



**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: 6 no. Residential units, consisting of 3 no. 1-bed apartments and 3 no. 2- bed apartments. 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 Saint Mary's Terrace, Hennessy's Road, 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

Proposed Development: 6 no. Residential units, consisting of 3 no. 1-bed apartments and 3 no. 2- bed apartments. 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 Saint Mary's Terrace, Hennessy's Road, Waterford.

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: *Grace Denieffe*

Grace Denieffe

Clerk of Works

Waterford City and County Council's intention
Regarding Proposed Development

Proposed Development: S179A proposed

St. Mary's Terrace, Hennessy's Road, 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 5th 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 5th December 2023.

SIGNED:



Michael Walsh

Chief Executive

Appendix A

- Newspaper notice
- Site Notice

Legal
SectionNotice
Planning
NoticesWATERFORD CITY AND
COUNTY COUNCIL

We, Eir (Eircom Limited) intend to apply for permission for development of this site at Eir Exchange, Main Street, Portlaoighaire, County Waterford. The development will consist of the construction of a new 15 metre high shrouded pole (16 metre overall height to top of lightning finials) together with antennas, dish, associated telecommunications equipment and ground level equipment cabinets. The proposal includes the removal of an existing 10 metre high wooden support pole carrying telecommunications equipment (13m overall height). The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority (Menapia Building, The Mall, Waterford), during its public opening hours (9.30am to 1pm and 2pm to 4pm). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

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:

6 no. Residential units, consisting of 3 no. 1-bed apartments and 3 no. 2- bed apartments. 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 Saint Mary's Terrace, Hennessy's Road, 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

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

Fógra um Thaisceadh Leabhar Rátaí lena n-íniúchadh agus i dtaobh é a bheith beartaithe Rátaí a Dhéanamh

Tugtar fógra leis seo go bhfuil Comhairle Cathrach agus Contae Phort Láirge ar tí ráta contae a dhéanamh ar aon mhaoín inráitithe i gCathair agus i gContae Phort Láirge.

Is é an ráta bliantúil ar luacháil do ghnáthchaiteachas na Comhairle do Sheirbhís na bliana airgeadais dar críoch **31 Nollaig, 2024 ná 0.2891**.

Cuirtear na leabhair rátaí i dtaisce le haghaidh iniúchadh ag lucht foitha rátaí san Oifig Cúram Custaiméirí, Sráid Nua Bailey, Port Láirge agus san Oifig Cúram Custaiméirí, Dún Garbhán, Co. Phort Láirge agus beidh siad ann, ar oscailt lena n-íniúchadh go ceann ceithre lá dhéag tar éis an dáta seo idir na huaireanta 9.30rn agus 3.30in, 6 Luan go hAoine **trí choinne amháin**, seachas gach Satharn, Domhnach, Lá Saoire Bainc agus saoire na Nollag - beidh eolas le fáil i dtaobh an tsaoire seo ar www.waterfordcouncil.ie. Le haghaidh tuilleadh eolais déan teagmháil le 0818 10 20 20.

Sínithe: 6 Nollaig 2023

**Michael Walsh, Príomhfhéidhmeannach,
Comhairle Cathrach agus Contae Phort Láirge,
An Meal, Phort Láirge | Oifigí Cathartha, Dún Garbhán.**

**Notice of Deposit of Rate Books
for Inspection and of
Intention to Make Rates**

Notice is hereby given that Waterford City and County Council is about to make a county rate on the property rateable thereto in the City and County of Waterford.

The annual rate on valuation for the ordinary expenditure of the Council for the service of the year ending **31st December 2024 is 0.2891**.

The Rate Books are deposited for the inspection of any ratepayer in the Customer Care Office, Baileys New Street, Waterford and in the Customer Care Office, Dungarvan, Co. Waterford and will be available there, open for inspection between the hours of 9.30 a.m. and 3.30 p.m. by appointment only, during the fourteen days following the date hereof, exclusive of Saturdays, Sundays and Bank Holidays and Christmas opening arrangements, details of which are available on www.waterfordcouncil.ie. For further information contact 0818 10 20 20.

Signed: 6th December 2023

**Michael Walsh, Chief Executive,
Waterford City and County Council,
The Mall, Waterford | Civic Offices, Dungarvan.**

**Deadline for
Advertisements**

**Classified Advertising
Deadline is Monday 12 Noon**

**TO AVOID DISAPPOINTMENT
Reserve your space by Friday**

**To advertise in our
Classifieds Section please contact**

GLADSTONE HOUSE, GLADSTONE STREET, WATERFORD

t 051 875566 e sales@waterford-news.com

**Waterford
News & Star**

**We are now taking Bookings for your
Christmas Remembrances**

Which will be published in December 19th edition
You can also book your December and January
2024 Anniversaries and Birthdays

Contact Janet on 051-874951

Email reception@waterford-news.com

Or call to our office in Gladstone Street, Waterford X91 HH31



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:

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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

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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

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:

Provision of six no. residential units at St. Mary's Terrace, Hennessy's Road, Waterford City.

The subject site is zoned Existing Residential with the objective to “Provide for residential development and protect and improve residential amenity” in the Waterford City & County Development Plan 2022-2028. The site is situated adjacent to a zone of archaeological potential.



The proposed development to provide for six no. residential units is considered compatible 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



Kevin Phelan
Executive Planner

Date: 13/10/2023



Hazel O'Shea
Senior Executive Planner

Date: 16th 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	Part 8
Type	
Development Location	St. Mary's Terrace, Hennessy's Road, Waterford City
Description of the project	Provision of six no. residential units at St. Mary's Terrace, Hennessy's Road, Waterford City

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.	N/A
3	Impacts on Intertidal and Marine Habitats Is the development located within a Special Area of Conservation whose qualifying interests include intertidal	No

	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.	
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:	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
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.	N/A
	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	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

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	St. Mary's Terrace, Hennessy's Road, Waterford City
Natura 2000 sites within impact zone	
Description of the project	Provision of six no. residential 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	Kevin Phelan, Executive Planner
Date	13 th October 2023

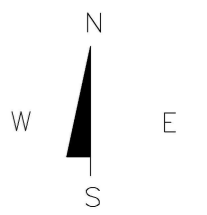
Appendix C

- 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: 5632-21/5702-01

-  Indicates Site Boundary
-  Indicates Landhold Area
-  Location of Site Notice



Planning

REVISION	DATE	INTLS	No.

