

Appendix 21

Regeneration and Opportunity Sites



Waterford
City & County Council
Comhairle Cathrach
& Contae Phort Láirge

Appendix 21

Waterford City and County

Regeneration and Opportunity Sites

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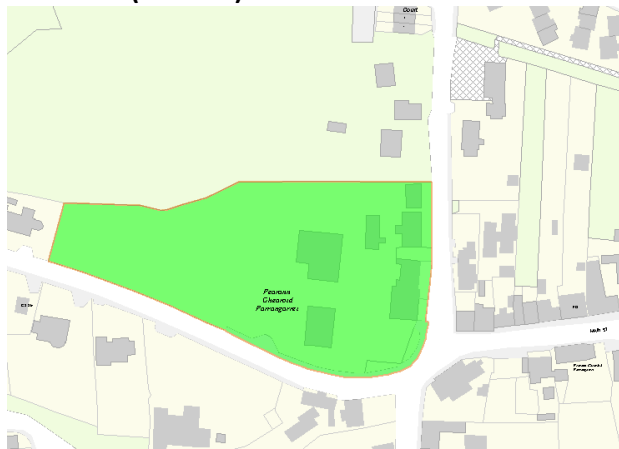
General Objectives for Regeneration

- All new development must be of an appropriate size, scale, character, have high quality public realm, incorporate excellent architectural/ urban design and place-making principles as outlined in Chapter 8 of the Development Plan, Volume 2 Development Management and Appendix 5 – Placemaking Strategy, include hard and soft landscaping, SUDs and nature based infrastructure where appropriate, along with visual improvements to the streetscape.
- Where appropriate it is an objective to protect the vistas and settings of protected structures and the streetscape by the retention of vernacular houses, rubblestone walls, water pumps, post boxes etc., as identified on the NIAH survey.
- Any development which is in an Architectural Conservation Area shall have regard to the planning guidance set out in Chapter 11 of the Development Plan.
- In addition to compliance with other national, regional and local development plan policies and development management standards, all developments on regeneration/opportunity sites will be required to demonstrate that:
 - 1) The scale of proposed development is consistent with the class/ typology of settlement as set out in the Settlement Strategy;
 - 2) The proposal is compatible with the context of the site in terms of character, scale and density;
 - 3) The proposal will contribute to the visual and general/residential amenity of the site and its built quality;
 - 4) The proposal for any site should be accompanied by a program for developing out the site in terms of access to public water/wastewater, innovative solutions to wastewater such as integrated constructed wetlands and other services along with a completion timeframe; and,
 - 5) The proposal will not prejudice the future development of land in its vicinity and the expansion of public amenities or community land uses such as schools.
- The vision statement for each opportunity site should be read in conjunction with Policy Objective H05 'Regeneration Policy Objectives'.

Ardmore


AOS1

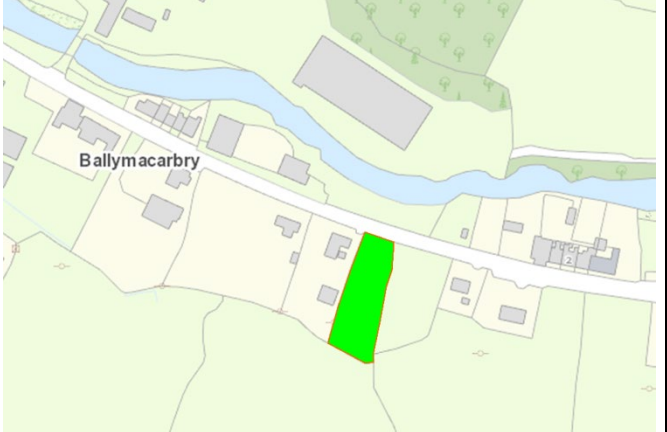
Perks Site (1.16 HA)

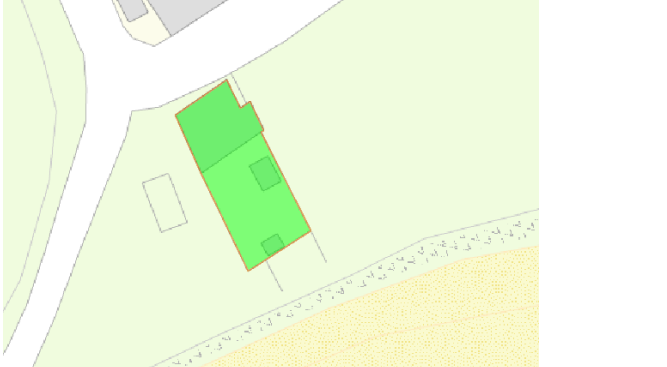


Vision

- Potential Landmark/ gateway to village.
- Desirable street edge.
- Potential mixed use.
- Incorporate natural assets.
- Potential open space.
- Green infrastructure links.
- Potential Housing Yield.

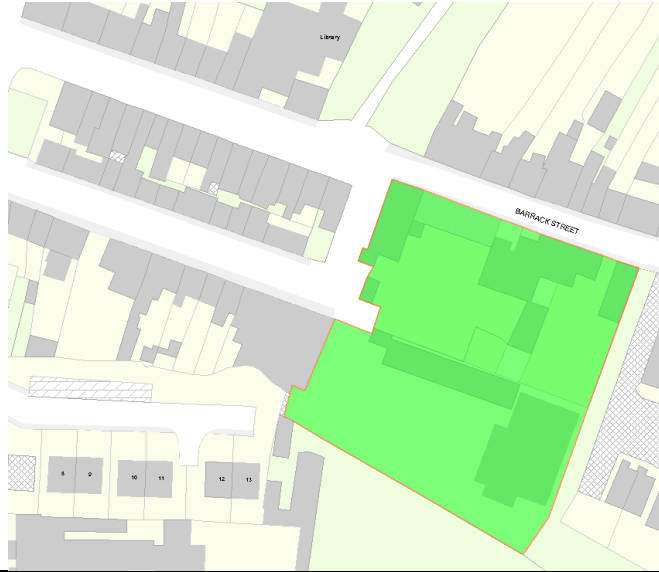
Ballyduff West (Upper)		
<p>BOS1</p>	<p>Former Co-Op Site (0.18 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Potential Landmark/ gateway to village. • Desirable street edge. • Potential mixed use (employment/ community). • Incorporate natural assets. • Potential open space. • Green infrastructure links. • Potential Housing Yield

