



**Uimhir Thagarta Uathúil:** WFD-C2-337

**Údar:** Stephanie Taheny

**Stádas:** Submitted

**Submission:** Kilbarry Zoning, Masterplan & School Site Location

**Comhairliúchán:**

Draft Waterford City and County Development Plan 2022 - 2028

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## Observations:

### Appendix 6: Design Framework City South West Neighbourhood: Kilbarry and Ballybeg

**Caibidil:** Volume 3: Appendices » Appendix 6: Design Framework City South West  
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Noel Frisby Construction Ltd(NFC) would like to make the following submission to the Waterford City & County Development Plan Review on foot of the publication of the Draft City & County Development Plan.

This submission is in relation to lands at Kilbarry(Figure 1 – Appendix). Figure 1 shows the subject lands in the context of their site features and immediate surroundings. The subject lands (outlined in white) comprise circa 29.5HA north of the southern portion of the LIHAF road, and a smaller parcel of lands circa 3.32HA south of the LIHAF Road.

We note that the Draft Development Plan in section 3.3.2 has identified this neighbourhood *“as a strategic neighbourhood with potential for growth”* and in turn has developed a draft design framework with a preferred neighbourhood layout and Masterplan for the lands. We are very supportive of this approach and believe it will encourage good planning and compact development over the duration of the plan.

We are currently in the process of preparing a Masterplan for our own lands and have found the Draft Development Plan is confusing in places when it references the location of the school site.

**Draft Development Proposal for School Site**

The Figure 3.3 on page 54 of the Draft Plan (Figure 2 – Appendix) shows a large landmark building east of the north of the LIHAF road and this corresponds with the Appendix 6 - Key Objectives: KL05 (p.29);

*“KL05 Rezone c.3.6 ha of land east of the Kilbarry Roundabout (by Tesco Ballybeg) and north of the proposed LIHAF Road from ‘Residential’ to ‘Community Facilities’ to facilitate a new school campus;”*

The Draft Land Use Zoning Map (Figure 3 – Appendix) on the other hand shows the land to the east of the Kilbarry Roundabout (by Tesco Ballybeg) and south of the LIHAF road zoned as ‘S5 – Mixed/general community services/facilities’ which would suggest this is the proposed school location.

Finally in Section 9.3 Appendix 6 – *“Figure 28: Depicts key objectives for Neighbourhood and Community Hub Character Area”* and identifies the school north of the Bally Beg Link Road and west of the Kilbarry roundabout. The corresponding NC04 description on page 33 also supports this;

*“Rezone c. 2.3 ha land north of Ballybeg Link Road and West of Kilbarry Road from ‘New Residential’ to ‘Community Facilities’ in order to accommodate the development of a school campus. Buildings should be placed along the perimeter of the street in order to assist in framing the streetscape along Ballybeg Link and Kilbarry Road and assist in creation of a sense of place as shown in Figure 31 and 326.”*

Figures 22, 23, 28, 29, 31 & 32 in Appendix 6 of the Draft Plan also support this proposed location (Figure 32 has been included in the Appendix to this submission for reference).

We would ask that clarity is provided on the school site location as it will form a large part of our overall layout of our scheme for the lands in question.

### **Preferred School Site Location**

Our preferred location for the school site is NC04 as this would allow the natural expansion residential development next to the existing Foxwood Estate. It is our understanding however that both Secondary and Primary National Schools will need to be provided in the City South West Neighbourhood, with the Primary School currently proposed on the lands east of the Kilbarry Roundabout i.e. lands in our ownership.

In this case, our preferred location for a new primary school would be north of the LIHAF road and east of the Kilbarry Roundabout as identified in Figure 3.3 of the Draft Plan and KL05.

This location supports the natural expansion of the neighbourhood centre and will be in line with objective NCO3 to *“Utilise building heights along Ballybeg Link Road to create a landmark buildings at the junction of Ballybeg Link Road and Kilbarry Road to create a sense of place for the expanding neighbourhood centre.”*

This proposed location north of the LIHAF road will also mean that the proposed Landmark buildings in this area will not be high rise apartments separated from the rest of the residential development south of the LIHAF road.

As part of our Masterplan Study we have carried out a feasibility exercise to support the proposal of locating both the national school & creche at this location. The full study, prepared by Reddy Architecture & Urbanism, has been appended to this document and shows that both the school and creche can be accommodated at this location. The school is arranged so that it creates a strong urban edge to address Kilbarry road and the LIHAF road. Reddy Architecture have based their school sizing on a typical Department of Education brief for a 32 Classroom school, which would comprise the following: 32 Classrooms, 400 sq.m GP Hall, ancillary accommodation, 4 unit Special Needs Unit, 4 No. Ballcourts, Student Play-areas, Student drop-off and staff parking (subject to Modal Split and County Council policies). Further discussions will need to be progressed with the Department of Education to confirm the size requirements. The creche is also moved north of the LIHAF road and is adjacent to the school site. It's access remains divorced from the residential routes. It has its own set down/drop off loop and the sketch indicates that parking could potentially be shared with the school site. We would also propose 3 story housing units or similar to south of the road to help create a stronger edge and frame the LIHAF road in line with Figure 3.3 of the Draft Plan.

We have reached an agreement with the present unauthorised occupiers to vacate this area of land as soon as we are ready to proceed with development .

We would be happy to meet and discuss the Masterplan for this area in further detail at any stage.

Yours Sincerely,

Stephanie Taheny

Planning Consultant

**Attachments:**

WFD-C2-337-1424 - Foxwood Masterplan School Presentation\_27.08.21.pdf

WFD-C2-337-1498 - Development Plan Submission - Killbarry School Site - 30.08.21 - redacted.pdf