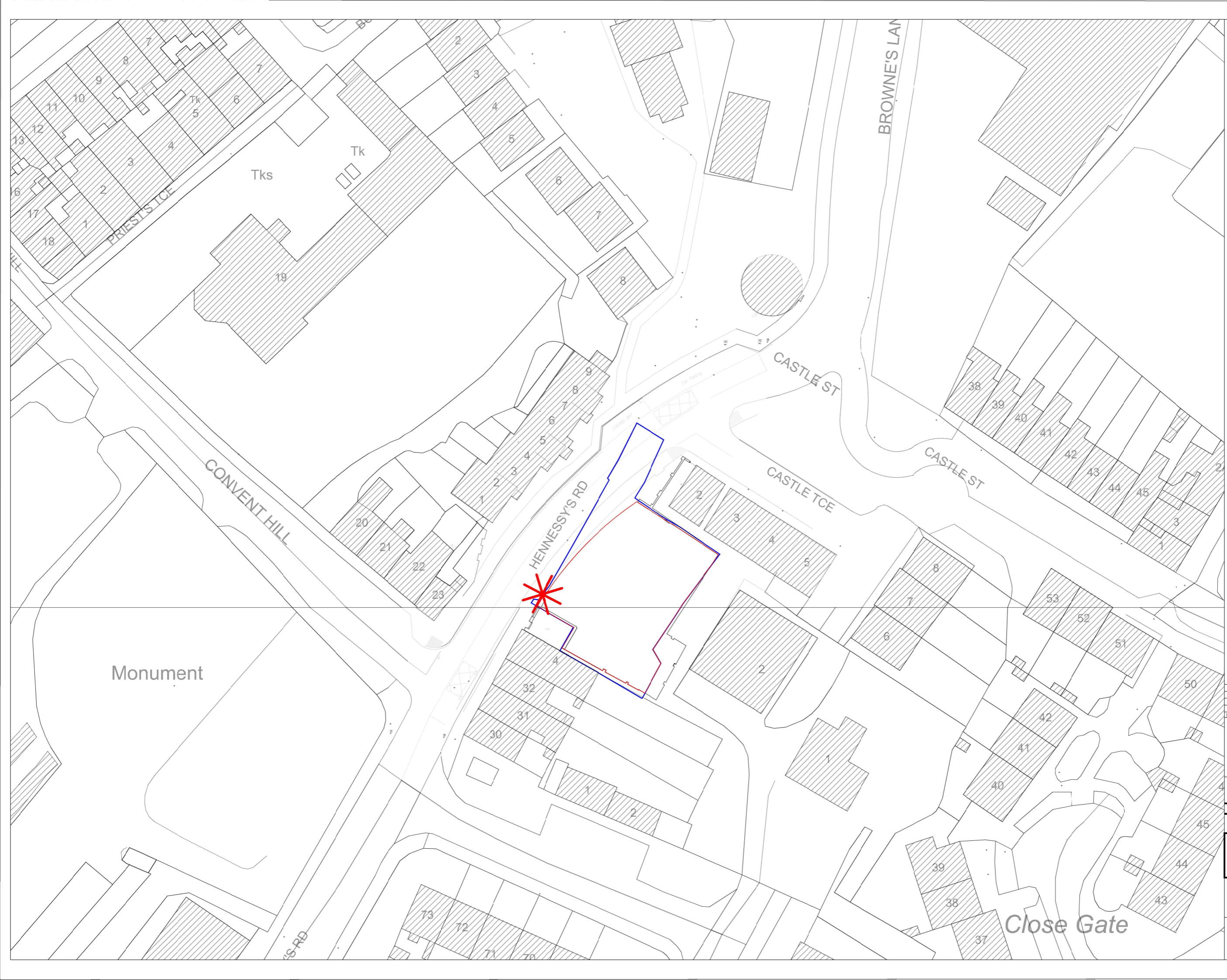


IVAN GRIMES
 DIRECTOR OF SERVICES - HOUSING,
 COMMUNITY & EMERGENCY SERVICES
HOUSING
 ADDRESS: Civic Offices, Baileys New Street, Waterford X91 XH42
 TELEPHONE : 0761 - 102020
 FAX NO : 051 - 844708

Saint Mary's Terrace,
 Hennessy's Road, Waterford





TITLE
 Site Location Map

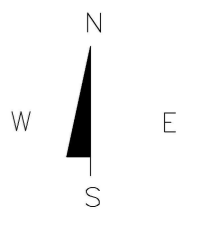
SCALE 1:500 @ A3	JOB No. N31-24-2-106	DRAWING No. 001
DATE 26/07/2023	DRAWN BY GD	CHECKED BY WH



Notes:
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General Notes:
 OS Map Reference: 5632-21

-  Indicates Site Boundary
-  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, Baileys New Street, Waterford X91 XH42
 TELEPHONE: 0761 - 102020
 FAX NO: 051 - 844708

Saint Mary's Terrace,
 Hennessy's Road, Waterford

TITLE
 Existing Site Map

SCALE 1:250 @ A3	JOB No. N31-24-2-106	DRAWING No. 002
DATE 26/07/2023	DRAWN BY GD	CHECKED BY WH



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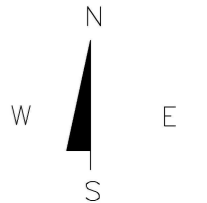
General Notes:
 OS Map Reference: 5632-21

- Indicates Site Boundary
- Indicates Landhold Area
- ✱ Location of Site Notice

- 3 No. 1 Bed 2 Person Apartments
- 3 No. 2 Bed 4 Person Apartments

6 No. Units in total

- Materials**
1. Selected render / brick finish
 2. Selected Windows & Doors:
 3. 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 power coated to selected colour



Planning

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 - 102020
 FAX NO: 051 - 844708

**Saint Mary's Terrace,
 Hennessy's Road, Waterford**

TITLE
Proposed Site Location Map

SCALE	JOB No.	DRAWING No.
1:250	N31-24-2-107_03-14	003
@ A3	DATE	DRAWN BY
	27/07/2023	GD
	CHECKED BY	WH





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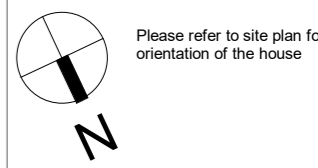
General Notes:

Name	Colour
Existing	
Proposed	

Apartment 1B_2P				
Name	Level	Area	Quality Housing for Sustainable Communities	
A1_Bedroom	001-GFL	11.45 m²	11.40 m²	
A1_Hallway	001-GFL	6.85 m²		
A1_Living/ Dining/ Kitchen	001-GFL	23.13 m²	23.00 m²	
A1_Storage	001-GFL	3.70 m²	3.00 m²	
A1_WC	001-GFL	3.75 m²		

Apt 2_1B_2P				
Name	Level	Area	Quality Housing for Sustainable Communities	
A2_Bedroom	001-GFL	11.45 m²	11.40 m²	
A2_Hallway	001-GFL	6.71 m²		
A2_Living/ Dining/ Kitchen	001-GFL	23.08 m²	23.00 m²	
A2_Storage	001-GFL	3.72 m²	3.00 m²	
A2_WC	001-GFL	3.75 m²		

Apt 3_1B_2P				
Name	Level	Area	Quality Housing for Sustainable Communities	
A3_Bedroom	001-GFL	11.45 m²	11.40 m²	
A3_Hallway	001-GFL	6.96 m²		
A3_Living/ Dining/ Kitchen	001-GFL	23.13 m²	23.00 m²	
A3_Storage	001-GFL	3.72 m²	3.00 m²	
A3_WC	001-GFL	3.75 m²		