Ballymacarbry		
<p>BYOS1</p>	<p>Former Community Hall (0.18 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Potential Landmark/ gateway to village. • Desirable street edge. • Potential mixed use. • Incorporate natural assets. • Potential open space. • Green infrastructure links. • Potential Housing Yield

Bonmahon		
<p>BUOS1</p>	<p>Templeyvrick Site (0.064 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Potential Landmark/ gateway to village. • Desirable street edge. • Potential mixed use (employment/ community). • Incorporate natural assets. • Green infrastructure links.

Cappoquin

COS1 **Glanbia Site and Murray's Coal Yard, Barracks Street (0.48 HA)**



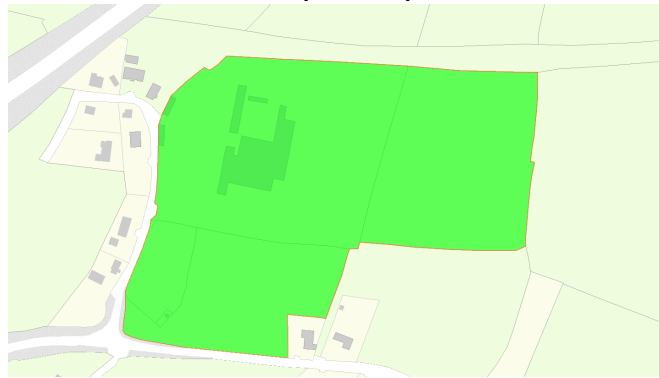
Vision

- Further development of existing complex.
- Potential Landmark/ gateway to village.
- Desirable street edge.
- Potential mixed use.
- Incorporate natural assets.
- Potential open space.
- Green infrastructure links.
- Potential Housing Yield.

Kilmacthomas

KMOS **Former Workhouse Site (8.48 HA)**

1

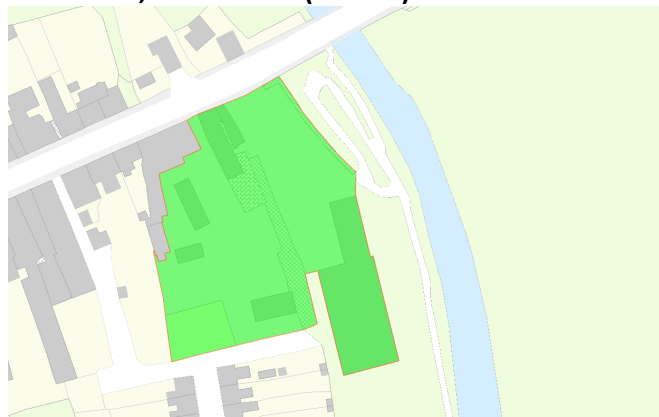


Vision

- Further development of existing complex.
- Potential Landmark/ gateway to village.
- Potential mixed use.
- Incorporate natural assets.
- Potential open space.
- Green infrastructure links.
- Greenway link.
- Potential Tourism Development.
- Please see specific development objective KMD05 in Appendix 2 of the Development Plan.

KMOS **Former mill and back lands at Keighery's Bar and Restaurant, Main Street (0.59HA)**

2

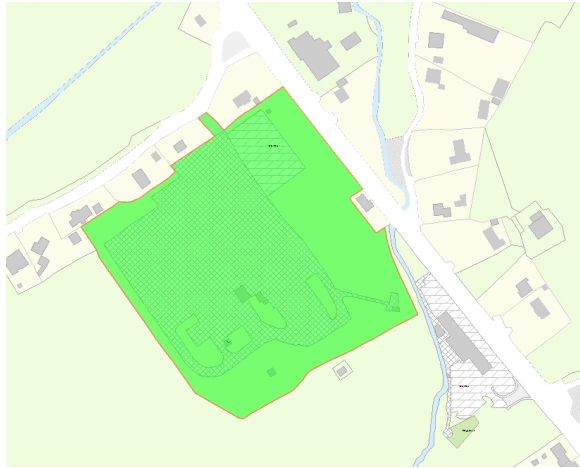


Vision

- Potential Landmark/ gateway to village.
- Potential mixed use.
- Incorporate natural assets.
- Green infrastructure links to river.
- Greenway link.
- Potential Tourism/ Employment Development.
- Back lands / infill.
- Potential Housing Yield.

Kilmeaden

KOS1 Former Glanbia Site (4.41 HA)



Vision

- Further development of existing complex.
- Potential Landmark/ gateway to village.
- Desirable street edge.
- Potential mixed use.
- Incorporate natural assets.
- Potential open space.
- Green infrastructure links.
- Potential Housing Yield.
- Please see specific development objective KLMD01 in Appendix 2 of the Development Plan.

