Bedroom		
Name	Area	Quality Housing for Sustainable Communities
A1_Bedroom	11.45 m <sup>2</sup>	11.40 m <sup>2</sup>
A2_Bedroom	11.45 m <sup>2</sup>	11.40 m <sup>2</sup>
A3_Bedroom 1	13.21 m <sup>2</sup>	13.00 m <sup>2</sup>
A3_Bedroom 2	11.45 m <sup>2</sup>	11.40 m <sup>2</sup>
A4_Bedroom 1	13.05 m <sup>2</sup>	11.40 m <sup>2</sup>
A4_Bedroom 2	14.09 m <sup>2</sup>	13.00 m <sup>2</sup>
A5_Bedroom 1	13.05 m <sup>2</sup>	11.40 m <sup>2</sup>
A5_Bedroom 2	14.07 m <sup>2</sup>	13.00 m <sup>2</sup>
A6_Bedroom 1	13.43 m <sup>2</sup>	13.00 m <sup>2</sup>
A6_Bedroom 2	7.37 m <sup>2</sup>	7.10 m <sup>2</sup>
A7_Bedroom 1	8.13 m <sup>2</sup>	7.10 m <sup>2</sup>
A7_Bedroom 2	13.00 m <sup>2</sup>	13.00 m <sup>2</sup>

Aggregate Storage Area		
Name	Area	Quality Housing for Sustainable Communities
A1_Storage	3.70 m <sup>2</sup>	3.00 m <sup>2</sup>
A2_Storage	3.72 m <sup>2</sup>	3.00 m <sup>2</sup>
A3_Storage	1.60 m <sup>2</sup>	
A3_Storage	3.55 m <sup>2</sup>	6.00 m <sup>2</sup>
A4_Storage	3.62 m <sup>2</sup>	
A4_Storage	3.29 m <sup>2</sup>	6.00 m <sup>2</sup>
A5_Storage	3.62 m <sup>2</sup>	
A5_Storage	3.04 m <sup>2</sup>	6.00 m <sup>2</sup>
A6_Storage	0.00 m <sup>2</sup>	7.10 m <sup>2</sup>
A6_Storage	0.00 m <sup>2</sup>	
A6_Storage	0.58 m <sup>2</sup>	
A6_Storage	1.09 m <sup>2</sup>	
A6_Storage	3.52 m <sup>2</sup>	6.00 m <sup>2</sup>
A7_Storage	1.13 m <sup>2</sup>	
A7_Storage	1.61 m <sup>2</sup>	
A7_Storage	3.29 m <sup>2</sup>	5.00 m <sup>2</sup>



**PLANNING**



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

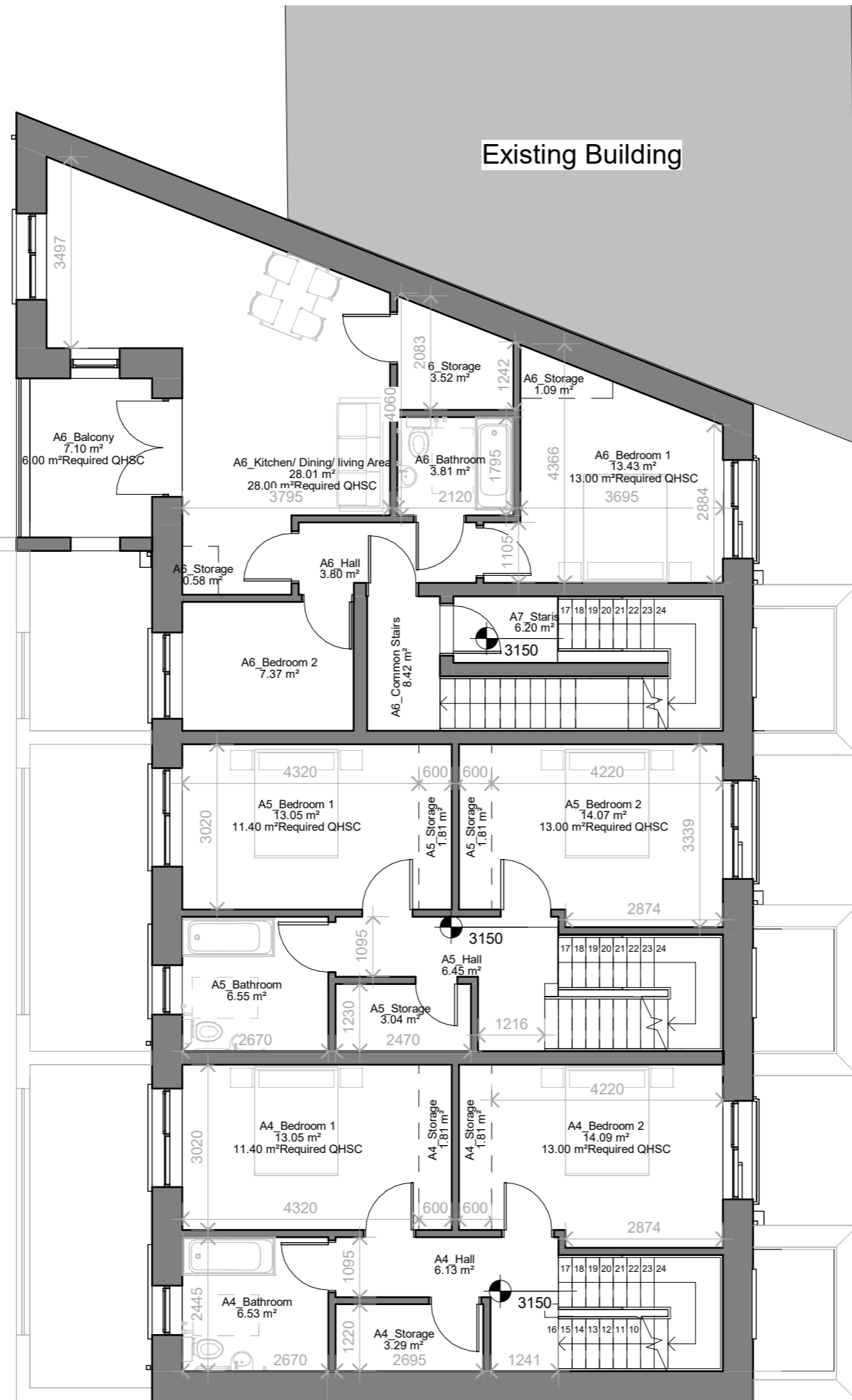
**HOUSING**  
Address: Civic Offices, Baileys New Street, Waterford X91 XH42  
Telephone: 0761 102020  
Fax No: 051 844708

**Project:**  
THE OLD COAL YARD, ST. PATRICKS  
TERRACE, WATERFORD

**Title:**  
Apartments - Ground Floor Plans

Scale	Project No.	Drawing No.
1 : 100 @A3	N31-24-2-107_	3.0-120
	Date 01/12/2023 12:25:22	Drawn By GD Checked By WH

1 001- GFL  
1 1 : 100 @A3



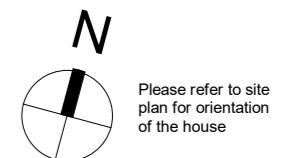
Gross Area Schedule First Floor			
Name	Level	Area	Quality Housing for Sustainable Communities
Apartment 4_2B_4P	002-FFL	55.22 m <sup>2</sup>	73.00 m <sup>2</sup>
Apartment 5_2B_4P	002-FFL	55.32 m <sup>2</sup>	73.00 m <sup>2</sup>
Apartment 6_2B_3P	002-FFL	65.81 m <sup>2</sup>	63.00 m <sup>2</sup>
Apartment 7_2B_3P	002-FFL	5.95 m <sup>2</sup>	
Common	002-FFL	8.19 m <sup>2</sup>	

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Aggregate Living Area		
Name	Area	Quality Housing for Sustainable Communities
A1_Living/ Dining/ Kitchen	23.09 m <sup>2</sup>	23.00 m <sup>2</sup>
A2_Living/ Dining/ Kitchen	23.13 m <sup>2</sup>	23.00 m <sup>2</sup>
A3_Kitchen/ Dining/ Living Area	35.82 m <sup>2</sup>	30.00 m <sup>2</sup>
A4_Kitchen/ Living/ Dining	30.98 m <sup>2</sup>	30.00 m <sup>2</sup>
A5_Kitchen/ Living/ Dining	31.02 m <sup>2</sup>	30.00 m <sup>2</sup>
A7_Kitchen/ Living/ Dining Area	30.48 m <sup>2</sup>	28.00 m <sup>2</sup>

Aggregate Bedroom		
Name	Area	Quality Housing for Sustainable Communities
A1_Bedroom	11.45 m <sup>2</sup>	11.40 m <sup>2</sup>
A2_Bedroom	11.45 m <sup>2</sup>	11.40 m <sup>2</sup>
A3_Bedroom 1	13.21 m <sup>2</sup>	13.00 m <sup>2</sup>
A3_Bedroom 2	11.45 m <sup>2</sup>	11.40 m <sup>2</sup>
A4_Bedroom 1	13.05 m <sup>2</sup>	11.40 m <sup>2</sup>
A4_Bedroom 2	14.09 m <sup>2</sup>	13.00 m <sup>2</sup>
A5_Bedroom 1	13.05 m <sup>2</sup>	11.40 m <sup>2</sup>
A5_Bedroom 2	14.07 m <sup>2</sup>	13.00 m <sup>2</sup>
A6_Bedroom 1	0.00 m <sup>2</sup>	7.10 m <sup>2</sup>
A6_Bedroom 1	13.43 m <sup>2</sup>	13.00 m <sup>2</sup>
A6_Bedroom 2	7.37 m <sup>2</sup>	7.10 m <sup>2</sup>
A7_Bedroom 1	8.13 m <sup>2</sup>	7.10 m <sup>2</sup>
A7_Bedroom 2	13.00 m <sup>2</sup>	13.00 m <sup>2</sup>

Aggregate Storage Area		
Name	Area	Quality Housing for Sustainable Communities
A1_Storage	3.70 m <sup>2</sup>	3.00 m <sup>2</sup>
A2_Storage	3.72 m <sup>2</sup>	3.00 m <sup>2</sup>
A3_Storage	1.60 m <sup>2</sup>	6.00 m <sup>2</sup>
A3_Storage	3.55 m <sup>2</sup>	6.00 m <sup>2</sup>
A4_Storage	3.62 m <sup>2</sup>	6.00 m <sup>2</sup>
A4_Storage	3.29 m <sup>2</sup>	6.00 m <sup>2</sup>
A5_Storage	3.62 m <sup>2</sup>	6.00 m <sup>2</sup>
A5_Storage	0.58 m <sup>2</sup>	6.00 m <sup>2</sup>
A6_Storage	1.09 m <sup>2</sup>	6.00 m <sup>2</sup>
A6_Storage	3.52 m <sup>2</sup>	6.00 m <sup>2</sup>
A7_Storage	1.13 m <sup>2</sup>	5.00 m <sup>2</sup>
A7_Storage	1.61 m <sup>2</sup>	5.00 m <sup>2</sup>
A7_Storage	3.29 m <sup>2</sup>	5.00 m <sup>2</sup>