PLANNING



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

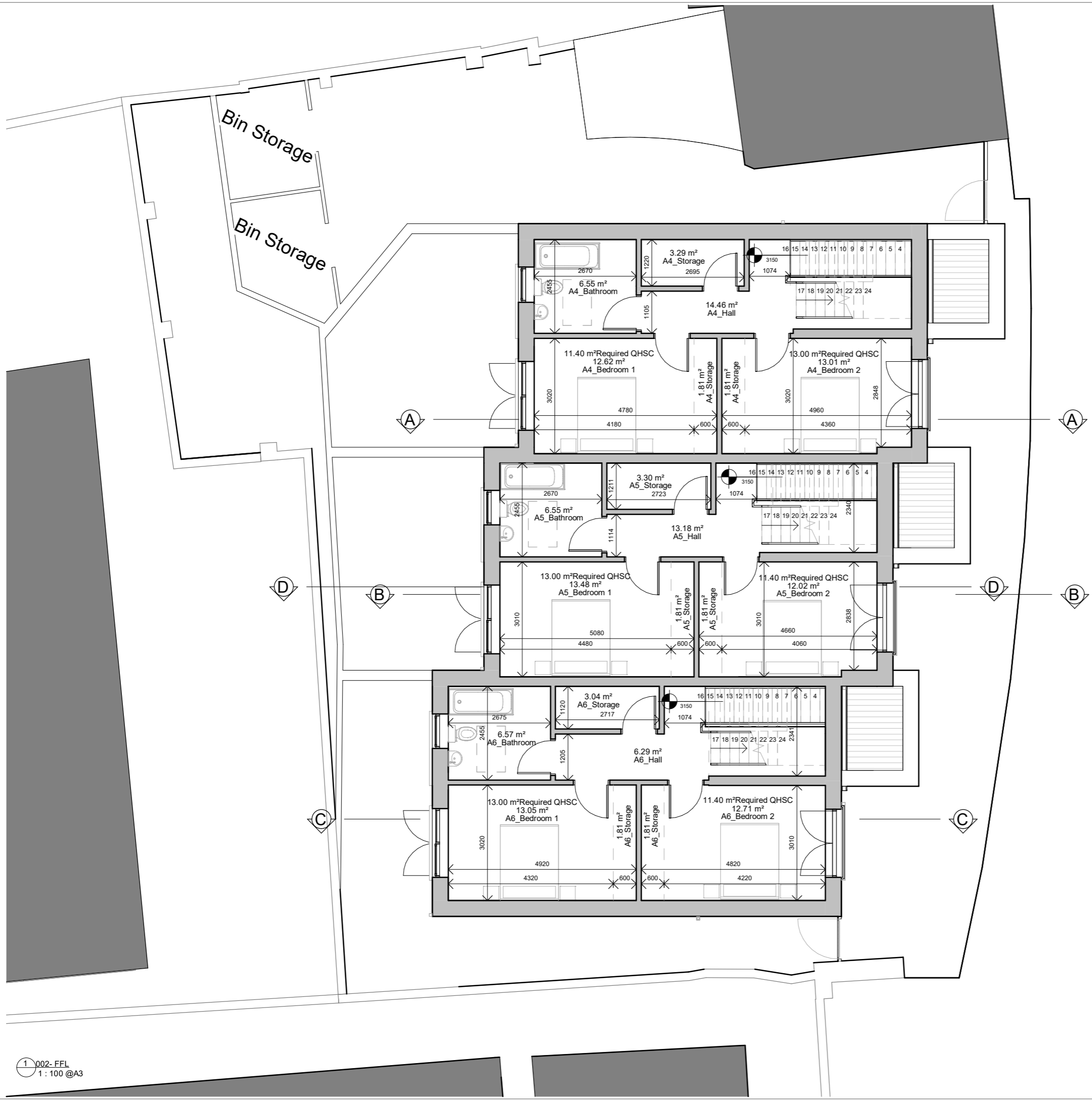
HOUSING
 Address: Civic Offices, Balleys New Street, Waterford X91 XH42
 Telephone: 0761 102020
 Fax No: 051 944708

Project:
 Saint Marys Terrace, Hennessy's Rd,
 Waterford

Title:
 Ground Floor Plans

Scale 1 : 100 @A3	Project No. N31	Deawing No. 24-2-106_03-110
Date 09/10/2023 17:26:08	Drawn By BR	Checked By WH

1 001-GFL
 1 : 100 @A3



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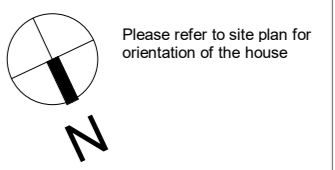
General Notes:

Name	Colour
Existing	
Proposed	

Apt. 4_2B_4P				
Name	Level	Area	Quality Housing for Sustainable Communities	
A4_Bathroom	002-FFL	6.55 m ²	0.00 m ²	
A4_Bedroom 1	002-FFL	12.62 m ²	11.40 m ²	
A4_Bedroom 2	002-FFL	13.01 m ²	13.00 m ²	
A4_Dining / Kitchen / Living	003-SFL	32.19 m ²	30.00 m ²	
A4_Hall	002-FFL	14.46 m ²	0.00 m ²	
A4_Landing	003-SFL	2.70 m ²	0.00 m ²	
A4_Outdoor Balcony	003-SFL	10.35 m ²	0.00 m ²	
A4_Storage	002-FFL	3.62 m ²	0.00 m ²	
A4_Storage	002-FFL	3.29 m ²	7.00 m ²	

Apt. 5_2B_4P				
Name	Level	Area	Quality Housing for Sustainable Communities	
A5_Bathroom	002-FFL	6.55 m ²		
A5_Bedroom 1	002-FFL	12.62 m ²	13.00 m ²	
A5_Bedroom 2	002-FFL	12.02 m ²	11.40 m ²	
A5_Dining / Kitchen / Living	003-SFL	31.93 m ²	30.00 m ²	
A5_Hall	002-FFL	13.18 m ²		
A5_Landing	003-SFL	2.81 m ²		
A5_Outdoor Balcony	003-SFL	10.18 m ²		
A5_Storage	003-SFL	0.82 m ²		
A5_Storage	002-FFL	3.81 m ²	0.00 m ²	
A5_Storage	002-FFL	3.30 m ²	7.00 m ²	

Apt. 6_2B_4P				
Name	Level	Area	Quality Housing for Sustainable Communities	
A6_Bathroom	002-FFL	6.57 m ²		
A6_Bedroom 1	002-FFL	13.05 m ²	13.00 m ²	
A6_Bedroom 2	002-FFL	12.71 m ²	11.40 m ²	
A6_Dining / Kitchen / Living	003-SFL	31.99 m ²	30.00 m ²	
A6_Hall	002-FFL	6.29 m ²		
A6_Landing	003-SFL	2.81 m ²		
A6_Outdoor Balcony	003-SFL	10.87 m ²		
A6_Storage	003-SFL	0.83 m ²		
A6_Storage	002-FFL	3.62 m ²	0.00 m ²	
A6_Storage	002-FFL	3.04 m ²	7.00 m ²	



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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 944708

Project:
 Saint Marys Terrace, Hennessy's Rd,
 Waterford

Title:
 First Floor Plans

Scale 1 : 100 @A3	Project No. N31	Drawing No. 24-2-106_03-111
Date 10/11/2023 10:46:14	Drawn By BR	Checked By WH

1 002-FFL
1 : 100 @A3



Notes:
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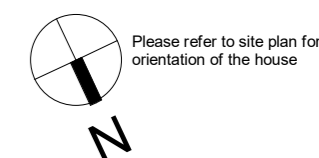
General Notes:

Name	Colour
Existing	
Proposed	

Apt 4_2B_4P			
Name	Level	Area	Quality Housing for Sustainable Communities
A4_Bathroom	002-FFL	6.55 m ²	0.00 m ²
A4_Bedroom 1	002-FFL	12.82 m ²	11.40 m ²
A4_Bedroom 2	002-FFL	13.01 m ²	13.00 m ²
A4_Dining / Kitchen / Living	003-SFL	32.19 m ²	30.00 m ²
A4_Hall	002-FFL	14.46 m ²	0.00 m ²
A4_Landing	003-SFL	2.70 m ²	0.00 m ²
A4_Outdoor Balcony	003-SFL	10.35 m ²	0.00 m ²
A4_Storage	003-SFL	0.82 m ²	0.00 m ²
A4_Storage	002-FFL	3.62 m ²	0.00 m ²
A4_Storage	002-FFL	3.29 m ²	7.00 m ²