Passage East

POS1 Passage East Crooke Development Association (0.05 HA)

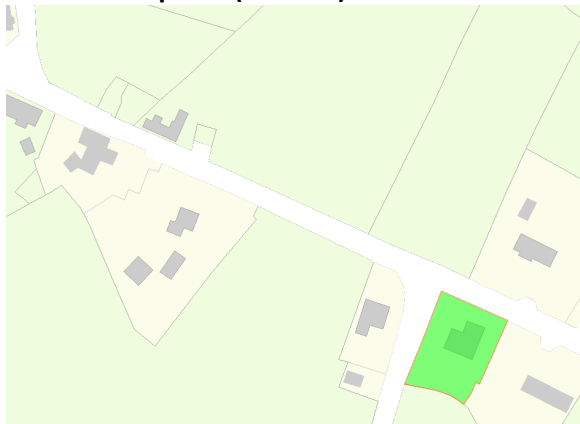


Vision

- Further development of existing complex.
- Potential Landmark/ gateway to village and Waterford Estuary.
- Potential mixed use.
- Incorporate natural assets.
- Potential open space.
- Green infrastructure link to river.
- Potential Tourism Development.

Rathgormuck

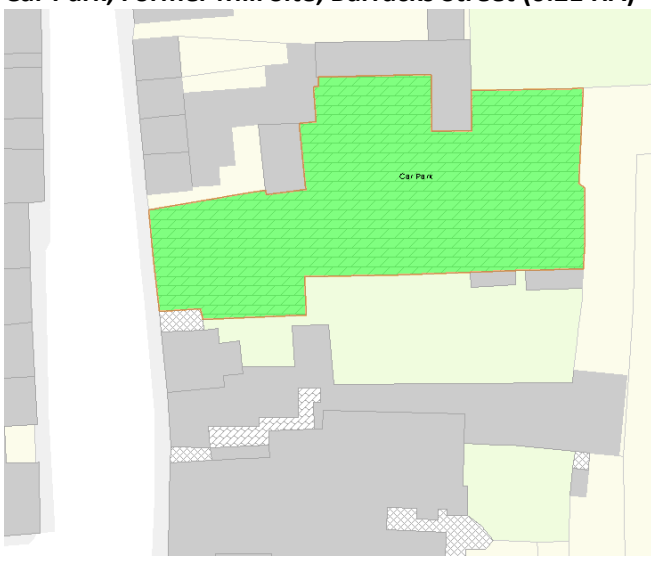
ROS1 Former Co-Op Site (0.14 HA)

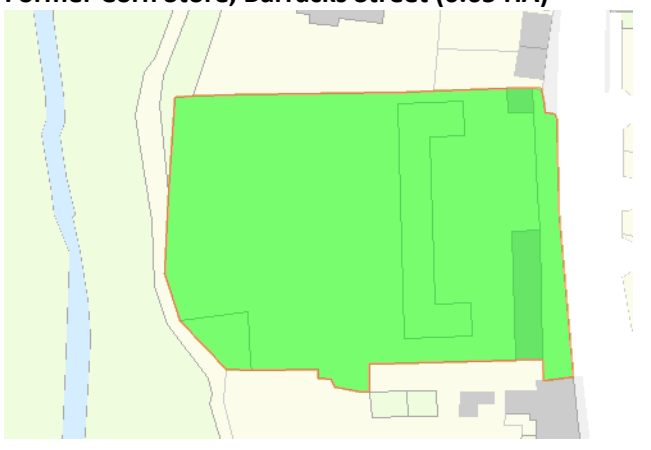


Vision

- Potential Landmark/ gateway to village.
- Desirable street edge.
- Potential mixed use (employment/ community)
- Incorporate natural assets.
- Potential open space.
- Green infrastructure links.

Tallow

<p>TOS1</p>	<p>Car Park, Former Mill Site, Barracks Street (0.21 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none">• Further development of existing complex.• Potential Landmark to village.• Desirable street edge.• Potential mixed use.• Incorporate natural assets.• Potential Housing Yield.• Please see specific development objective TWD01 in Appendix 2 of the Development Plan.
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<p>TOS2</p>	<p>Former Corn Store, Barracks Street (0.65 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none">• Potential Landmark/ gateway to village.• Desirable street edge.• Potential mixed use.• Incorporate natural assets (Protected Structure) into any development.• Potential open space.• Green infrastructure links to proposed river walkway to the east of the site (TWD09).• Potential Housing Yield.• Please see specific development objective TWD02 in Appendix 2 of the Development Plan.
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Lismore Town

LOPSO 1 **Workhouse Site (1.41 HA)**

Vision

- Any development on this site must facilitate the redevelopment of the workhouse in an orderly and sustainable manner whilst retaining the architectural and historical character of the workhouse.
- Any development proposal shall have due regard to the designation of the workhouse and its curtilage as a Protected Structure and as such will be subject to Best Conservation Principles.
- Any proposals on this should consist of a mixed use developments that compliment the zoning objective.
- Development on this site could also facilitate start-up/enterprise type development.
- Potential Housing Yield.

LOPSO 2 **The Convent Site (2.44HA)**

Vision


- Any proposals on this site should be developed in a manner where the proposed uses/structures are compatible with both onsite and adjacent land uses and are appropriate to their location within the curtilage of this protected structure.
- The redevelopment of the site shall adhere to best conservation principles.
- Potential Housing Yield.

LOPSO 3 **The Train Station Site (1.81HA)**

Vision

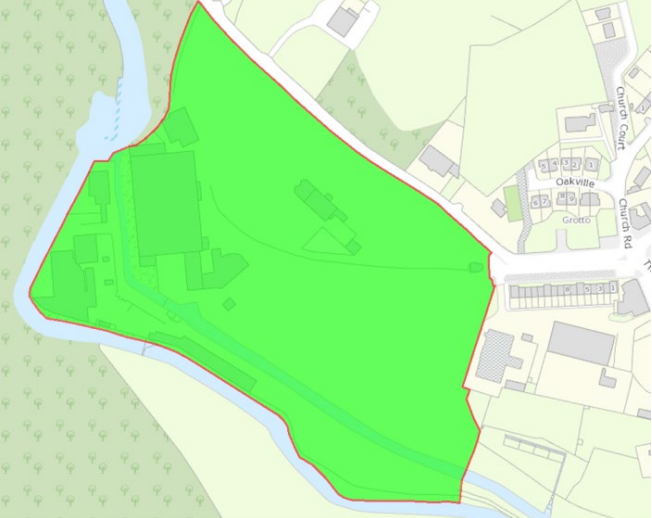
- Potential mixed use (employment/ community).
- Incorporate natural assets (potential for Greenway extension through the site should be retained).
- Potential open space.
- Green infrastructure links.
- Potential Housing Yield.