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:**  
 THE OLD COAL YARD, ST. PATRICKS  
 TERRACE, WATERFORD

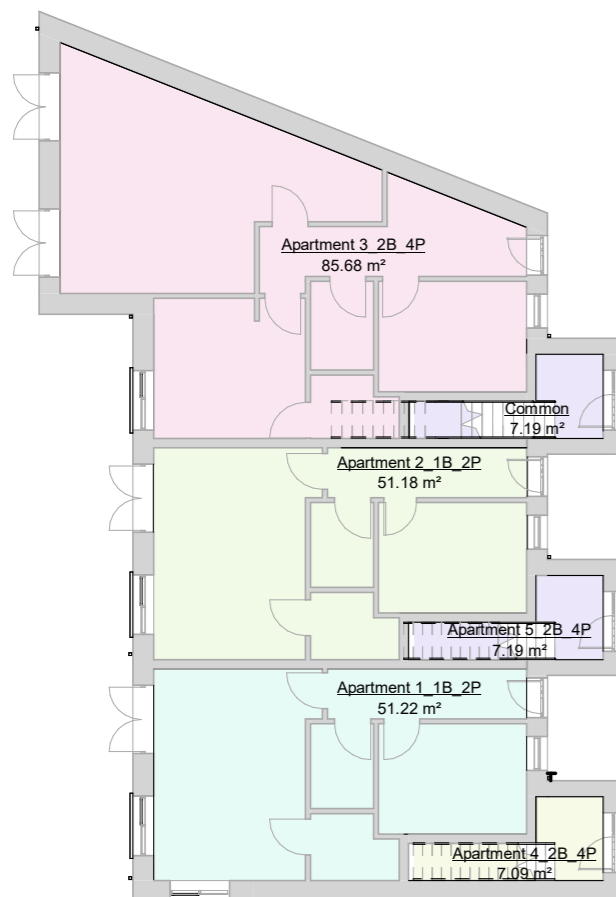
**Title:**  
 Apartments - First Floor Plans

Scale 1 : 100 @A3	Project No. N31-24-2-107_	Drawing No. 3.0-121
Date 04/12/2023 13:14:37	Drawn By GD	Checked By WH

1 002- FFL  
 1 1 : 100 @A3

**Notes:**  
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**General Notes:**

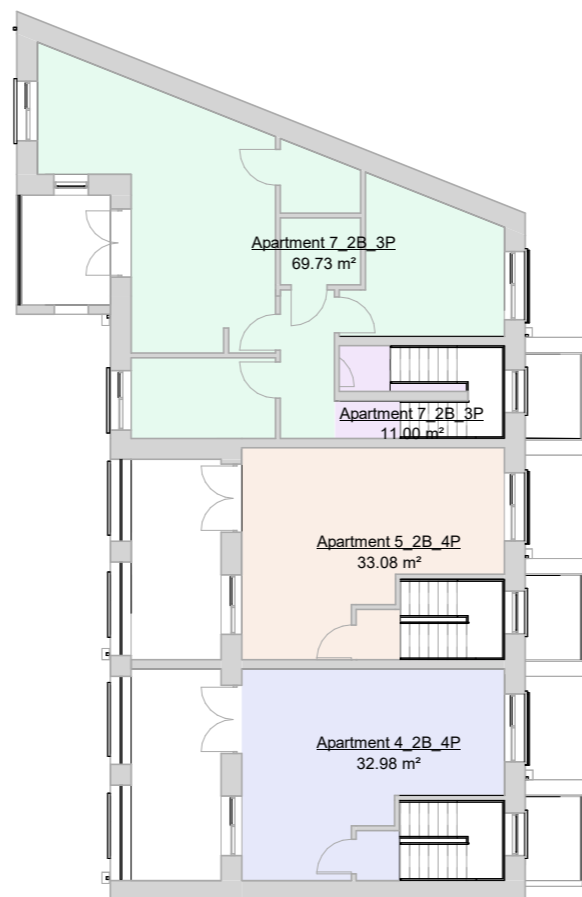


1 001-GFL  
 1 : 200 @A3

Gross Area Schedule Apartment 3			
Name	Level	Area	Quality Housing for Sustainable Communities
Apartment 3_2B_4P	001-GFL	85.68 m²	73.00 m²

Gross Area Schedule Apartment 2			
Name	Level	Area	Quality Housing for Sustainable Communities
Apartment 2_1B_2P	001-GFL	51.18 m²	45.00 m²

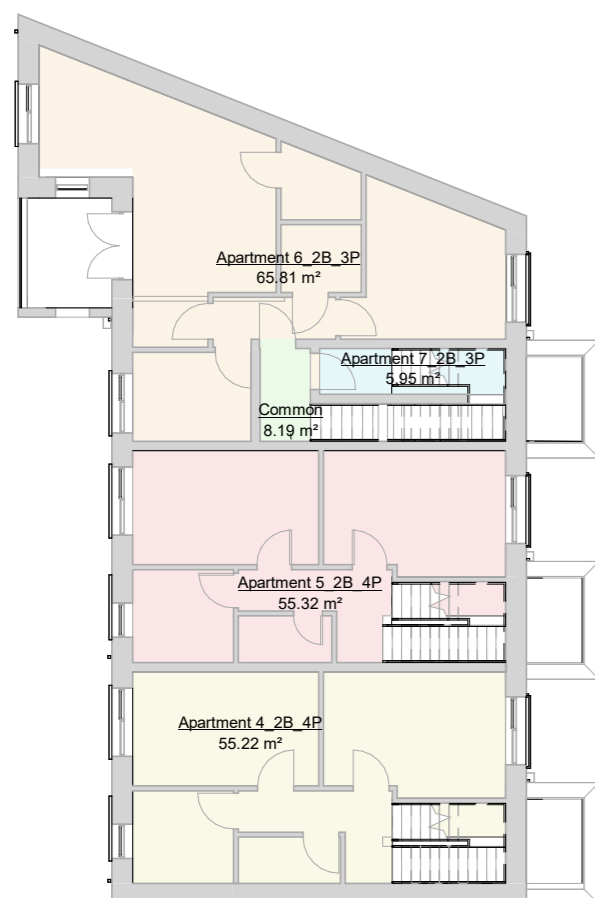
Gross Area Schedule Apartment 1			
Name	Level	Area	Quality Housing for Sustainable Communities
Apartment 1_1B_2P	001-GFL	51.22 m²	45.00 m²



3 003-SFL  
 1 : 200 @A3

Gross Area Schedule Apartment 7			
Name	Level	Area	Quality Housing for Sustainable Communities
Apartment 7_2B_3P	002-FFL	5.95 m²	
Apartment 7_2B_3P	003-SFL	69.73 m²	63.00 m²
Apartment 7_2B_3P	003-SFL	11.00 m²	

Gross Area Schedule			
Name	Level	Area	Quality Housing for Sustainable Communities
Apartment 1_1B_2P	001-GFL	51.22 m²	45.00 m²
Apartment 2_1B_2P	001-GFL	51.18 m²	45.00 m²
Apartment 3_2B_4P	001-GFL	85.68 m²	73.00 m²
Apartment 4_2B_4P	001-GFL	7.09 m²	
Apartment 4_2B_4P	002-FFL	55.22 m²	73.00 m²
Apartment 4_2B_4P	003-SFL	32.98 m²	
Apartment 5_2B_4P	001-GFL	7.19 m²	
Apartment 5_2B_4P	002-FFL	55.32 m²	73.00 m²
Apartment 5_2B_4P	003-SFL	33.08 m²	
Apartment 6_2B_3P	002-FFL	65.81 m²	63.00 m²
Apartment 7_2B_3P	002-FFL	5.95 m²	
Apartment 7_2B_3P	003-SFL	69.73 m²	63.00 m²
Apartment 7_2B_3P	003-SFL	11.00 m²	
Common	001-GFL	7.19 m²	
Common	002-FFL	8.19 m²	



2 002-FFL  
 1 : 200 @A3

Gross Area Schedule Apartment 6			
Name	Level	Area	Quality Housing for Sustainable Communities
Apartment 6_2B_3P	002-FFL	65.81 m²	63.00 m²

Gross Area Schedule Apartment 5			
Name	Level	Area	Quality Housing for Sustainable Communities
Apartment 5_2B_4P	001-GFL	7.19 m²	
Apartment 5_2B_4P	002-FFL	55.32 m²	73.00 m²
Apartment 5_2B_4P	003-SFL	33.08 m²	

Gross Area Schedule Apartment 4			
Name	Level	Area	Quality Housing for Sustainable Communities
Apartment 4_2B_4P	001-GFL	7.09 m²	
Apartment 4_2B_4P	002-FFL	55.22 m²	73.00 m²
Apartment 4_2B_4P	003-SFL	32.98 m²	

