



**Uimhir Thagarta Uathúil:** WFD-C2-91

**Stádas:** Submitted

**Submission:** Core Strategy Objective

**Údar:** Fewer Harrington and Partners

**Comhairliúchán:**

Draft Waterford City and County Development Plan 2022 - 2028

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## Litir Chumhdaigh

Fewer Harrington and Partners, Studio 14, Maritana Gate, Canada St., Waterford wish to make a submission on the Draft Waterford City and County Development Plan 2022-2028. This submission is made in response to a public notice on the Waterford Council website, inviting submissions between Friday 18th June to Monday 30th August 2021 in relation to the Draft Waterford City and County Development Plan 2022-2028.

### Observations:

#### Chapter 2: Spatial Vision and Core Strategy.

**Caibidil:** Volume 1 » Part 1: Vision and Strategy » Chapter 2: Spatial Vision and Core Strategy.

Consideration should be given to additional housing on the adjacent strategic reserve lands notwithstanding the strategic reserve designation subject to the proper planning and sustainable development of the area. Following completion of the services and more than 75% of the houses (i.e. **more than 20 units**), the adjacent strategic reserve lands should be permissible for development.

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#### Volume 2: Development Management Standards

**Caibidil:** Volume 2: Development Management Standards

We believe there is a discrepancy in Table 5, car parking standards in Draft Volume 2: Development Management Standards. The draft plan states houses and dwellings shall be 1 per dwelling in all other areas as opposed to designated town centre areas while flat/apartments in all suburban locations in Waterford City and other main urban centres in the county, the requirement is 1.5 spaces per unit. If houses and dwellings have 1 spaces per unit outside the city centre location then so should flats and apartments.

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#### Volume 2: Development Management Standards

**Caibidil:** Volume 2: Development Management Standards

We believe that 15% public open provided at a minimum rate of the total site area is excessive and a lower percentage should be considered i.e 10% public open space. A number of development plans in other counties have a minimum public open space standard of 10%, for example Wexford County Council.

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## Chapter 7: Housing and Sustainable Communities

Caibidil: Volume 1 » Part 3: City and County Policy Objectives » Chapter 7: Housing and Sustainable Communities

There is no mention in the draft development plan about mews and townhouse type developments, this should be incorporated into the Development Plan as its own heading. We should be designing mews and townhouses suited to people of all ages which will encourage people to live in urban city centres. Waterford's inner city is lacking new mews and townhouses type developments which will provide much needed housing to people. People are relying on developments outside of Waterford's inner suburban location which places a strain on our infrastructure and services. We should be designing units that attract people back into the city where there is sufficient infrastructure, parks, shops and retail units for an attractive place to live in. We believe these types of units can be designed in urban infill sites to attract people to live in. We would ask you to consider the following:

- If these mews and townhouses were designed in a courtyard manner, a relaxation should be given to private garden areas and a shared communal area could be offered in the courtyard space with the privacy amenity space on the roof of the mews and townhouses.
- Dual aspect should be omitted in urban infill sites which will allow an increased number of units for people to live.
- We should encourage schemes which provide a unified approach to the development of residential mews lanes and where consensus between all property owners has been agreed. This unified approach framework is the preferred alternative to individual development proposals.
- Development will generally be confined to two and three storey buildings where the proposed mews building is subordinate in height and scale to the main building, where there is sufficient depth between the main building and the proposed mews building to ensure privacy, where an acceptable level of open space is provided and where the laneway is suitable for the resulting traffic conditions and where the apartment units are of sufficient size to provide for a high quality residential environment. This is in line with national policy to promote increased residential densities in proximity to the city centre.
- Mews buildings should be permitted in the form of terraces.
- New buildings should complement the character of both the mews lane and main building with regard to scale, massing, height, building depth, roof treatment and materials. The design of such proposals should represent an innovative architectural response to the site and should be informed by established building lines and plot width. Depending on the context of the location, mews buildings may be required to incorporate gable-ended pitched roofs.
- The provision of rear access to the main frontage premises shall be sought where possible.
- All parking provision in mews lanes will be in off-street garages, forecourts or courtyards. One off-street car space should be provided for each mews building, subject to conservation and access criteria.
- New mews development should not inhibit vehicular access to car parking space at the rear for the benefit of the main frontage premises, where this space exists at present. This provision will not apply where the objective to eliminate existing unauthorised and excessive off-street car parking is being sought.
- Potential mews laneways must have a minimum carriageway of 4.8 m in width (5.5 m where no verges or footpaths are provided). All mews lanes should be considered to be shared surfaces, and footpaths need not

necessarily be provided.

- The distance between the opposing windows of mews dwellings and of the main houses shall be generally a minimum of 22 m. This requirement may be relaxed due to site constraints. In such cases, innovative and high quality design will be required to ensure privacy and to provide an adequate setting, including amenity space, for both the main building and the mews dwelling.

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**Documents Attached:** Níl

**Teorainneacha Gafa ar an léarscáil:** Níl