Dunmore East

<p>DUOS 01</p>	<p>Killea Boys National School Site (0.36 HA)</p>  <p>The map shows a green-shaded area representing the Killea Boys National School Site. The school building is labeled 'Killea Boys National School'. The surrounding area is light green, and a road labeled 'KILLEA' is visible at the bottom.</p>
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- Vision**
- Potential Landmark/ gateway to village.
 - Desirable street edge.
 - Potential mixed use (employment/ community)
 - Incorporate natural assets.
 - Potential open space.
 - Green infrastructure links.

Portlaw Town

<p>PTOSO 1</p>	<p>Former Tannery Complex and Mayfield House Site (8.14 HA)</p>  <p>The map shows a large green-shaded area representing the Former Tannery Complex and Mayfield House Site. The site is bordered by a river on the left and a road labeled 'Oakville' and 'Groisco' on the right. The surrounding area is light green.</p>
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- Vision**
- Any development on this site must facilitate the assessment, remediation and redevelopment of the former Tannery.
 - This site can accommodate a high quality mixed use development and shall be subject to the approval of an Environmental Management Plan for the site.
 - Any development on this site should maximise its river location and facilitate the development of the greenway/ walkway along the riverside.
 - Potential Landmark to village.
 - Potential mixed use.
 - Incorporate natural assets open space and links to the river while avoiding development within the floodzone.
 - Potential Housing Yield.
 - Please see specific development objective PLD07 and PLD08 in Appendix 2 of the Development Plan.

Tramore Town

TROSO 1 **Ballycarnane (5.68 HA)**

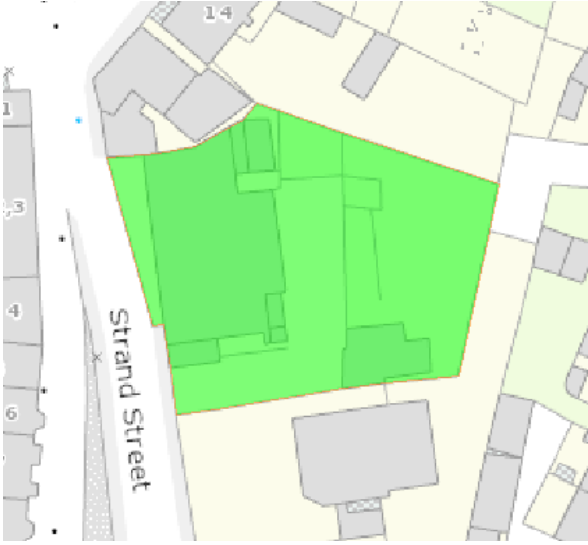

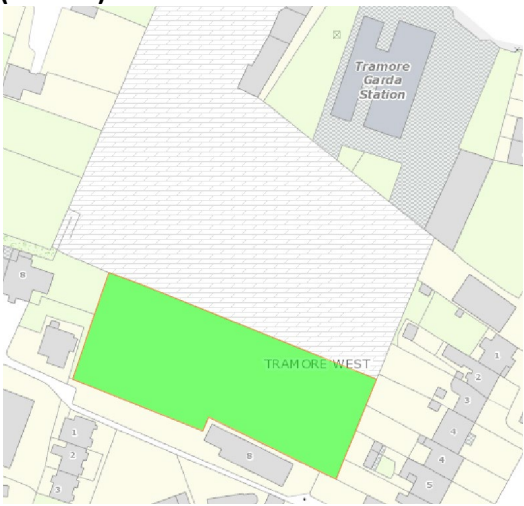
- Vision**
- Development on this key town centre infill site should provide strong architectural design.
 - Create a mixed use sustainable and compact urban quarter through a mixed use high-density development with an emphasis on employment, retail, apartments and residential living.
 - Any development proposal shall facilitate sustainable transport links across the site from the Summerhill Centre to Priest's Road and adjoining developments to enhance permeability and reduce car usage.
 - Potential Housing Yield.

TROSO 2 **Former Stella Maris (2.04 HA)**

- Vision**
- Development on this site should provide for a mixed use medium-density development with an emphasis on apartments and residential living.
 - Any development should address the extensive street frontage along the Pond Road and the Old Waterford Road and be designed to an exceptional standard.
 - Adjoining private amenity spaces of neighbouring residential properties should be protected through the design and layout of any proposal.
 - Potential Housing Yield.

TROSO 3 **Strand Street/ Turkey Road/ Old Lane (0.06HA)**

- Vision**
- Development on this town centre site should provide strong architectural design and a mix of uses.
 - The development should address Turkey Road and Lower Strand St and be designed to an exceptional standard with a desirable street edge. Passive surveillance should be provided onto Old lane.
 - Adjoining private amenity spaces of neighbouring residential properties should be protected through the design and layout of any proposal.
 - Potential Housing Yield.

<p>TROSO 4</p>	<p>The Former Tramore Hotel Site, Strand Street (0.14HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this strategic brownfield site should provide strong architectural design as a key landmark/gateway to Tramore Town. • Development on this site should be mixed use high density with emphasis on tourism, commercial, retail and residential uses. • Development should maximise its central location. • Potential Housing Yield.
<p>TROSO 5</p>	<p>The Former Grand Hotel, The Square (0.14HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on the site of the former hotel should provide for its redevelopment as a hotel or other tourism uses. • Development should maximise the potential for enhancement of the vitality and vibrancy of street frontage onto The Square and Little Market Street.
<p>TROSO 6</p>	<p>Vacant Site, SuperValu Car Park, Priest's Road (0.23HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this infill site should provide strong architectural design. • Development on this site should be mixed use high density with emphasis on, commercial, and retail uses. • Development should maximise its central location. • Potential Housing Yield.