PLANNING



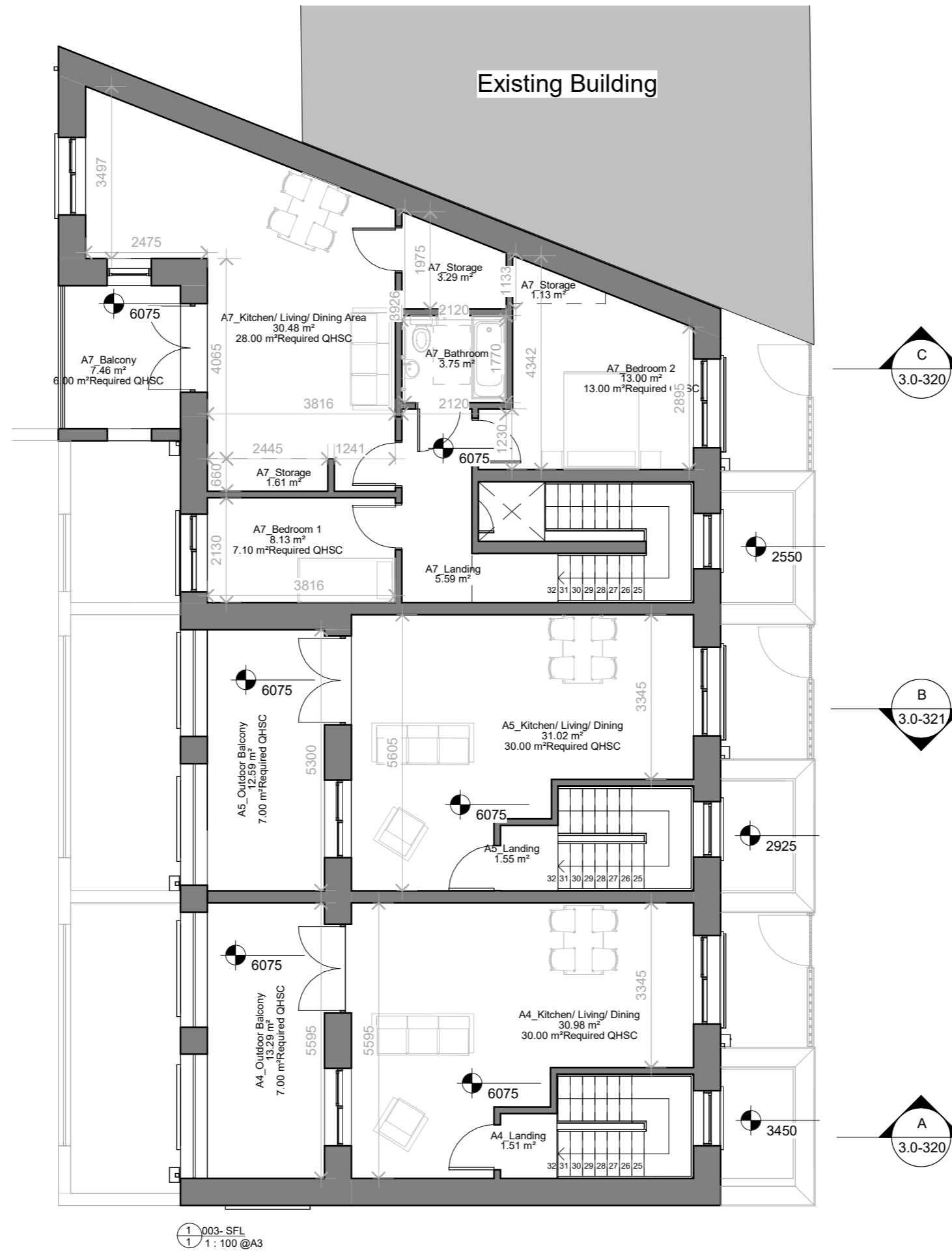
Ivan Grimes  
 Director of Service - Housing,  
 Community & Emergency Services

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

**Project:**  
 THE OLD COAL YARD, ST. PATRICKS  
 TERRACE, WATERFORD

**Title:**  
 Apartment - Gross Floor Areas

Scale 1 : 200 @A3	Project No. N31-24-2-107_	Drawing No. 3.0-124
Date 04/12/2023 09:27:24	Drawn By GD	Checked By WH



Gross Area Schedule Second Floor			
Name	Level	Area	Quality Housing for Sustainable Communities
Apartment 4_2B_4P	003- SFL	32.98 m²	
Apartment 5_2B_4P	003- SFL	33.08 m²	
Apartment 7_2B_3P	003- SFL	69.73 m²	63.00 m²
Apartment 7_2B_3P	003- SFL	11.00 m²	

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**General Notes:**

**Aggregate Living Area**

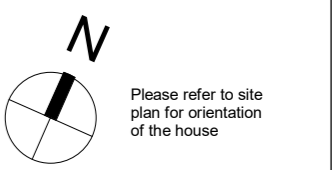
Name	Area	Quality Housing for Sustainable Communities
A1_Living/ Dining/ Kitchen	23.09 m²	23.00 m²
A2_Living/ Dining/ Kitchen	23.13 m²	23.00 m²
A3_Kitchen/ Dining/ Living Area	35.82 m²	30.00 m²
A4_Kitchen/ Living/ Dining	30.98 m²	30.00 m²
A5_Kitchen/ Living/ Dining	31.02 m²	30.00 m²
A7_Kitchen/ Living/ Dining Area	30.48 m²	28.00 m²

**Aggregate Bedroom**

Name	Area	Quality Housing for Sustainable Communities
A1_Bedroom	11.45 m²	11.40 m²
A2_Bedroom	11.45 m²	11.40 m²
A3_Bedroom 1	13.21 m²	13.00 m²
A3_Bedroom 2	11.45 m²	11.40 m²
A4_Bedroom 1	13.05 m²	11.40 m²
A4_Bedroom 2	14.09 m²	13.00 m²
A5_Bedroom 1	13.05 m²	11.40 m²
A5_Bedroom 2	14.07 m²	13.00 m²
A6_Bedroom 1	0.00 m²	7.10 m²
A6_Bedroom 2	13.43 m²	13.00 m²
A6_Bedroom 2	7.37 m²	7.10 m²
A7_Bedroom 1	8.13 m²	7.10 m²
A7_Bedroom 2	13.00 m²	13.00 m²

**Aggregate Storage Area**

Name	Area	Quality Housing for Sustainable Communities
A1_Storage	3.70 m²	3.00 m²
A2_Storage	3.72 m²	3.00 m²
A3_Storage	1.60 m²	
A3_Storage	3.55 m²	6.00 m²
A4_Storage	3.62 m²	
A4_Storage	3.29 m²	6.00 m²
A5_Storage	3.62 m²	
A5_Storage	3.04 m²	6.00 m²
A6_Storage	0.58 m²	
A6_Storage	1.09 m²	
A6_Storage	3.52 m²	6.00 m²
A7_Storage	1.13 m²	
A7_Storage	1.61 m²	
A7_Storage	3.29 m²	5.00 m²



**PLANNING**



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

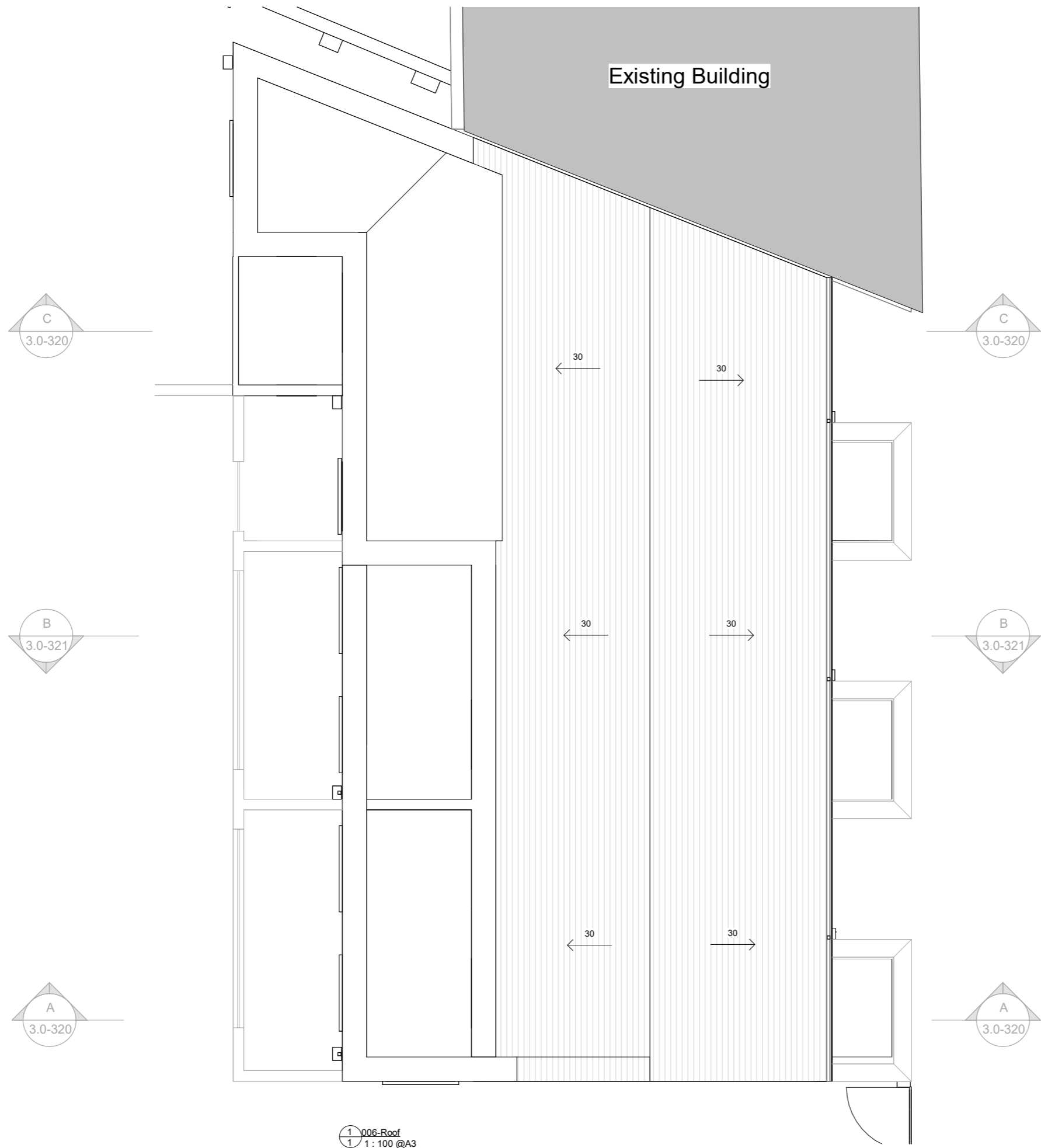
**HOUSING**  
 Address: Civic Offices, Balleys New Street, Waterford X91 XH42  
 Telephone: 0761 102020  
 Fax No: 051 844708

**Project:**  
 THE OLD COAL YARD, ST. PATRICKS  
 TERRACE, WATERFORD

**Title:**  
 Apartments - Second Floor Plans

Scale	Project No.	Drawing No.
1 : 100 @A3	N31-24-2-107_	3.0-122
	Date 04/12/2023 12:28:42	Drawn By GD Checked By WH

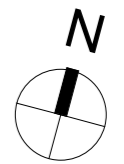
1 003- SFL  
 1 1 : 100 @A3



1 006-Roof  
1 1 : 100 @A3

**Notes:**  
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**General Notes:**



Please refer to site plan for orientation of the house

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:**  
THE OLD COAL YARD, ST. PATRICKS  
TERRACE, WATERFORD

**Title:**  
Apartments - Roof Plans

Scale 1 : 100 @A3	Project No. N31-24-2-107_	Drawing No. 3.0-123
Date 04/12/2023 09:23:42	Drawn By GD	Checked By WH