Apt 5_2B_4P			
Name	Level	Area	Quality Housing for Sustainable Communities
A5_Bathroom	002-FFL	6.55 m ²	0.00 m ²
A5_Bedroom 1	002-FFL	13.48 m ²	13.00 m ²
A5_Bedroom 2	002-FFL	12.02 m ²	11.40 m ²
A5_Dining / Kitchen / Living	003-SFL	31.93 m ²	30.00 m ²
A5_Hall	002-FFL	13.18 m ²	0.00 m ²
A5_Landing	003-SFL	2.81 m ²	0.00 m ²
A5_Outdoor Balcony	003-SFL	10.18 m ²	0.00 m ²
A5_Storage	003-SFL	0.82 m ²	0.00 m ²
A5_Storage	002-FFL	3.81 m ²	0.00 m ²
A5_Storage	002-FFL	3.30 m ²	7.00 m ²

Apt 6_2B_4P			
Name	Level	Area	Quality Housing for Sustainable Communities
A6_Bathroom	002-FFL	6.57 m ²	0.00 m ²
A6_Bedroom 1	002-FFL	13.05 m ²	13.00 m ²
A6_Bedroom 2	002-FFL	12.71 m ²	11.40 m ²
A6_Dining / Kitchen / Living	003-SFL	31.99 m ²	30.00 m ²
A6_Hall	002-FFL	6.29 m ²	0.00 m ²
A6_Landing	003-SFL	2.81 m ²	0.00 m ²
A6_Outdoor Balcony	003-SFL	10.87 m ²	0.00 m ²
A6_Storage	003-SFL	0.83 m ²	0.00 m ²
A6_Storage	002-FFL	3.62 m ²	0.00 m ²
A6_Storage	002-FFL	3.04 m ²	7.00 m ²



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 Community & Emergency Services

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 Fax No: 051 944708

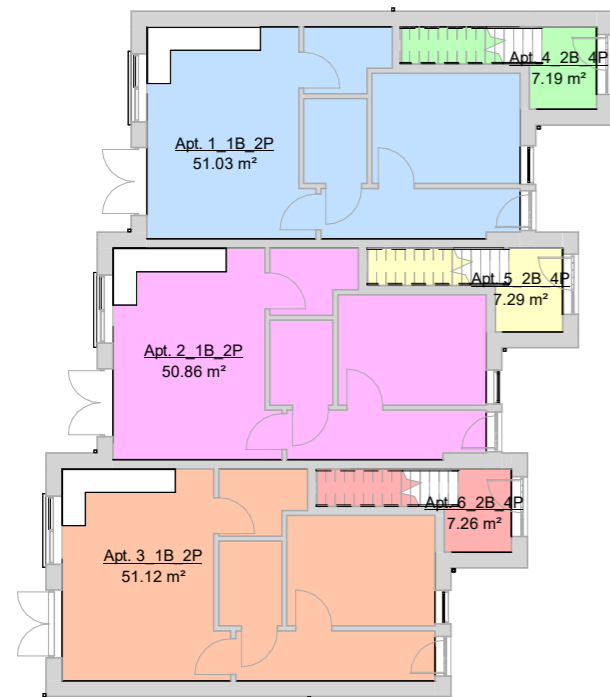
Project:
 Saint Marys Terrace, Hennessy's Rd,
 Waterford

Title:
 Second Floor Plans

Scale 1 : 100 @A3	Project No. N31	Drawing No. 24-2-106_03-112
Date 10/11/2023 10:45:46	Drawn By BR	Checked By WH

Notes:
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General Notes:



Gross Area Schedule Apt. 3_1B_2P

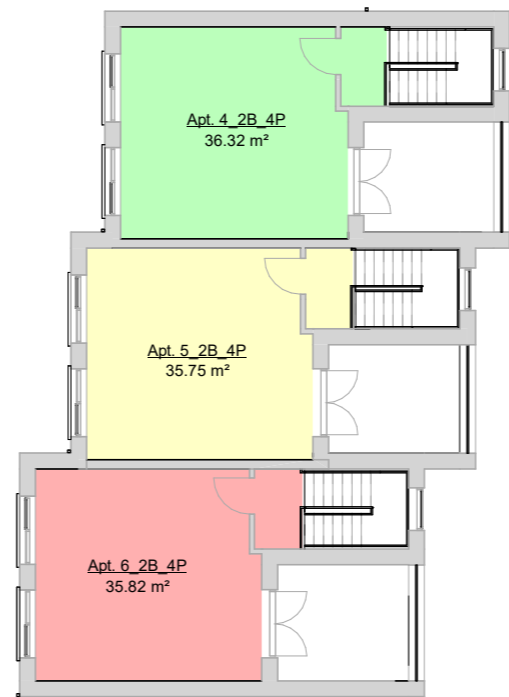
Name	Level	Area	Quality Housing for Sustainable Communities
Apt. 3_1B_2P	001-GFL	51.12 m²	45.00 m²

Gross Area Schedule Apt. 2_1B_2P

Name	Level	Area	Quality Housing for Sustainable Communities
Apt. 2_1B_2P	001-GFL	50.86 m²	45.00 m²

Gross Area Schedule Apt. 1_1B_2P

Name	Level	Area	Quality Housing for Sustainable Communities
Apt. 1_1B_2P	001-GFL	51.03 m²	45.00 m²

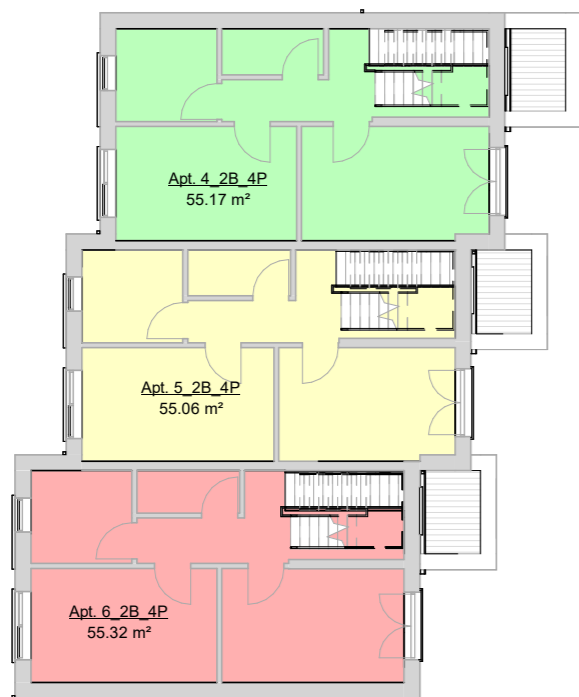


Gross Area Schedule

Name	Level	Area	Quality Housing for Sustainable Communities
Apt. 1_1B_2P	001-GFL	51.03 m²	45.00 m²
Apt. 2_1B_2P	001-GFL	50.86 m²	45.00 m²
Apt. 3_1B_2P	001-GFL	51.12 m²	45.00 m²
Apt. 4_2B_4P	001-GFL	7.19 m²	
Apt. 4_2B_4P	002-FFL	55.17 m²	
Apt. 4_2B_4P	003-SFL	36.32 m²	73.00 m²
Apt. 5_2B_4P	001-GFL	7.29 m²	
Apt. 5_2B_4P	002-FFL	55.06 m²	
Apt. 5_2B_4P	003-SFL	35.75 m²	73.00 m²
Apt. 6_2B_4P	001-GFL	7.26 m²	
Apt. 6_2B_4P	002-FFL	55.32 m²	
Apt. 6_2B_4P	003-SFL	35.82 m²	73.00 m²