**TROS0
7**

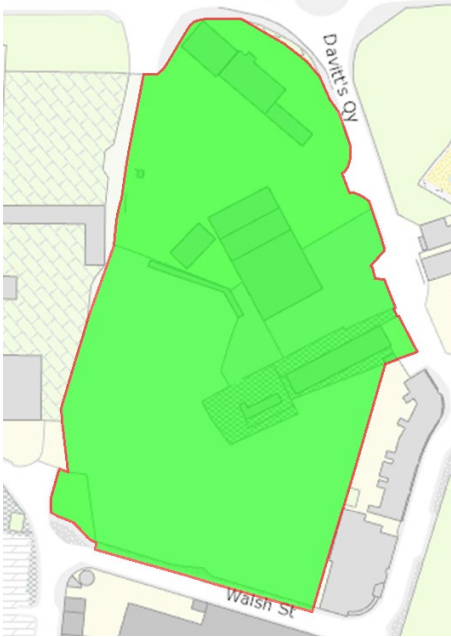
**Sisters Of Charity Convent, Old Waterford Road (0.63
HA)**





Vision


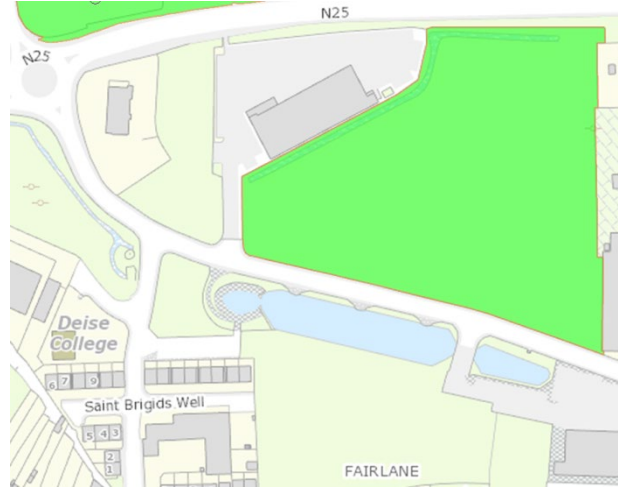
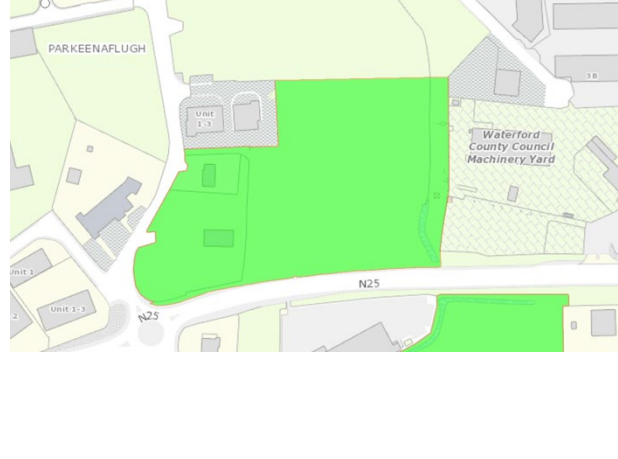
- Development on this institutional site should cater for medium-density residential development.
- Any development proposal shall have due regard to the Open Space on the site.
- Potential Housing Yield.