1 Front Elevation- Block A  
1 : 100 @A3



2 Street Elevation  
1 : 200 @A3

**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

PLANNING



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

**HOUSING**  
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**Project:**  
THE OLD COAL YARD, ST. PATRICKS  
TERRACE, WATERFORD

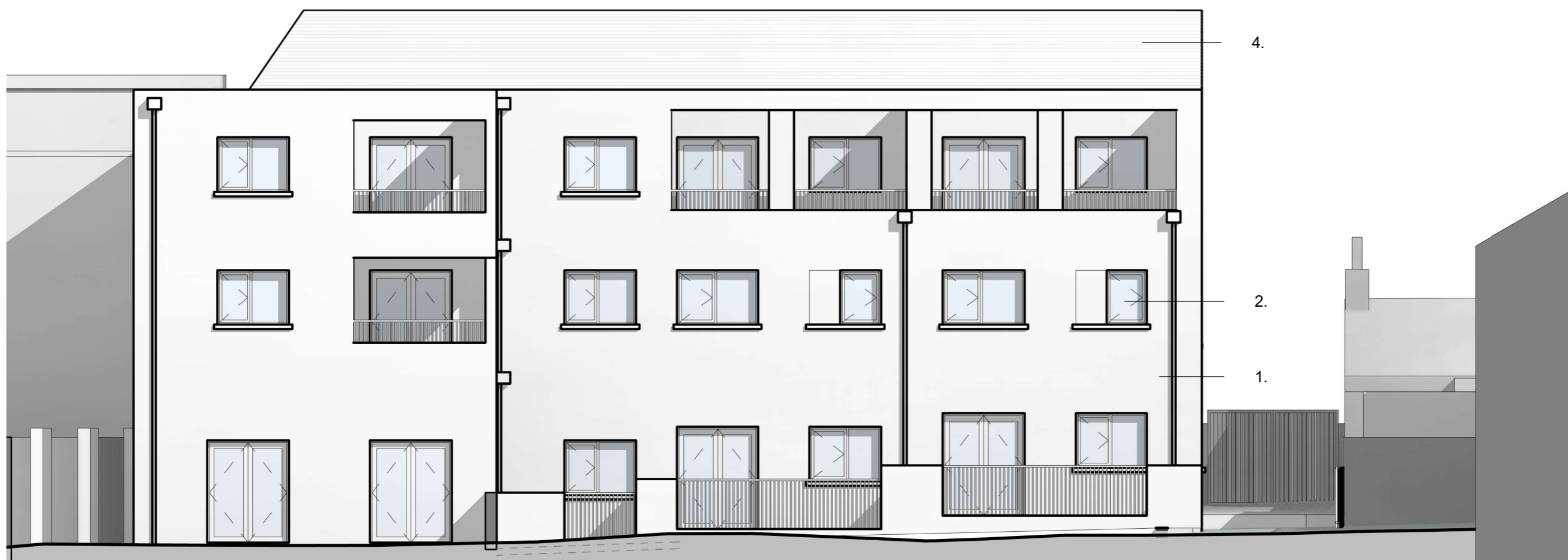
**Title:**  
Apartment - Front Elevation

Scale	Project No.	Drawing No.
As indicated @A3	N31-24-2-107_	3.0-220
	Date: 04/12/2023 09:39:17	Drawn By: GD Checked By: WH

**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.  
 Figured dimensions only to be taken from this drawing. All dimensions and levels to be checked on site. Architect to be informed immediately of any discrepancies.

**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 Rear Elevation- Block A  
 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:**  
 THE OLD COAL YARD, ST. PATRICKS  
 TERRACE, WATERFORD

**Title:**  
 Apartment - Rear Elevation

Scale 1 : 100 @A3	Project No. N31-24-2-107_	Drawing No. 3.0-221
Date 04/12/2023 09:41:32	Drawn By GD	Checked By WH

**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.  
 Figured dimensions only to be taken from this drawing. All dimensions and levels to be checked on site. Architect to be informed immediately of any discrepancies.

**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 Left Hand Side Elevation  
 1 : 100 @A3

PLANNING



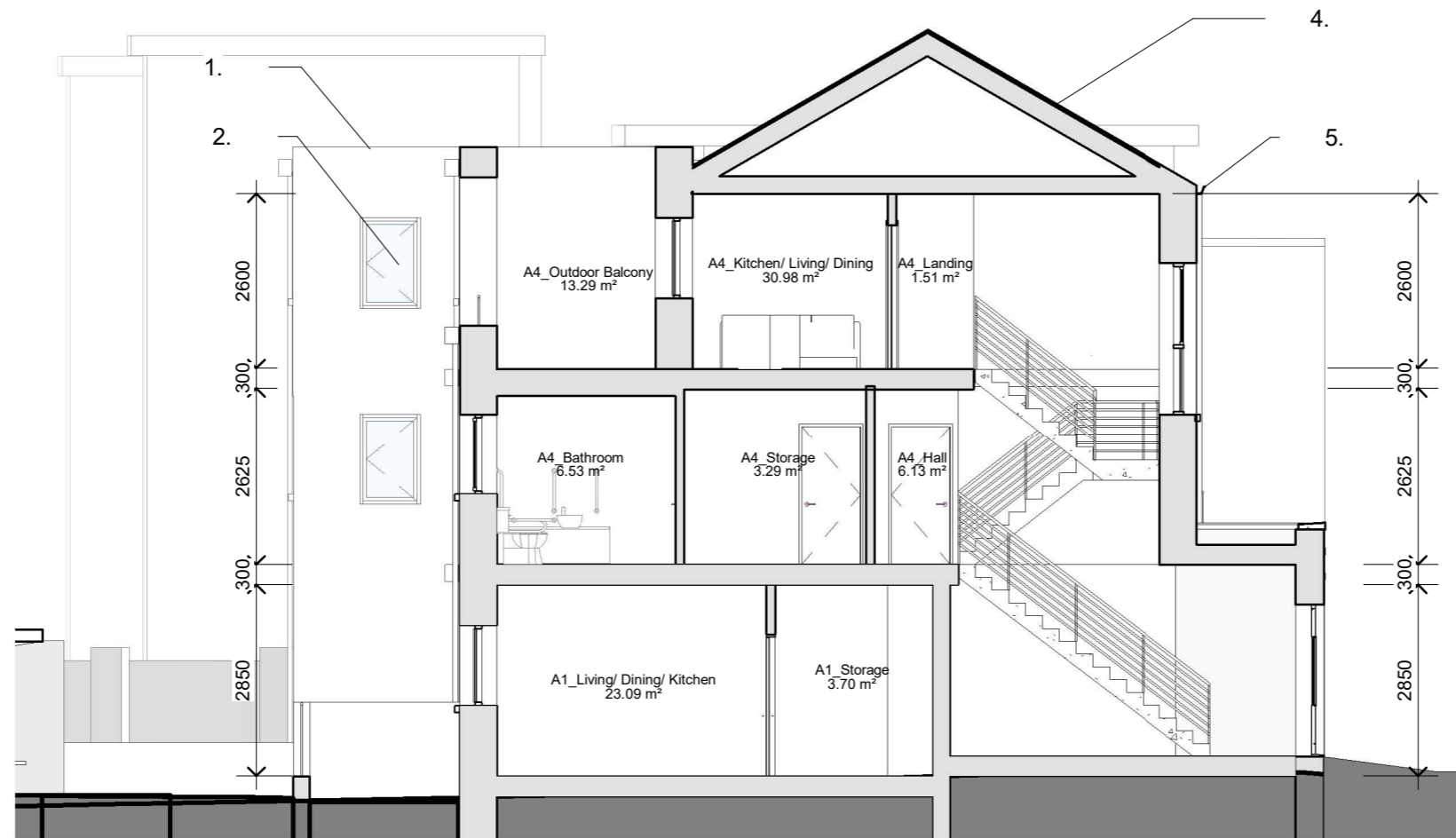
Ivan Grimes  
 Director of Service - Housing,  
 Community & Emergency Services

**HOUSING**  
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 Telephone: 0761 102020  
 Fax No: 051 844708

**Project:**  
 THE OLD COAL YARD, ST. PATRICKS  
 TERRACE, WATERFORD

**Title:**  
 Apartment - Side Elevations

Scale 1 : 100 @A3	Project No. N31-24-2-107_	Drawing No. 3.0-222
Date 04/12/2023 09:42:26	Drawn By GD	Checked By WH



A Section A-A  
1 : 100 @A3



C Section C-C  
1 : 100 @A3

**Notes:**  
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**General Notes:**

Planning Notes	
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4.	Selected slate or concrete roof tiles to selected colour
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**PLANNING**



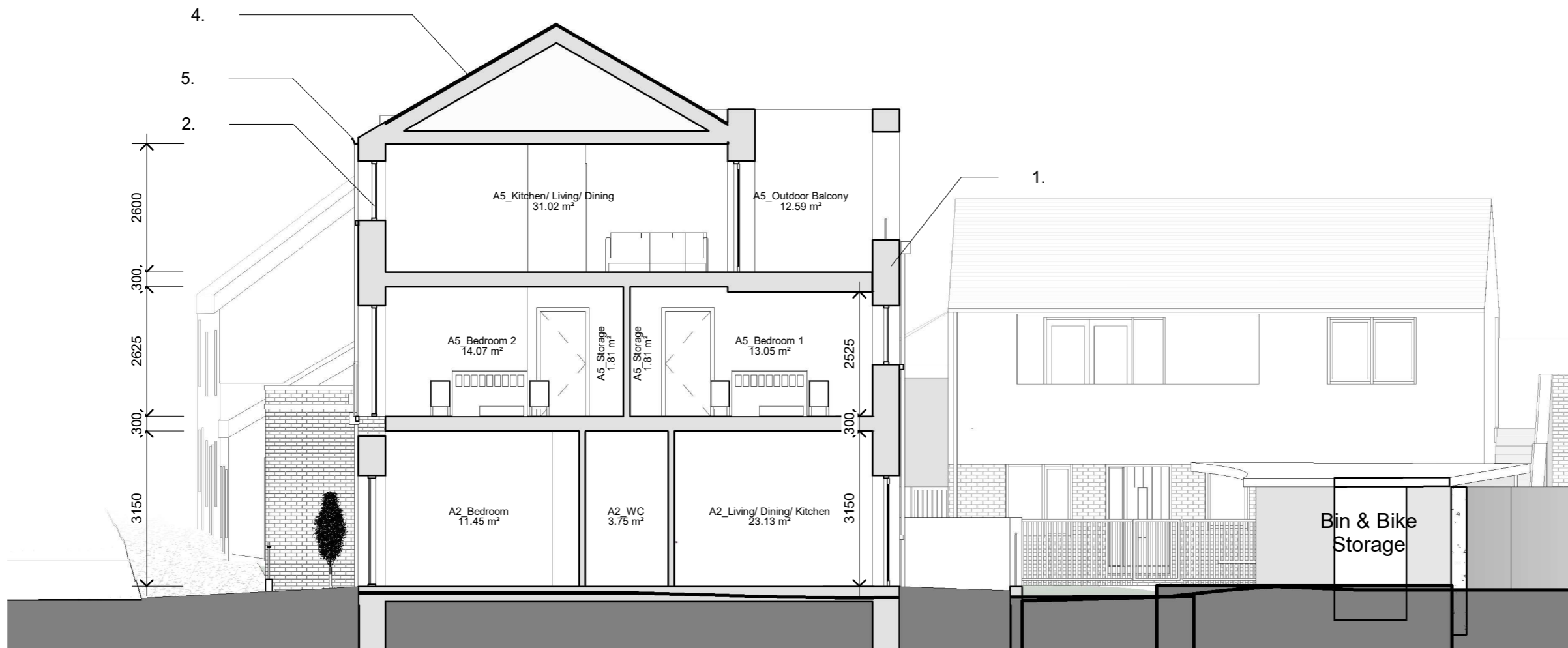
Ivan Grimes  
Director of Service - Housing,  
Community & Emergency Services