1 001-GFL
1 : 200 @A3

3 003-SFL
1 : 200 @A3



Gross Area Schedule Apartment 4

Name	Level	Area	Quality Housing for Sustainable Communities
Apt. 4_2B_4P	001-GFL	7.19 m²	
Apt. 4_2B_4P	002-FFL	55.17 m²	
Apt. 4_2B_4P	003-SFL	36.32 m²	73.00 m²

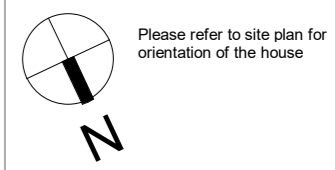
Gross Area Schedule Apartment 5

Name	Level	Area	Quality Housing for Sustainable Communities
Apt. 5_2B_4P	001-GFL	7.29 m²	
Apt. 5_2B_4P	002-FFL	55.06 m²	
Apt. 5_2B_4P	003-SFL	35.75 m²	73.00 m²

Gross Area Schedule Apartment 6

Name	Level	Area	Quality Housing for Sustainable Communities
Apt. 6_2B_4P	001-GFL	7.26 m²	
Apt. 6_2B_4P	002-FFL	55.32 m²	
Apt. 6_2B_4P	003-SFL	35.82 m²	73.00 m²

2 002-FFL
1 : 200 @A3



Please refer to site plan for orientation of the house

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Ivan Grimes
 Director of Service - Housing,
 Community & Emergency Services
HOUSING
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 Telephone: 0761 162020
 Fax No: 051 844708



Project:
 Saint Marys Terrace, Hennessy's Rd,
 Waterford

Title:
 Gross Floor Areas

Scale 1 : 200 @A3	Project No: N31	Drawing No. 24-2-106_03-140
Date 19/09/2023 16:05:12	Drawn By BR	Checked By WH

Notes:
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General Notes:

Name	Colour
Existing	
Proposed	

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
3.	Selected Obscure Glazing if required
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

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Project:
 Saint Marys Terrace, Hennessy's Rd,
 Waterford

Title:
 Front and Rear Elevations- Block A

Scale	Project No.	Drawing No.
1 : 100 @A3	N31	24-2-106_03-200
	Date	Drawn By
	09/10/2023	BR
	Checked By	WH
	17:22:23	

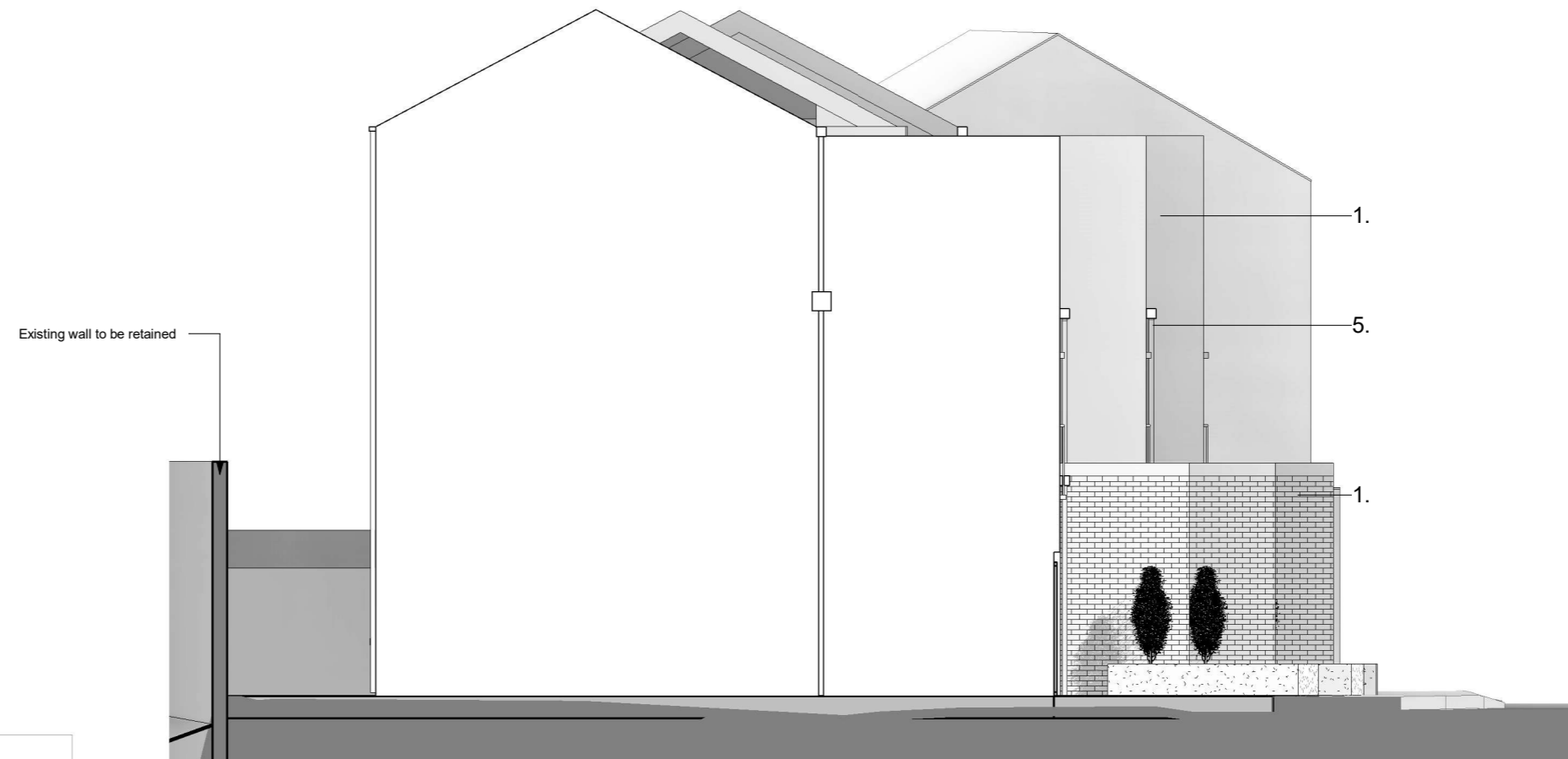
Notes:
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General Notes:

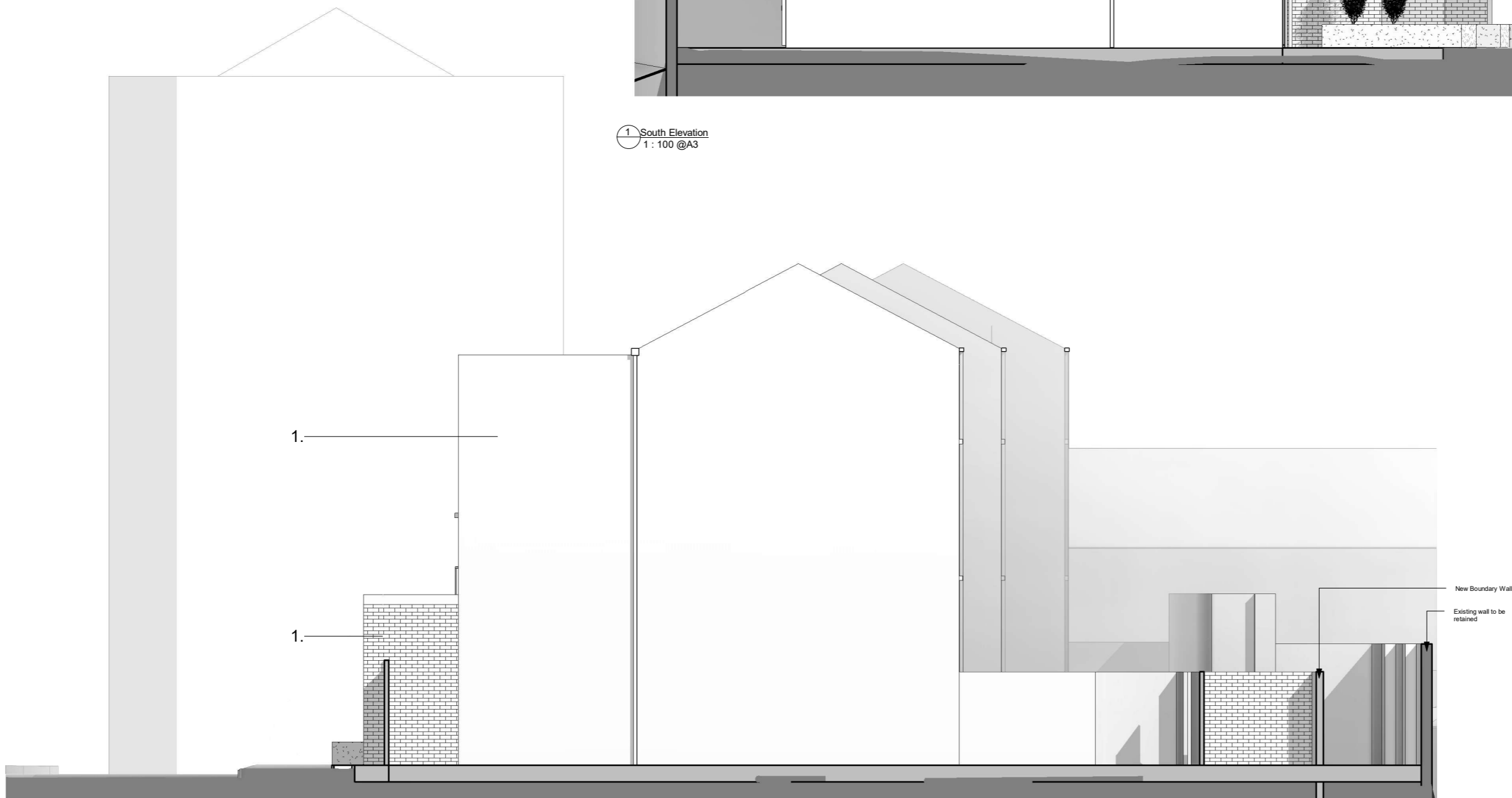
Name	Colour
Existing	
Proposed	

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
3.	Selected Obscure Glazing if required
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 South Elevation
 1 : 100 @A3



2 North Elevation
 1 : 100 @A3

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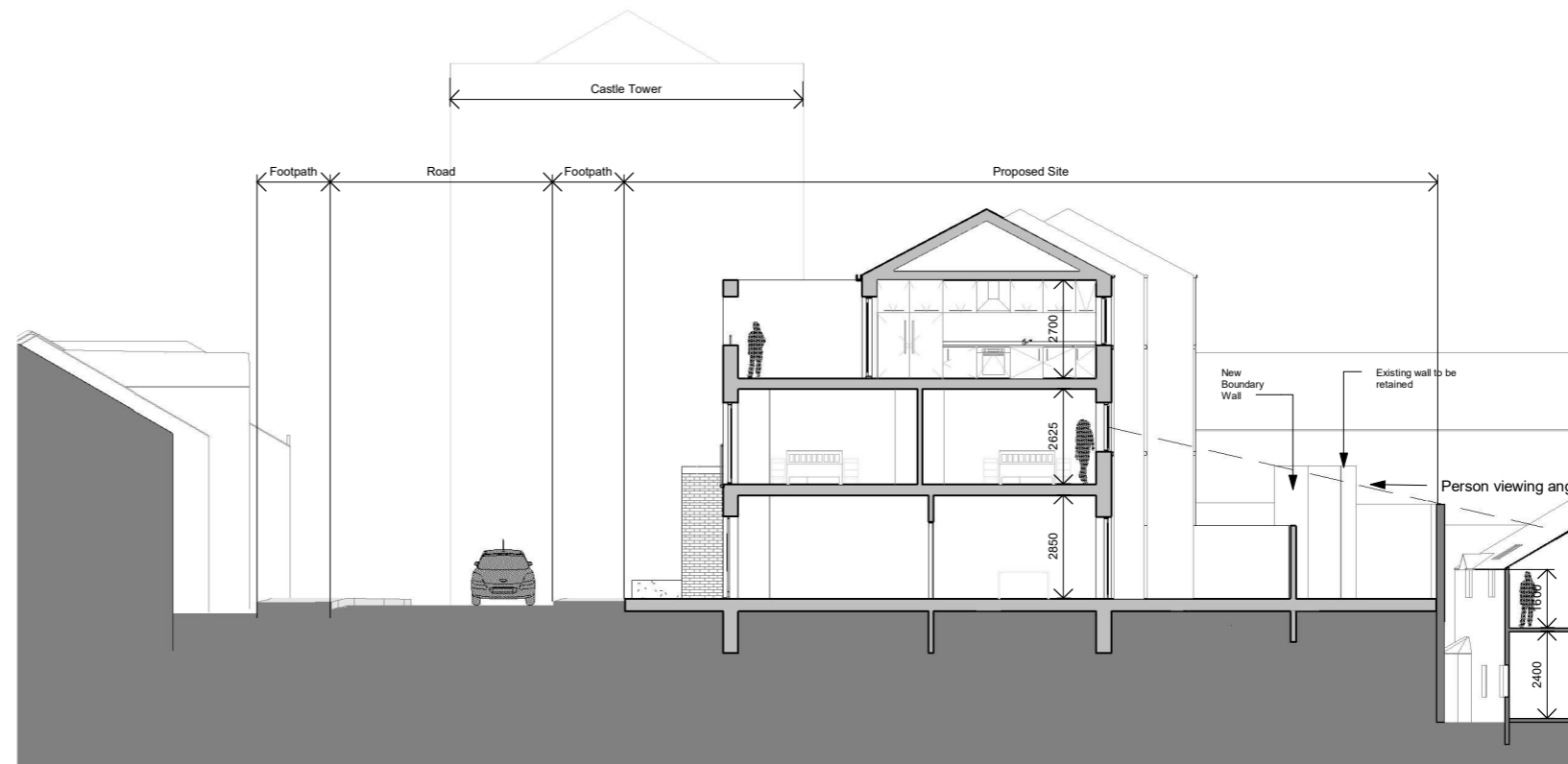
Project:
 Saint Marys Terrace, Hennessy's Rd,
 Waterford