Dungarvan Town

<p>DTOSO 1</p>	<p>Glanbia Site and adjacent lands, Davitt's Quay (3.23 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this key strategic underutilised site should provide strong architectural design as a key landmark or gateway to Dungarvan Town. • Future developments shall comprise a high-quality design, fine grained active frontage blocks providing a strong built edge. • Any development should be mixed use high density with emphasis on employment, tourism, apartments and town centre uses. • Any development should address the extensive street frontage along the Davitt's Quay and Walsh Street and be designed to an exceptional standard. • Any development proposal shall facilitate active linkages through the site from the Shandon Roundabout to Walsh Street (L2060). • Changes to car parking capacity on the site should be informed by the Local Transport Plan (LTP) for Dungarvan. • Potential for multi storey car parking. • Retail development may be appropriate on the site where compliance with the retail strategy can be demonstrated. • Potential Housing Yield.
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<p>DTOSO 2</p>	<p>SuperValu Car Park, Davitt's Quay (0.30 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this site should have an emphasis on a mix of town centre commercial and residential uses. • Provide a strong architectural response for the site addressing both Crossbridge St and Davitt's Quay. • Any development on this site must be designed to an exceptional standard with a desirable street edge and maximise its sites riverside location. • Potential Housing Yield. • Changes to car parking capacity on the site should be informed by the Local Transport Plan (LTP) for Dungarvan.
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<p>DTOSO 3</p>	<p>Car Park, St. Augustine Street (0.56HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this key town centre infill site should provide strong architectural design. • Create a sustainable and compact urban quarter through a mixed use high-density development with an emphasis on employment, retail, apartments & residential. • It will be vital that pedestrian/ cycle links from Main Street and St. Augustine St. are incorporated into the design of any proposed development. • Adjoining private amenity spaces of neighbouring residential properties should be protected through the design and layout of any proposal. • Changes to car parking capacity on the site should be informed by the Local Transport Plan (LTP) for Dungarvan. • Potential Housing Yield.
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<p>DTOSO 4</p>	<p>Car Park, O'Connell Street (0.28 HA)</p>  <p>A detailed street map showing a green-shaded triangular plot bounded by O'Connell Street to the north, Keating Street to the west, and Western Terrace to the east. The plot is situated between residential buildings with house numbers ranging from 63 to 74.</p>	<p>Vision</p> <ul style="list-style-type: none"> • Development on this key town centre infill site should provide strong architectural design. • Create a sustainable and compact urban quarter through a mixed use high-density development with an emphasis on employment, retail, apartments & residential. • Any development should address the street frontage along O'Connell Street and Western Terrace and be designed to a high standard. • Adjoining private amenity spaces of neighbouring residential properties should be protected through the design and layout of any proposal. • Changes to car parking capacity on the site should be informed by the Local Transport Plan (LTP) for Dungarvan. • Potential Housing Yield.
<p>DTOSO 5</p>	<p>John Treacy Street, Shandon Site (2.6HA)</p>  <p>A map showing a large green-shaded area bounded by N25 to the north and John Treacy Street to the east. The site is adjacent to Deise College, Saint Brigid's Well, and FAIRLANE. A water feature is visible to the south of the site.</p>	<p>Vision</p> <ul style="list-style-type: none"> • Development on this strategic brownfield site should provide strong architectural design as a key landmark/gateway to Dungarvan Town. • Development on this site should be mixed use high density with emphasis on tourism (hotel), commercial, retail and residential uses. • Any development should address the street frontage along N25 and John Treacy Street and be designed to a high standard. • Any development on the site should provide for the enhanced pedestrian and cycle links across the site to link Sean Treacy Street and the town centre to Shandon north of the N25.
<p>DTOSO 6</p>	<p>Fire Station Road, Shandon Site (3.08 HA)</p>  <p>A map showing a large green-shaded area bounded by N25 to the north and Fire Station Road to the east. The site is adjacent to PARKEENAFLOUGH, UNIT 1-3, and Waterford County Council Machinery Yard.</p>	<p>Vision</p> <ul style="list-style-type: none"> • Development on this strategic brownfield site should provide strong architectural design as a key landmark/gateway to Dungarvan Town. • Development on this site should be mixed use high density with emphasis on tourism (hotel), commercial, retail and residential uses. • Potential to enhance the biodiversity value of the site. • Any development should address the street frontage along N25 and Fire Station Road and be designed to a high standard. • Any development on the site should provide for the provision of new and improved access to Shandon, pedestrian and sustainable mode link across the N25 and biodiversity on the site north of the N25.

Waterford City

OPS01 Saint Joseph's House, Manor Hill (2.46 HA)



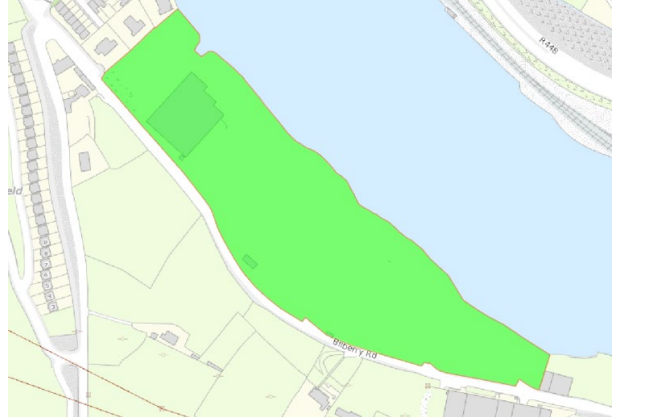
- Vision**
- Development on this institutional site should cater for medium-density residential development.
 - Any development proposal shall have due regard to the Open Space on the site and the Protected Structures and as such will be subject to Best Conservation Principles.
 - Any development on the site must include pocket parks and active/ green infrastructure links between John's Hill and Lower Grange Road.
 - Potential Housing Yield 50 Units.

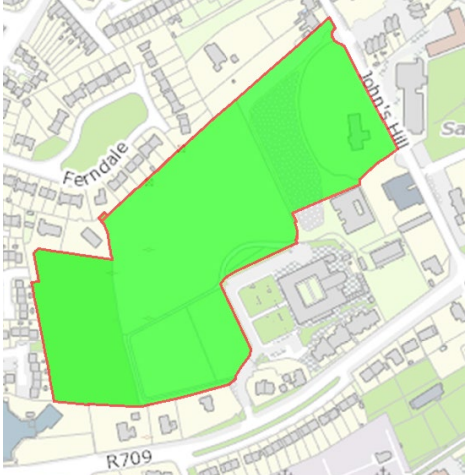


OPS02 Exchange Street Site (0.18 HA)


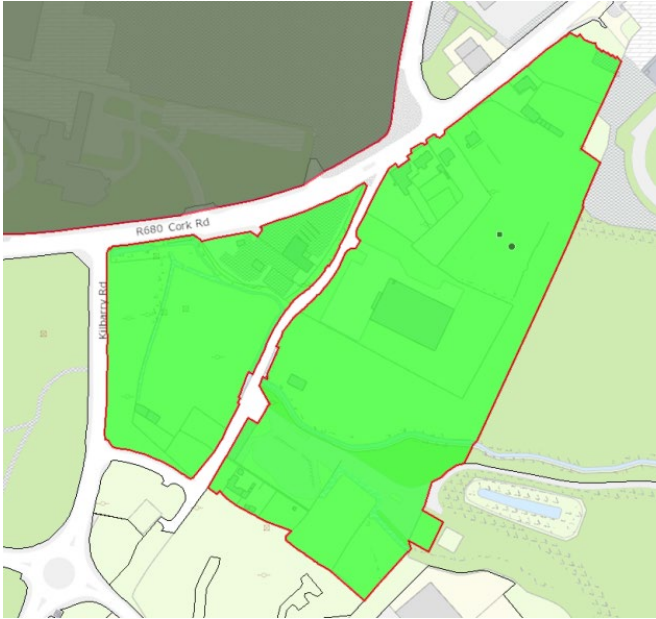
- Vision**
- Development on this city centre infill site should provide strong architectural design within the City Conservation Area.
 - Create a sustainable and compact urban quarter through a mixed use high-density development with an emphasis on employment, retail, apartments and residential city living.
 - The development should be a landmark building and address Exchange Street and High Street and be designed to an exceptional standard with a desirable street edge.
 - Potential Housing Yield 30 Units.