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

Project:  
THE OLD COAL YARD, ST. PATRICKS  
TERRACE, WATERFORD

Title:  
Apartment - Sections A-A & C-C

Scale 1 : 100 @A3	Project No. N31-24-2-107_	Drawing No. 3.0-320
Date 04/12/2023 11:22:34	Drawn By RK	Checked By WH



B Section B-B  
1 1 : 100 @A3

**Notes:**  
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PLANNING



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Director of Service - Housing,  
Community & Emergency Services

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**Project:**  
THE OLD COAL YARD, ST. PATRICKS  
TERRACE, WATERFORD

**Title:**  
Apartment Sections B-B

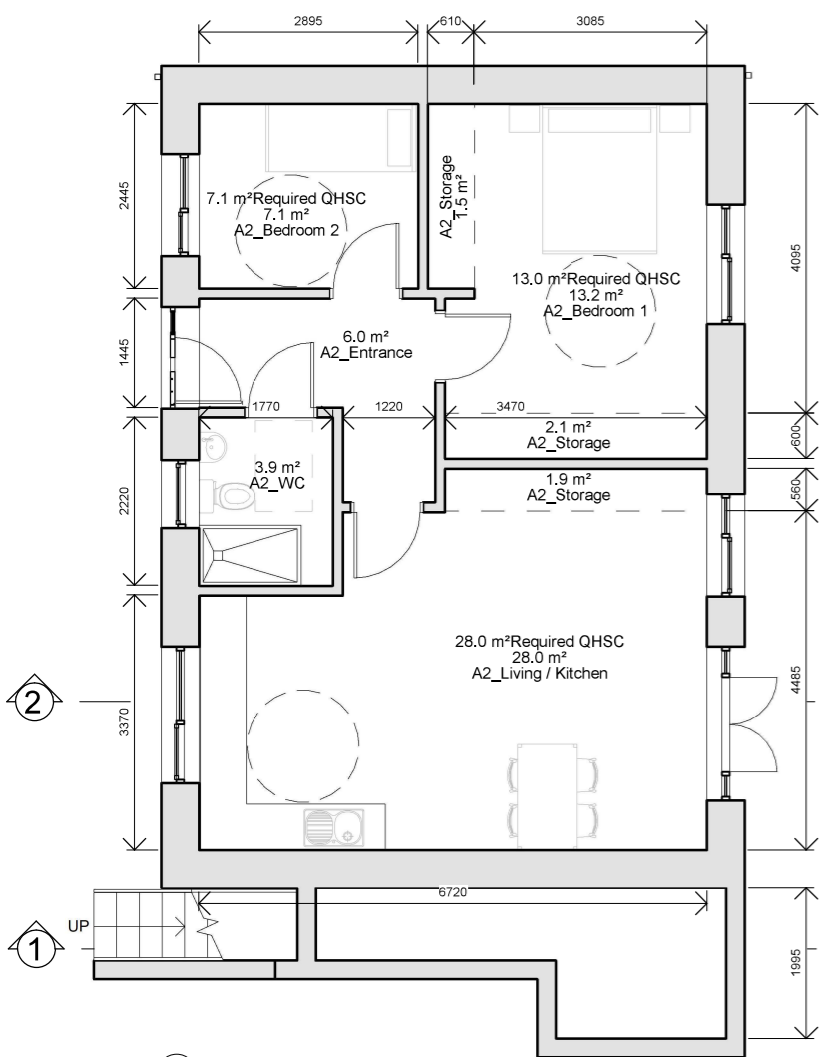
Scale 1 : 100 @A3	Project No. N31-24-2-107_	Drawing No. 3.0-321
Date 04/12/2023 11:26:40	Drawn By RK	Checked By WH

**Notes:**  
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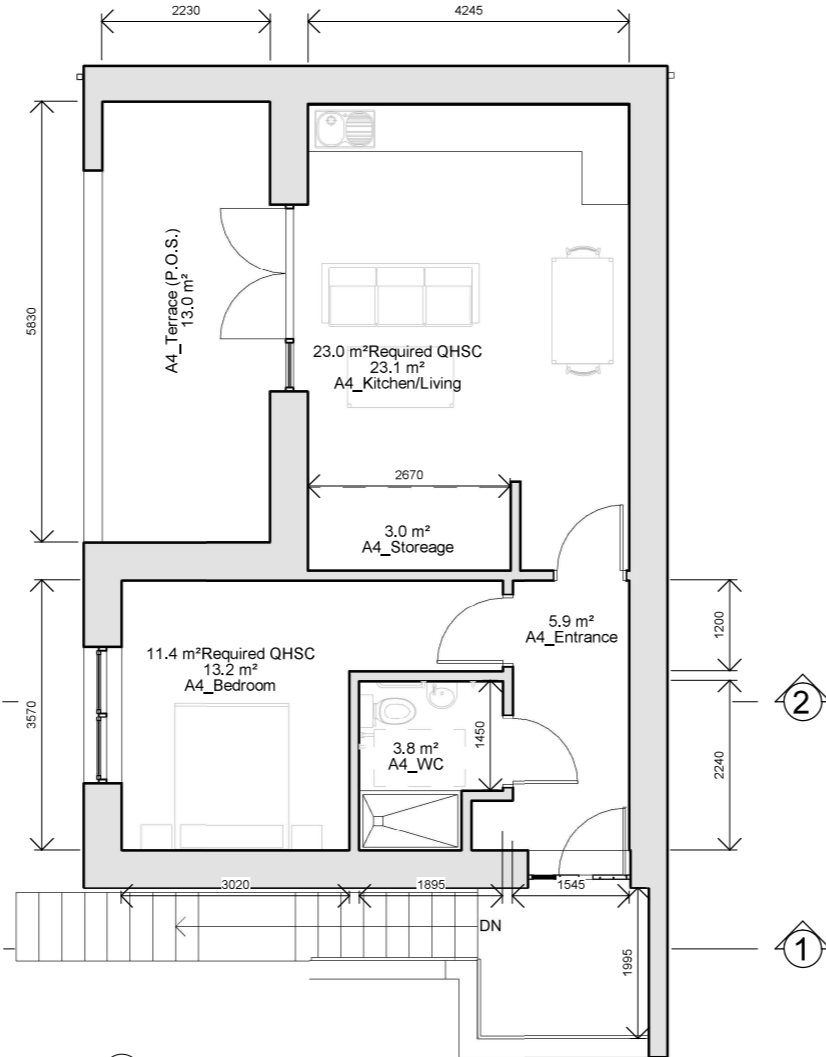
Gross Building Area		
Name	Area	Quality Housing for Sustainable Communities
First Floor	50.7 m <sup>2</sup>	45.0 m <sup>2</sup>
Ground Floor	66.3 m <sup>2</sup>	63.0 m <sup>2</sup>

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

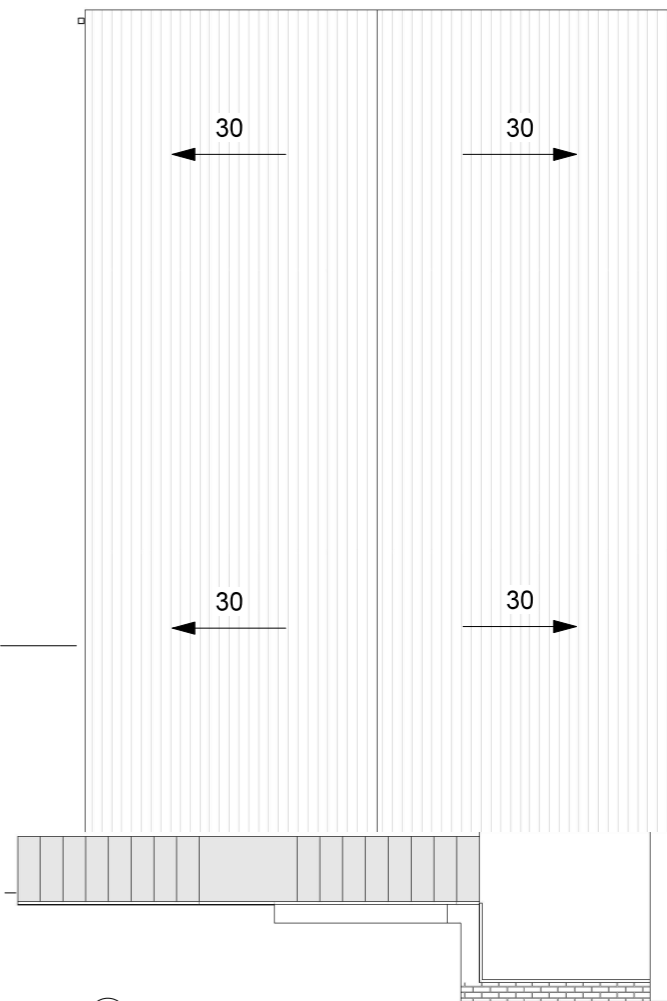
Apartment 4 Room Areas		
Name	Area	Sustainable Urban Housing: Design Standards for New Apartments
A4_Bedroom	13.2 m <sup>2</sup>	11.4 m <sup>2</sup>
A4_Entrance	5.9 m <sup>2</sup>	0.0 m <sup>2</sup>
A4_Kitchen/Living	23.1 m <sup>2</sup>	23.0 m <sup>2</sup>
A4_Storage	3.0 m <sup>2</sup>	3.0 m <sup>2</sup>
A4_Terrace (P.O.S.)	13.0 m <sup>2</sup>	5.0 m <sup>2</sup>
A4_WC	3.8 m <sup>2</sup>	0.0 m <sup>2</sup>
	61.9 m <sup>2</sup>	



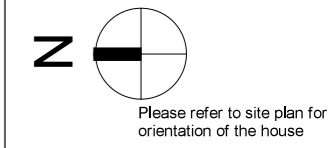
1 Ground Floor Plan  
 1 : 100 @A3



3 First Floor Plan  
 1 : 100 @A3



2 Roof Plan  
 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:**  
 Duplex, 2 Storey - Plans

Scale: 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No: 3.0-140
Date: 10/11/2023 10.28.28	Drawn By: R.K.	Checked By: W.H.