Title:
 North & South Elevation Drawings

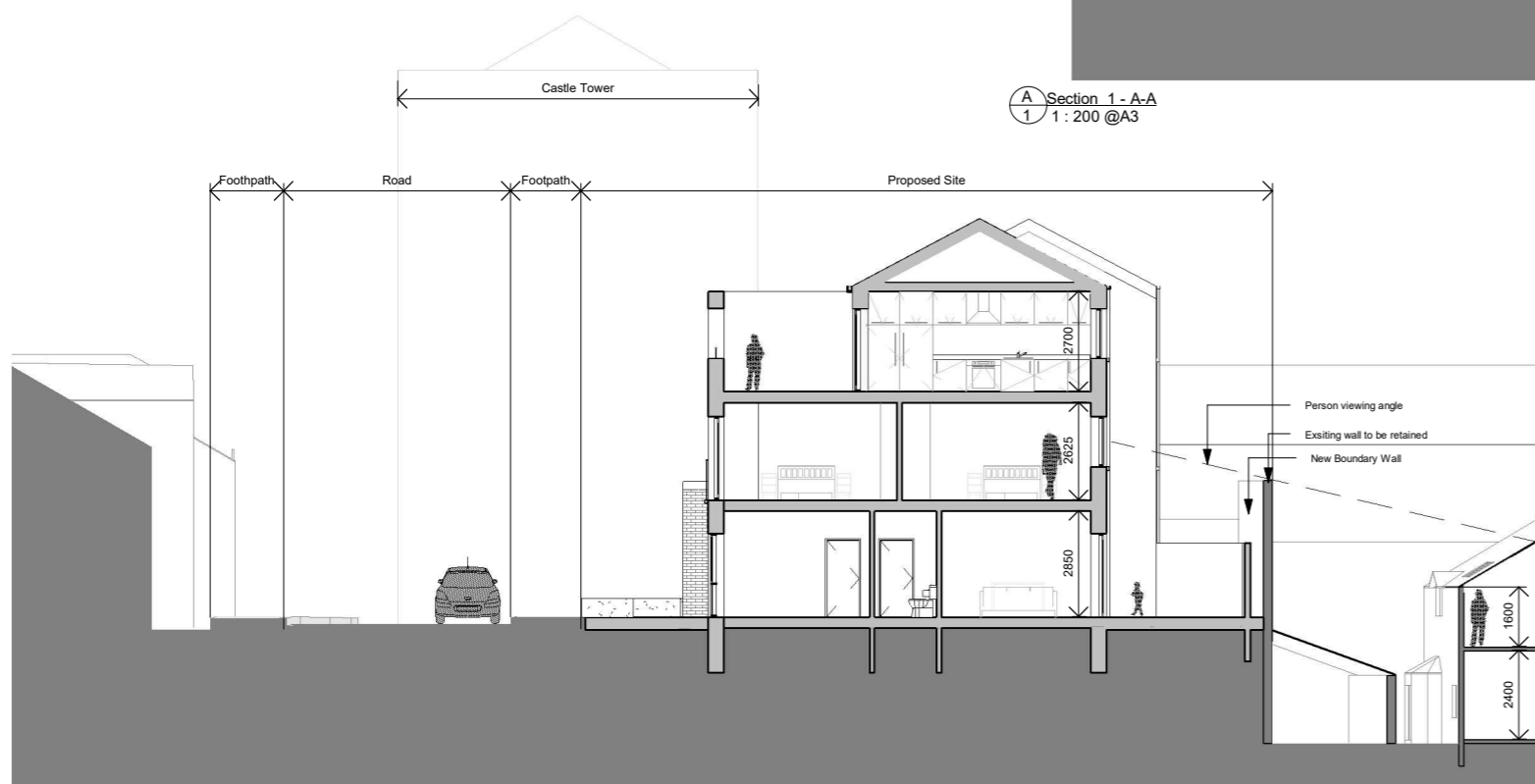
Scale	Project No.	Drawing No.
1 : 100 @A3	N31	24-2-106_03-201
Date	Drawn By	Checked By
09/10/2023 17:23:00	BR	WH



1 Front Context Elevation
1 : 200 @A3



A Section 1 - A-A
1 : 200 @A3



B Section - B-B
1 : 200 @A3

Notes:
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General Notes:

Name	Colour
Existing	
Proposed	

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HOUSING

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Fax No: 051 944708



Project:
Saint Marys Terrace, Hennessy's Rd,
Waterford

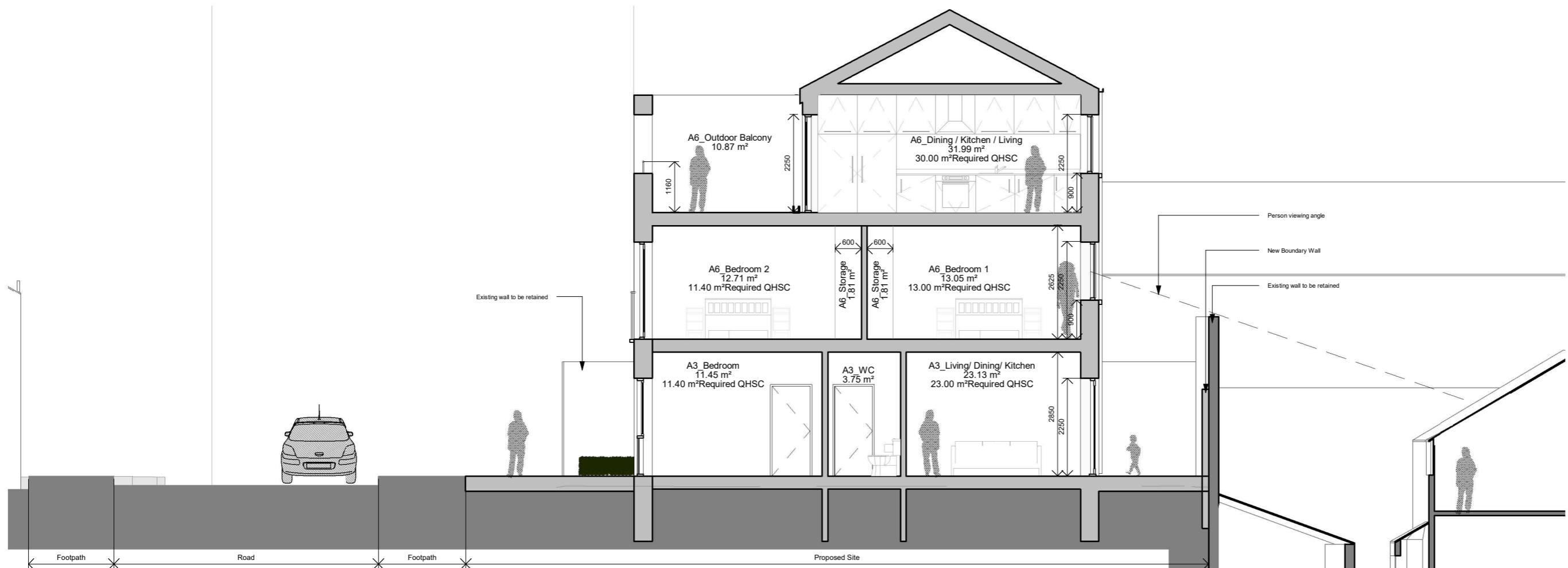
Title:
Front Context Elevation & Section B-B &
Section A-A

Scale	Project No.	Deawing No.
As indicated @A3	N31	24-2-106_03-202
Date	Drawn By	Checked By
09/10/2023	BR	WH
	17:23:32	