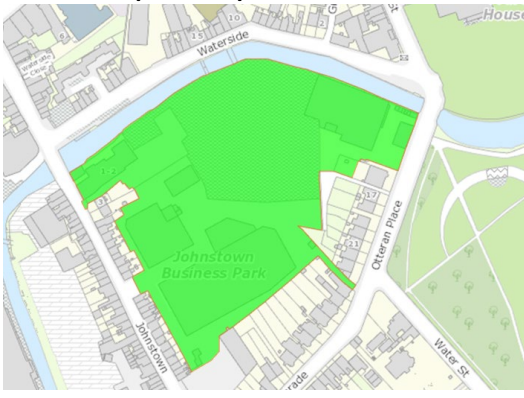

OPS03 Thomas Hill (0.21 HA)

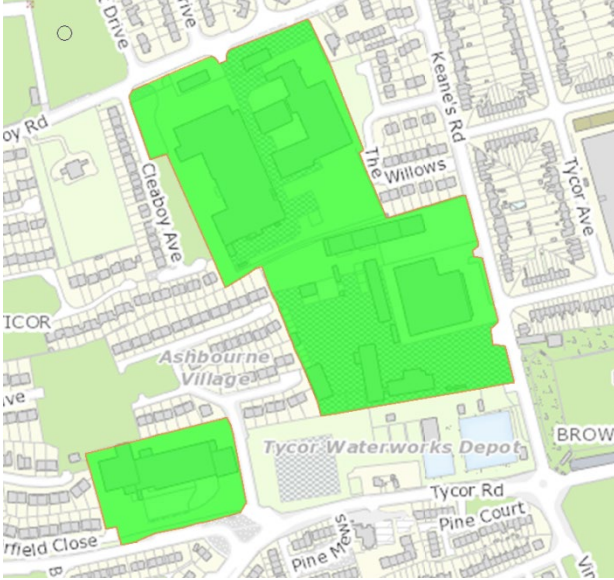

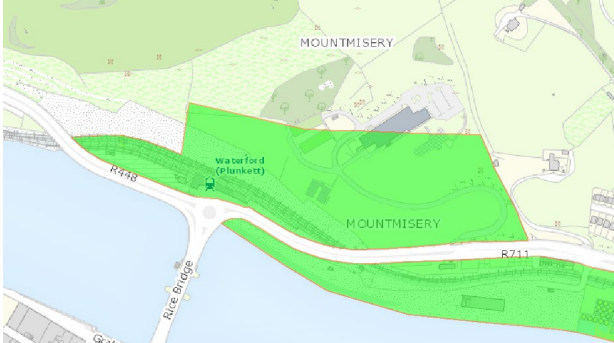
- Vision**
- Development on this city centre infill site should provide strong architectural design within the City Conservation Area.
 - Create a sustainable and compact urban quarter through a mixed use high-density development with an emphasis on employment, retail, apartments and residential city living.
 - The development should address Thomas Hill street frontage and be designed to an exceptional standard with a desirable street edge.
 - Adjoining private amenity spaces of neighbouring residential properties should be protected through the design and layout of any proposal.
 - The site has potential to accommodate taller building(s).



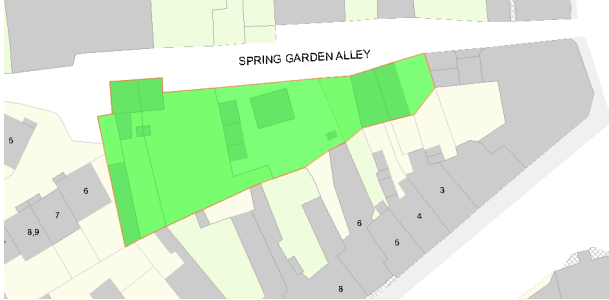
<p>OPS04</p>	<p>Jenkins Lane Site (0.48 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this key city centre infill site should provide strong architectural design within the City Conservation Area. • Create a sustainable and compact urban quarter through a mixed use high-density development with an emphasis on employment, retail, apartments and residential city living. • It will be vital that pedestrian and cycle links from Great George's to Patrick Street are incorporated into the design of any proposed development. • Adjoining private amenity spaces of neighbouring residential properties should be protected through the design and layout of any proposal. • Any development should incorporate natural assets (city walls etc.) include potential open space and provide green infrastructure links. • Potential Housing Yield 10 Units.
<p>OPS05</p>	<p>North Quays SDZ (c. 11.72 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this key strategic brownfield city centre site should provide strong architectural design as a key landmark/ gateway to Waterford City. • Any development on the site must adhere to the North Quays STZ Planning Scheme as applicable at the time. • Development should maximise the sites river location and facilitate the development of the greenway/walkway along the riverside. • Any development should incorporate natural assets (river side location etc.) include potential open space and provide green infrastructure links. • The site has potential to accommodate taller building(s) and has a potential yield of c. 300 units.
<p>OPS06</p>	<p>Former Waterford Stanley Site, Bilberry (5.05 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this key strategic brownfield site should provide strong architectural design as a key landmark or gateway to Waterford City. • Any development on this site should maximise its river location and facilitate the development of the greenway/ walkway along the riverside. • Future developments shall comprise a high-quality design, fine grained active frontage blocks providing a strong built edge. • Any development should be mixed use high density with emphasis on residential uses with ancillary commercial and tourism uses. • Any development should incorporate natural assets (river side location etc.) include potential open space and provide green infrastructure links. • The site has potential to accommodate taller building(s) and has a potential yield of c. 300 units.