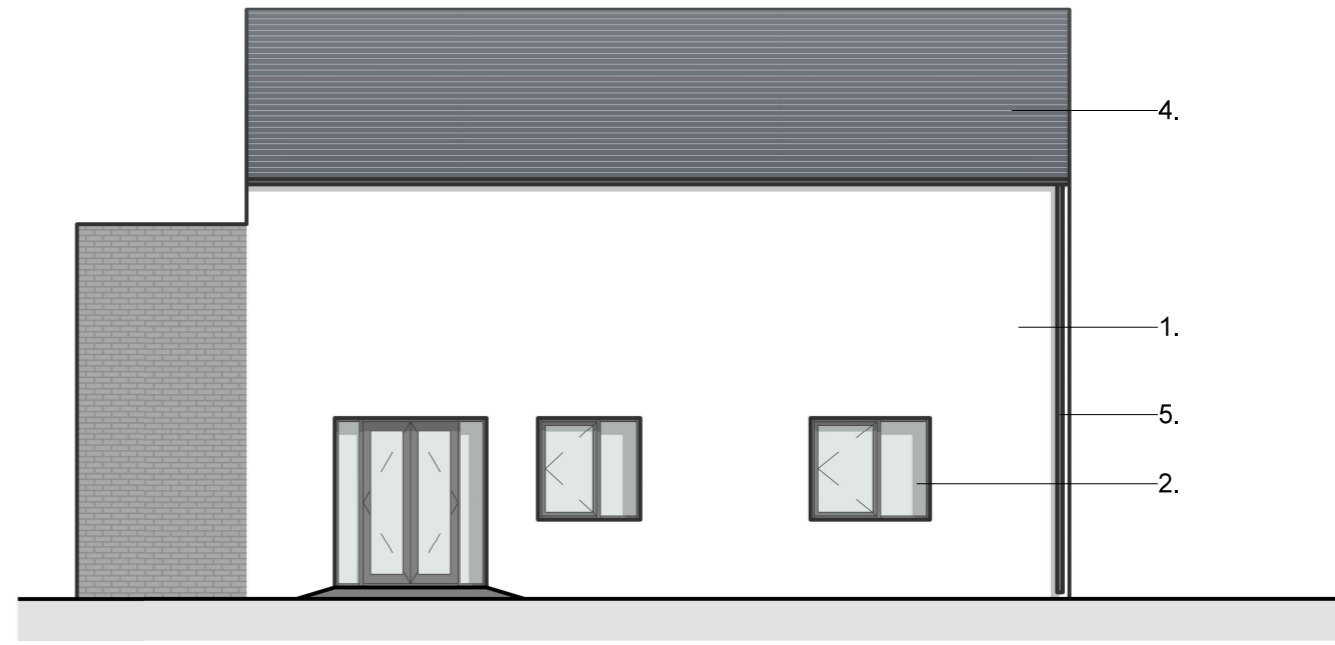
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**General Notes:**

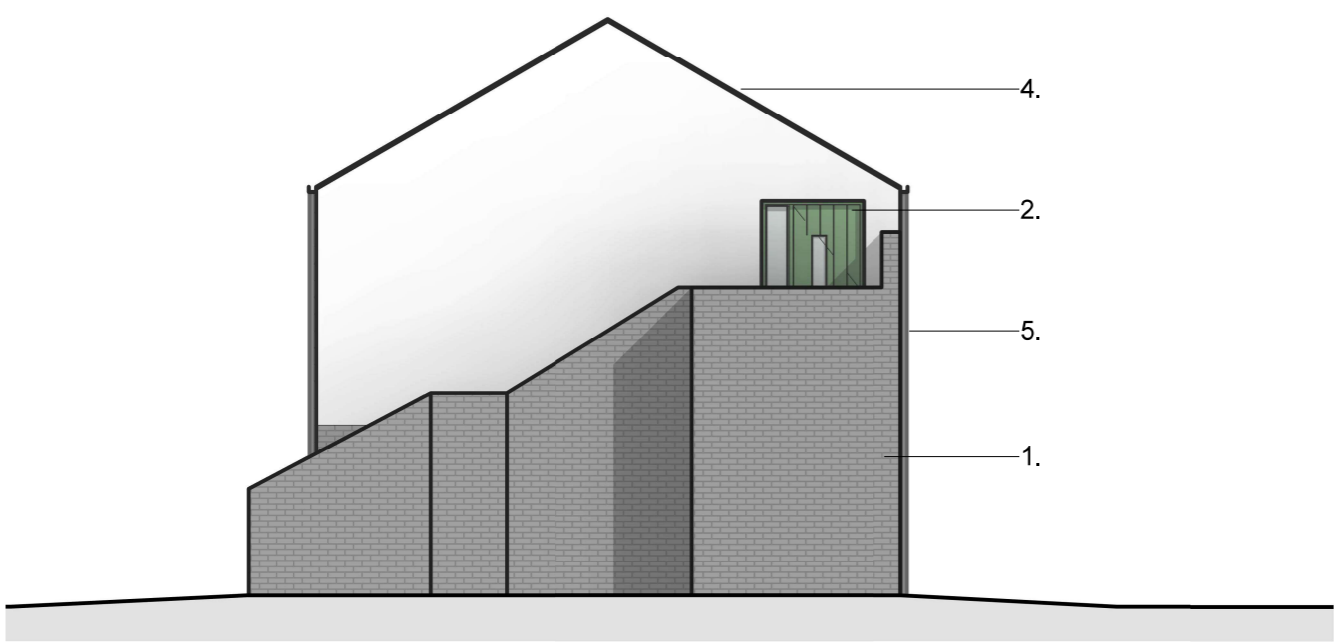
Planning Note	
Key Value	Keynote Text
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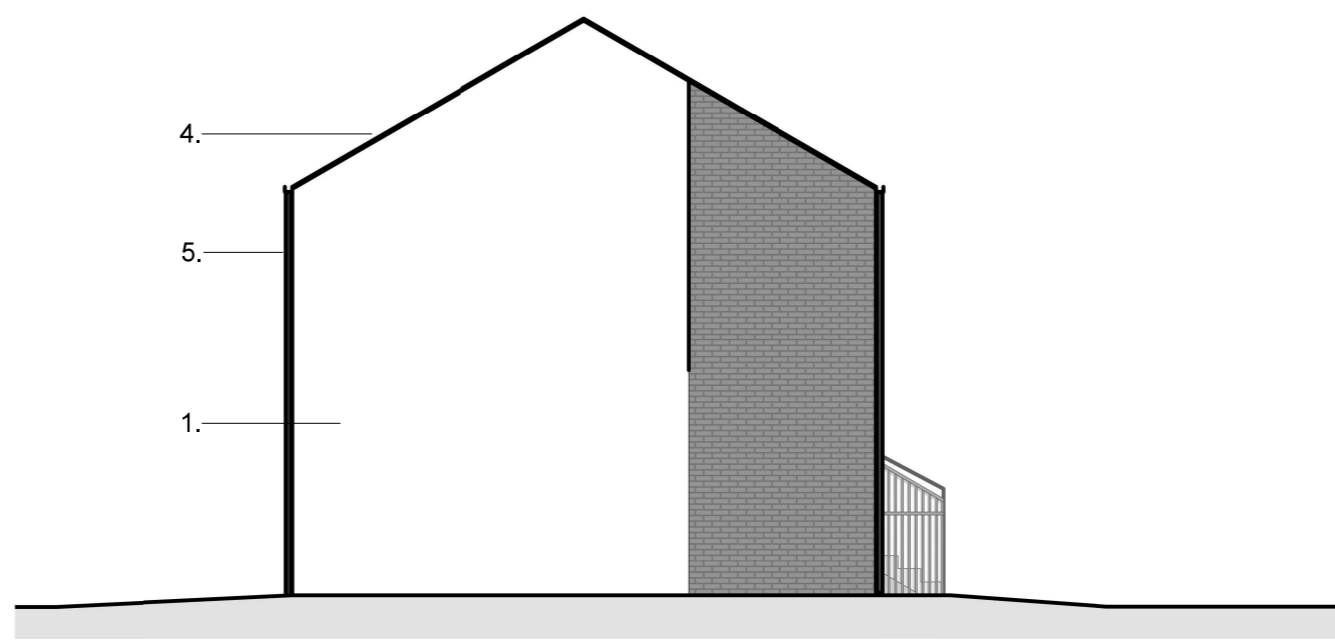
1 Front Elevation  
1: 100 @A3