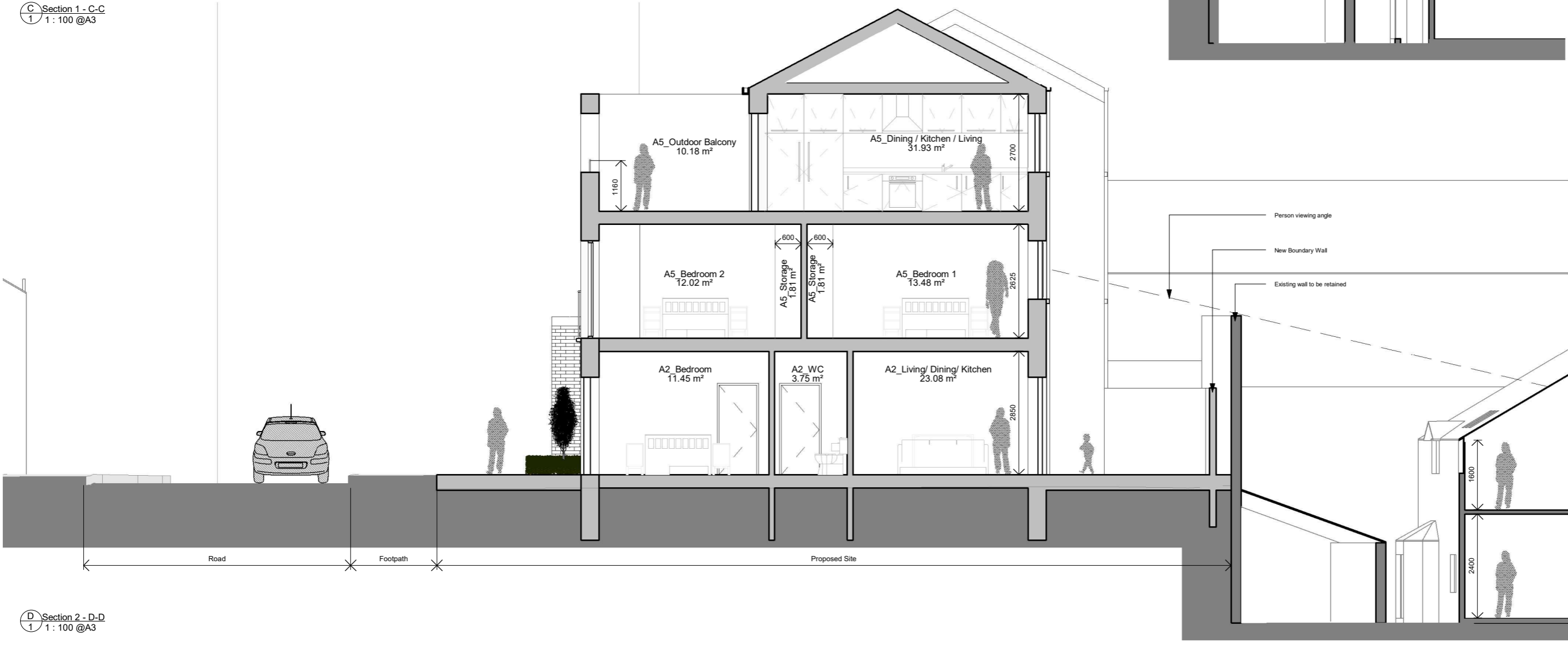
Notes:
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General Notes:

Name	Colour
Existing	
Proposed	



C Section 1 - C-C
 1: 100 @A3



D Section 2 - D-D
 1: 100 @A3

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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 944708

Project:
 Saint Marys Terrace, Hennessy's Rd,
 Waterford

Title:
 Sections C-C & Section B-B

Scale 1 : 100 @A3	Project No. N31	Drawing No. 24-2-106_03-300
Date 09/10/2023 16:12:49	Drawn By BR	Checked By WH

CONFIRMATION OF FEASIBILITY

Walter Holden

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

17 February 2023

Uisce Éireann
Bosca OP448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

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

www.water.ie

**Our Ref: CDS23000996 Pre-Connection Enquiry
Hennessy's Road, 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 Housing Development of 6 unit(s) at Hennessy's Road, 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 upgrades
- In order to complete the proposed connection at the Premises, the Irish Water wastewater network will have to be extended by approximately 20m. Irish Water currently does not have any plans to extend its network in this area. Should you wish to consider extending the wastewater network infrastructure to a point to connect to the Irish Water network, please contact Irish Water.

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/

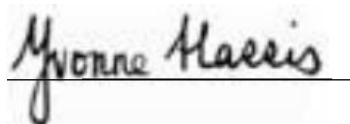
Where can you find more information?

- **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?

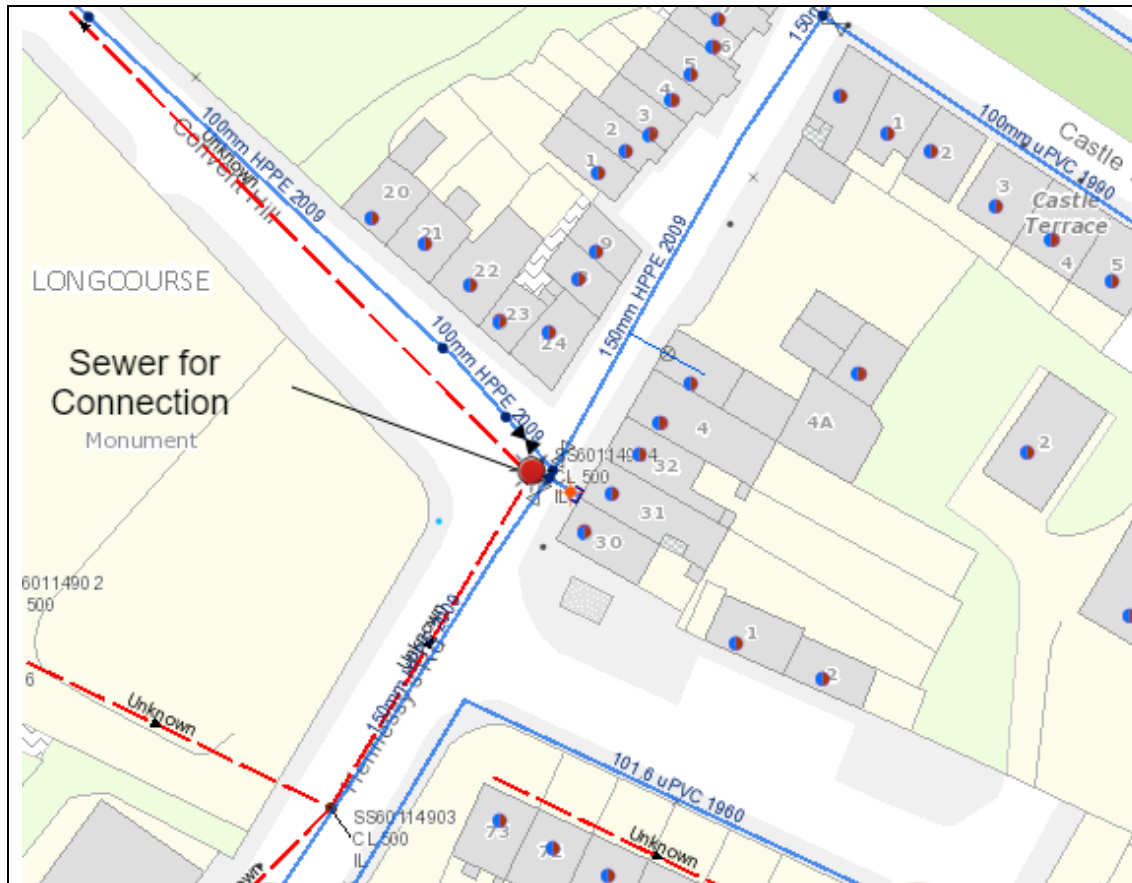
What is important to know?	Why is this important?
Do you need a contract to connect?	<ul style="list-style-type: none"> • Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Irish Water's network(s). • Before the 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.
When should I submit a Connection Application?	<ul style="list-style-type: none"> • A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	<ul style="list-style-type: none"> • Irish Water connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	<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>
Fire flow Requirements	<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
Plan for disposal of storm water	<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.
Where do I find details of Irish Water's network(s)?	<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



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

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.