



Uimhir Thagarta Uathúil: WFD-C2-342

Údar: Stephanie Taheny

Stádas: Submitted

Submission:

Request for Rezoning of 7.4 ha at Couse / Ballindud to Residential
- Currently Zoned Amenity

Comhairliúchán:

Draft Waterford City and County Development Plan 2022 - 2028

Map 2: Settlement and Zoning map

Caibidil: Volume 4: Maps » Map 2: Settlement and Zoning
map

A Chara,

Noel Frisby Construction Ltd 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 a parcel of lands at Ballindud (Figure 1 - Appendix). The subject lands (outlined in red) comprise of circa 38.1ha (94.1 acres). We recently acquired these lands which were formally in the ownership of the Shanahan's. It is worth noting that the previous owners of the lands commissioned a masterplan for the area in 2011 which was submitted to Waterford City Council by BMA Planning Consultants in conjunction Bryan McCarthy & Associates Consulting Engineers. A subsequent report was submitted in 2020 by BMA Planning which is also still of relevance today and presented the same proposal as this submission.

The lands have a mixture of proposed zonings which can be seen in Table 1 & Figure 2 in the appendix. The area adjacent to the existing Greenfields estate 'Area A' is zoned for medium density residential development. Area 'B & C' are zoned Conservation, amenity or buffer space, corridor belt & landscape protection. Area D on the other side of the Old Tramore Road is zoned Mixed Use/general green/recreation.

This submission relates primarily to the 7.3 ha in Area B, the current proposed amenity zoning and reasons why it would be more suitable for residential zoning.

Also of note are the lands further east of this area, 'Donovan Lands' c. 7.97 ha & 'Farrell Lands' c. 7.94 ha, which are zoned residential. A small triangular parcel of land next to 'Area C' of c. 2.8 ha are also owned by the O'Donovan family and are part of the conservation zoning. These areas are detailed in the map in the appendix.

The main factor affecting any future development of the residential lands in this area is in relation to the waste water infrastructure currently available in the area. This will be described in more detail below;

Area A

These lands are currently zoned residential and have access directly to the Old Tramore Road upgrade which includes footpaths, cycleways and bus stops. This area may be drained to an existing sewer which traverses the Birchwood site to the north and a foul pumping station located within the Avondale housing estate. Irish Water have confirmed that upgrades may be required to the foul network in this area. These will be addressed in consultation with WCCC and Irish Water (Pre Connection Enquiry Letter included in Appendix). It is expected that once the capacity is upgraded, development will commence imminently.

Area B

Access to Area B can be provided from the southernmost access to the northern lands which could also act as the entrance to Kilbarry Bog Park in the event that it was public. The level of disturbance in this area is minimal as the areas closest to the Old Tramore Road have been altered and filled in recent years.

These lands would be suitable for residential development and would represent compact growth given the access to existing road infrastructure and proximity to Kilcohan neighbourhood. The two archaeological monuments on these lands – a portal tomb (WA017-016) and a standing stone (017-110) can be protected and incorporated into the development of the lands and consideration will be given to public access and information on each, in consultation with the OPW.

If any of the lands adjacent residential lands (Donovan & Farrell) are to be developed. A new foul pumping station at the lowest point (Couse Bridge Roundabout) will be required. When installed this pumping station would also service the Area B lands. Brian McCarthy Engineers have outlined this proposal for a new pumping station on the Area D to service of these lands which is included in the Appendix.

Surface water for future residential development of the Area B lands could be directed to the bog following appropriate filtration to protect the ecology in the area.

This area of lands should therefore be considered Tier 2 residential as it will be serviced within the lifetime of the next Development Plan and are contiguous with other residential development along the Old Tramore Road.

Area C

The Kilbarry Bog area extends to 21ha (53.5 acres). The western boundary runs parallel to John's River (a tributary of the River Suir) and the dismantled Tramore Railway Line and the Tramore Road (R675) further west. Within this area, the area is characterized by extensive areas of common reed (*Phragmites australis*) which give the area a distinctive visual appearance and habitat. While there are paths arising from uncontrolled access by members of the public throughout the area, there is no formal provision made for public access. In recent years there has been an increasing tendency for trespass and illegal dumping on the lands. A Masterplan for these lands could include minimal intervention so consistent with the Kilbarry Bog Management Plan (Atkins) and in keeping with the conservation objectives of Kilbarry Bog pNHA. Raised platform walkways would possibly allow pedestrian access and an exceptional amenity for existing and new residential neighbourhoods in the area.

Area D

A parcel of land (1 ha) is located north of the Outer Ring Road and is isolated from the remainder of the lands by the Couse Bridge Roundabout and slip road. This is a high profile site on the entry into the city and it makes sense that these lands be developed. A "mixed use" zoning objective would provide for a range of suitable development opportunities. These lands are at a low point in relation to the overall area and so it is possible that they could also accommodate a foul pumping station to serve the subject lands. This proposal is outlined in the Appendix drawing.

Conclusion

The drainage scheme when in place to serve the Donovan & Farrell Lands will also serve the 7.3 ha of land in Area B which is currently zoned amenity. It therefore does not make sense to exclude this portion of land from residential zoning as it is contiguous to the other lands and represents compact development.

We would therefore kindly request that the 7.3 ha in Area B Lands be rezoned residential to allow future development when the drainage scheme is upgraded during the period of the next development plan.

We would also support the proposed “mixed use” zoning objective on the Area D lands as it would provide for a range of suitable development opportunities in the future such as the pumping station.

Yours Sincerely,

Stephanie Taheny

Planning Consultant

Attachments:

WFD-C2-342-1497 - Development Plan Submission - Ballindud Lands - redacted.pdf