2 Rear Elevation  
1: 100 @A3



3 LHS Elevation  
1: 100 @A3



4 RHS Elevation  
1: 100 @A3

PLANNING



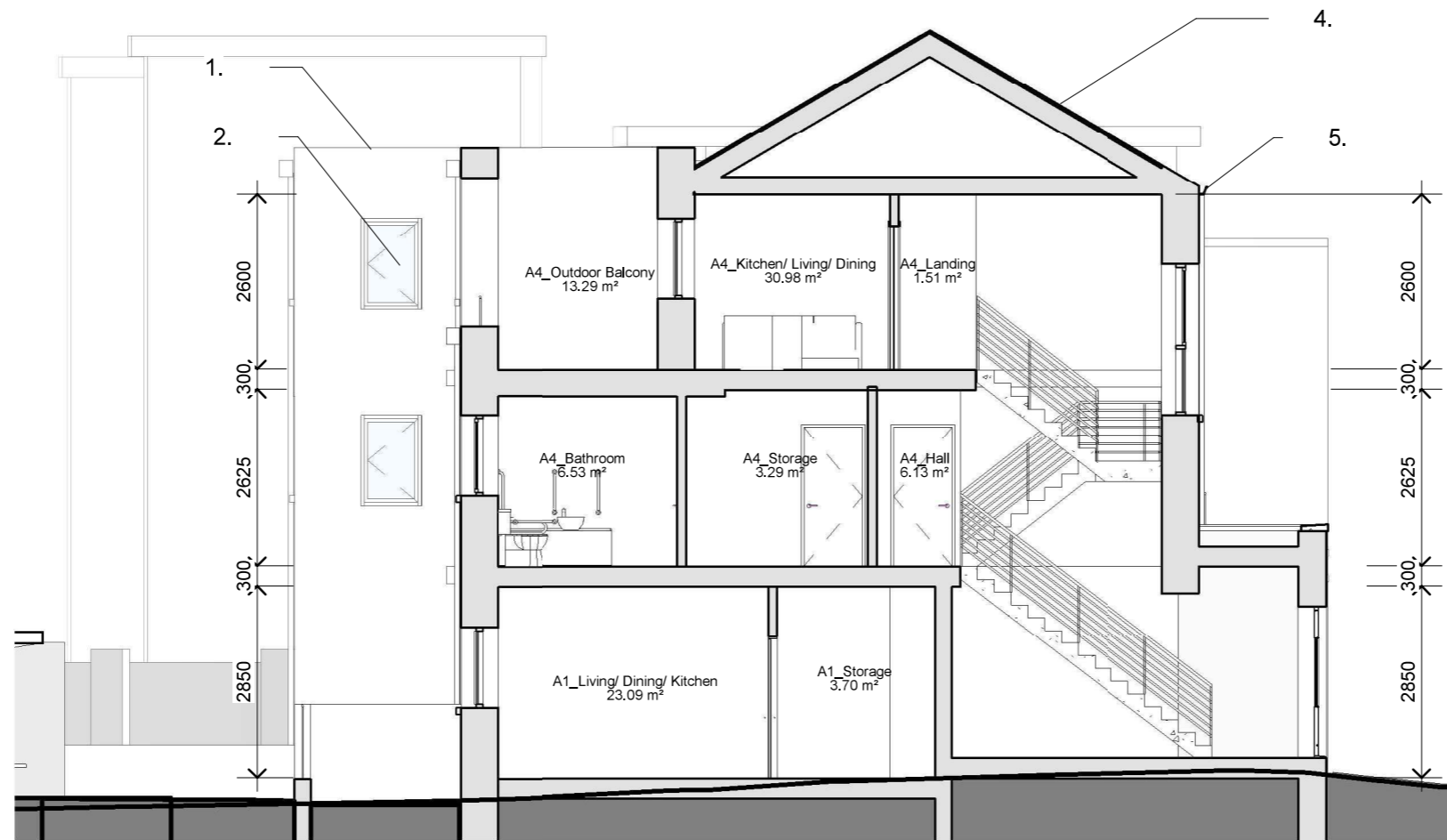
Ivan Grimes  
 Director of Service - Housing,  
 Community & Emergency Services

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 Telephone: 0761 102020  
 Fax No: 051 844798

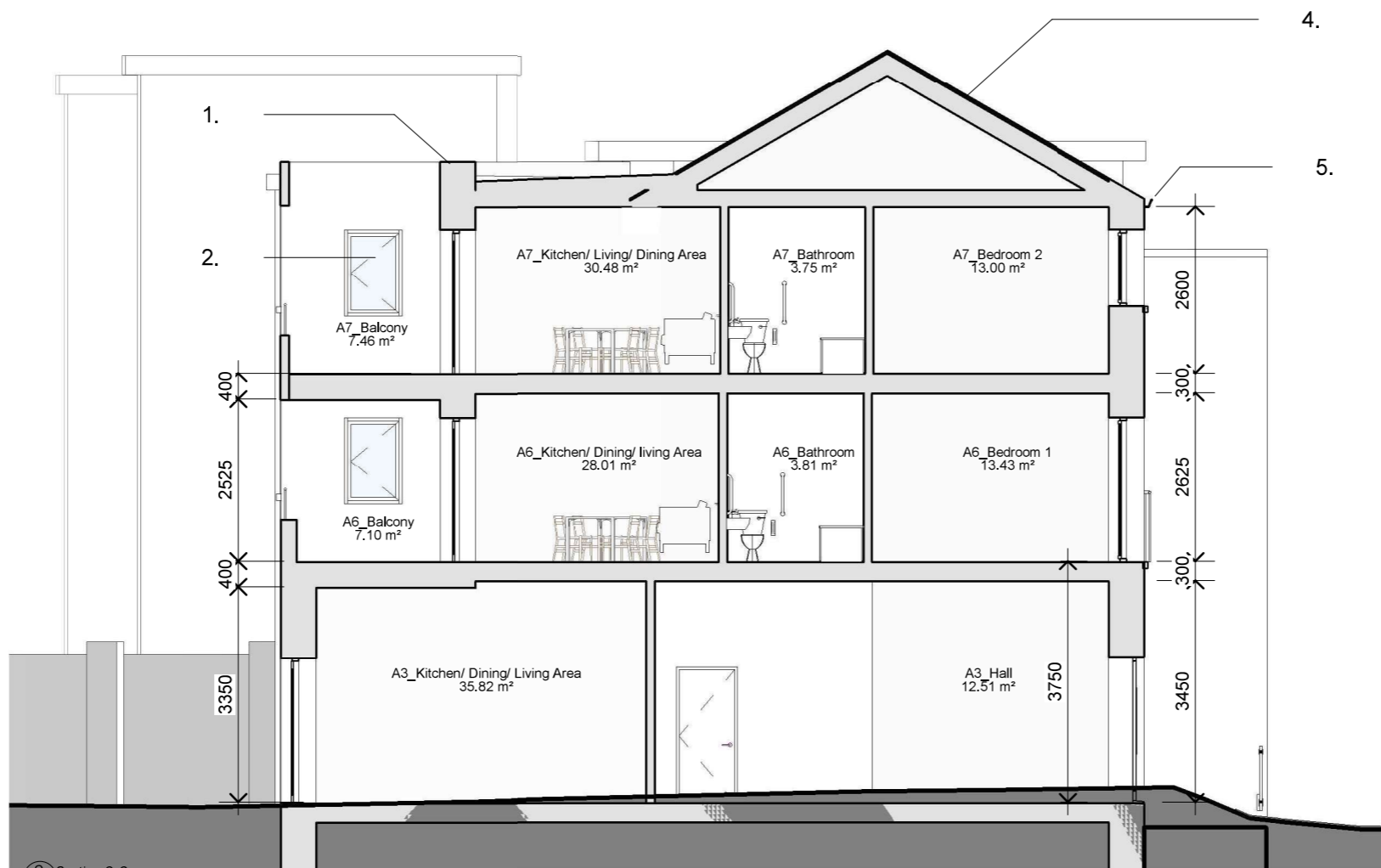
**Project:**  
 Proposed Development at , Shandon,  
 Dungarvan, Co. Waterford

**Title:**  
 Duplex, 2 Storey - Elevations

Scale: 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No. 3,0-240
Date: 10/11/2023 10:28:39	Drawn By: R.K.	Checked By: W.H.



Section A-A  
1 : 100 @A3



Section C-C  
1 : 100 @A3

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**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 844798

Project:  
THE OLD COAL YARD, ST. PATRICKS  
TERRACE, WATERFORD

Title:  
Apartment - Sections A-A & C-C

Scale: 1 : 100 @A3	Project No: N31-24-2-107_	Drawing No: 3.0-320
Date: 30/11/2023 12:32:04	Drawn By: RK	Checked By: WH





B Section B-B  
1 1 : 100 @A3

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PLANNING



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Fax No: 051 844798

**Project:**  
THE OLD COAL YARD, ST. PATRICKS  
TERRACE, WATERFORD

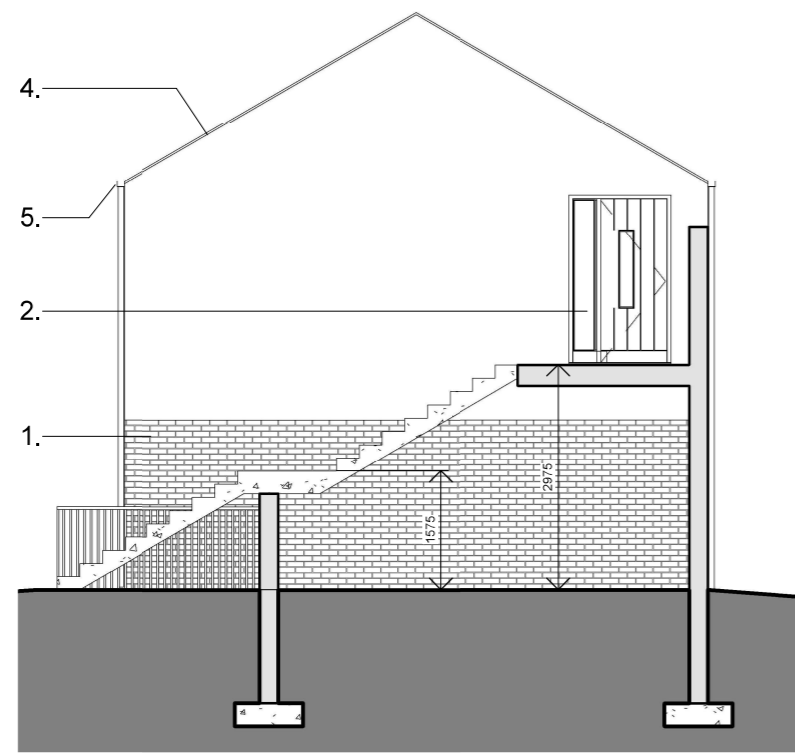
**Title:**  
Apartment Sections B-B

Scale: 1 : 100 @A3	Project No: N31-24-2-107_	Drawing No: 3.0-321
Date: 30/11/2023 12:32:07	Drawn By: RK	Checked By: WH

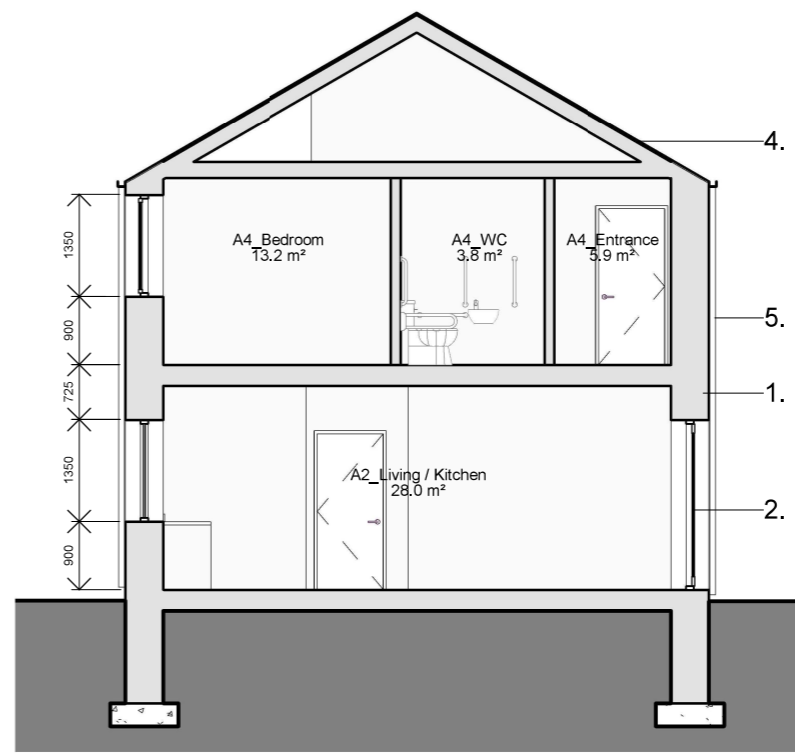
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1 Section A-A  
 1 : 100 @A3



2 Section B-B  
 1 : 100 @A3

**PLANNING**



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 Fax No: 051 844798

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

**Title:**  
 Duplex, 2 Storey - Sections

Scale: 1 : 100 @A3	Project No: N31-24-2-102_	Drawing No: 3,0-340
Date: 10/11/2023 10:28:44	Drawn By: R.K.	Checked By: W.H.

## CONFIRMATION OF FEASIBILITY

Walter Holden

Waterford City & County Council Housing Department  
Bailey's New Street,  
Waterford  
X91 XH42

27 January 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](http://www.water.ie)

**Our Ref: CDS23000202 Pre-Connection Enquiry**  
**The Old Coalyard And 9 & 10, St Patricks Terrace , Waterford City,**  
**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 8 unit(s) at The Old Coalyard And 9 & 10, St Patricks Terrace , Waterford City, 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 without infrastructure upgrade by Irish Water  
- No stormwater shall be permitted to enter the IW wastewater network. Applicant to show at application stage how they intend to deal with stormwater on site.

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/](http://www.water.ie/connections/get-connected/)

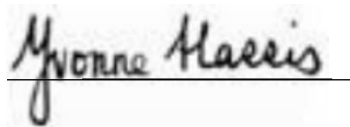
### Where can you find more information?

- **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](http://www.water.ie/connections), email [newconnections@water.ie](mailto: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 thin horizontal line.

**Yvonne Harris**  
**Head of Customer Operations**

## Section A - What is important to know?

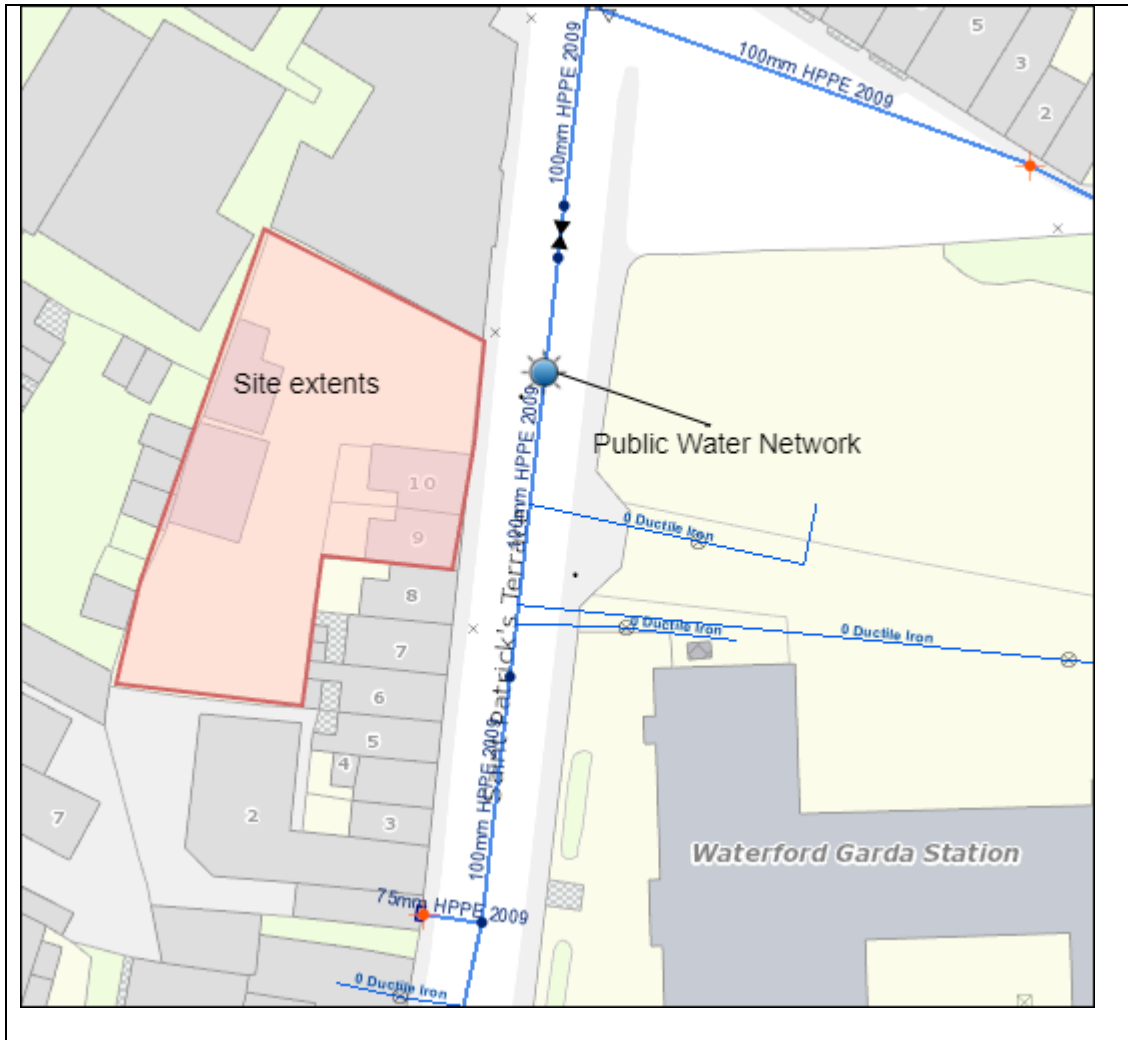
What is important to know?	Why is this important?
<p><b>Do you need a contract to connect?</b></p>	<ul style="list-style-type: none"> <li>• Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Irish Water's network(s).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

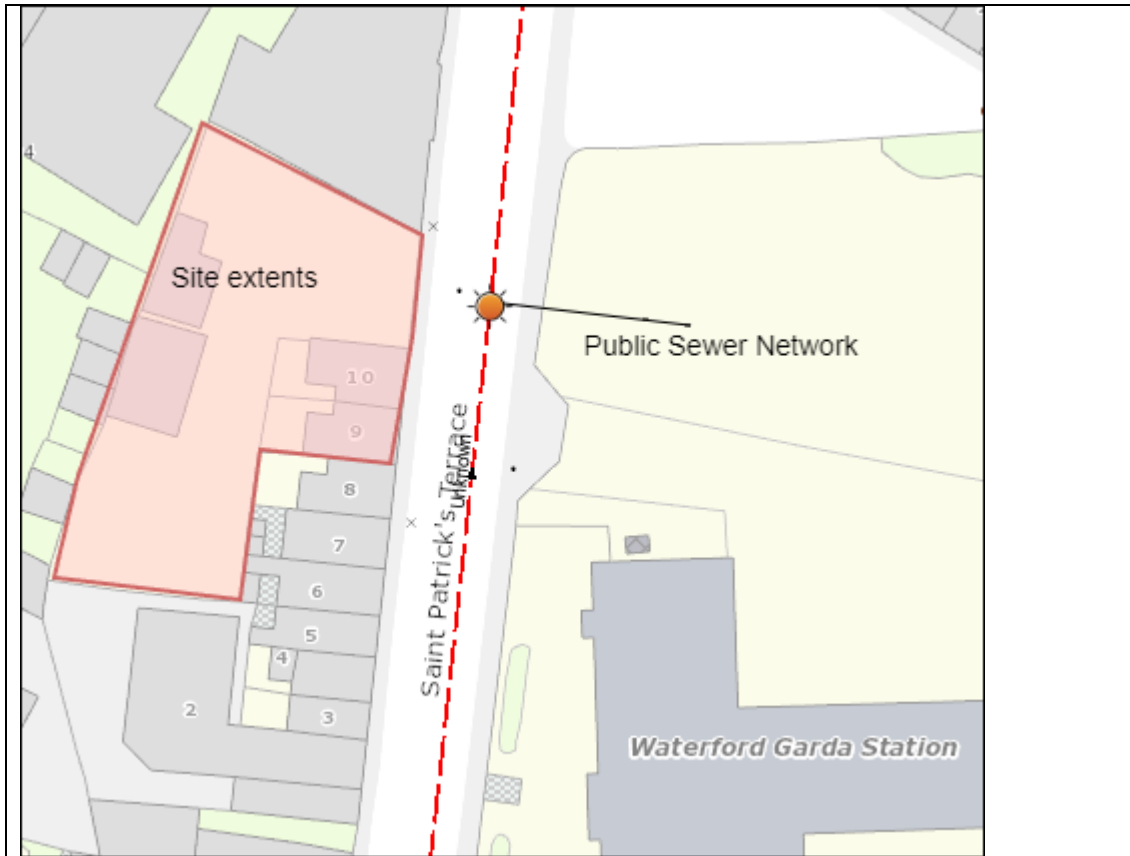
<p><b>What are the design requirements for the connection(s)?</b></p>	<ul style="list-style-type: none"> <li>The design and construction of the Water &amp; Wastewater pipes and related infrastructure to be installed in this Development shall comply with <b><i>the Irish Water Connections and Developer Services Standard Details and Codes of Practice</i></b>, available at <a href="http://www.water.ie/connections">www.water.ie/connections</a></li> </ul>
<p><b>Trade Effluent Licensing</b></p>	<ul style="list-style-type: none"> <li>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).</li> <li>More information and an application form for a Trade Effluent License can be found at the following link: <a href="https://www.water.ie/business/trade-effluent/about/">https://www.water.ie/business/trade-effluent/about/</a></li> </ul> <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](mailto: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.