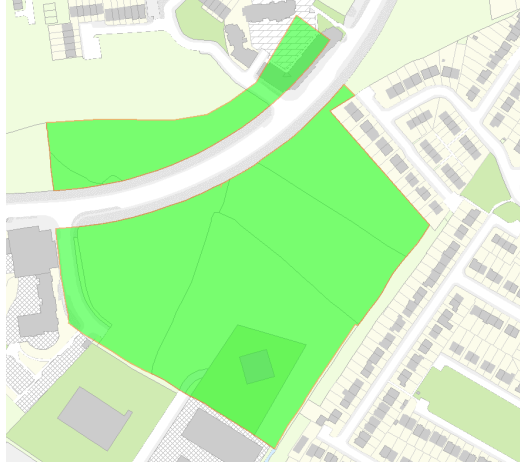
<p>OPS07</p>	<p>John's College, The Folly (5.21 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this institutional site should cater for medium-density residential development. • Any development proposal shall have due regard to the trees in the grounds of St. John's College as well as the designation of the Arlington Lodge and St. John's College and their curtilage as Protected Structures and as such will be subject to Best Conservation Principles; • Any development on the site must include pocket parks and green infrastructure links across the site and between John's Hill and Lower Grange Road. • The site has potential to accommodate taller building(s) and has a potential yield of c. 20 units.
<p>OPS08</p>	<p>St. Otteran's, John's Hill (15.61 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this institutional site should cater for medium/high-density residential development. • Any development proposal shall have due regard to the trees and open space in the grounds of St. Otteran's Hospital as well as the designation of the Hospital and its curtilage as Protected Structures and as such will be subject to Best Conservation Principles. • Any development on this site must include pocket parks and green infrastructure and active travel links across the site and between Upper Grange Road and Lower Grange/ St. John's Park Road. • The site has potential to accommodate taller building(s) and has a potential yield of c. 150 units.
<p>OPS09</p>	<p>Brooks Site, Newtown Road (1.53 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this brownfield site should create a mixed use high-density mixed use development with an emphasis on residential, tourism and commercial development. • Provide a strong architectural response for the site addressing both the People's Park and the River Suir as well as providing pedestrian and green infrastructure links to and along the river. • Any development on this site must be designed to an exceptional standard with a desirable street edge while maximising the riverside location. • The site has potential to accommodate taller building(s) and has a potential yield of c. 50 units

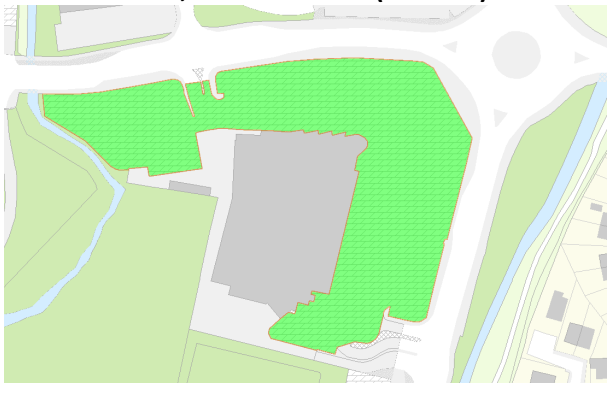

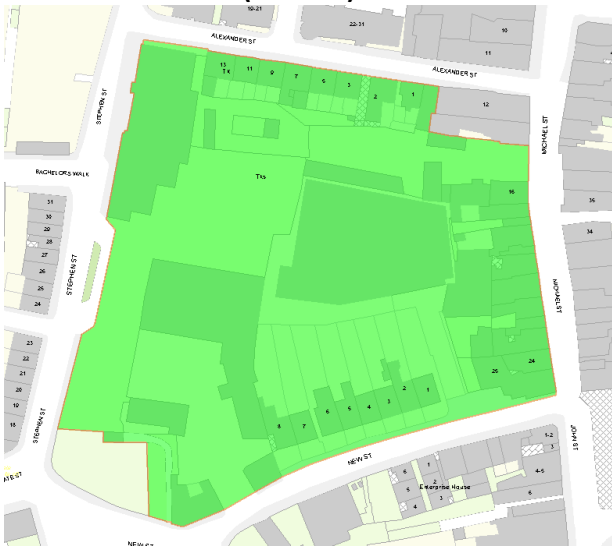
<p>OPS10</p>	<p>The Glenville Centre (Former Power Seeds), Dunmore Road (0.89 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • The underutilised site is a key regeneration site in the east of the Waterford City should provide for a mixed use medium-density development with an emphasis on employment, apartments and residential city living; • The development should address the extensive street frontage along the Dunmore Road and be designed to an exceptional standard. • A high-quality public realm will be required in any development including pocket park; • Adjoining private amenity spaces of neighbouring residential properties should be protected through the design and layout of any proposal. • Potential Housing Yield.
<p>OPS11</p>	<p>Yellow House, Kilbarry (8.31 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this infill site should provide strong architectural design as a key landmark/ gateway to Waterford City. • Create a mixed use medium/ high-density development on the site with an emphasis on apartments and residential city living. • Any development on the site must adhere to the specific objectives highlighted in the Appendix 6 City South West Design Framework. • Any development on this site must provide for adequate open space and facilitate the development of a walkway/ cycle route and green infrastructure links connecting the SETU with Kilbarry Nature Park. • Provide a strong architectural response and be designed to an exceptional standard with a desirable street edge addressing the Cork Road, Nature Park and the Kilbarry/Lacken. • The site has potential to accommodate taller building(s) and has a potential yield of c. 170 units.


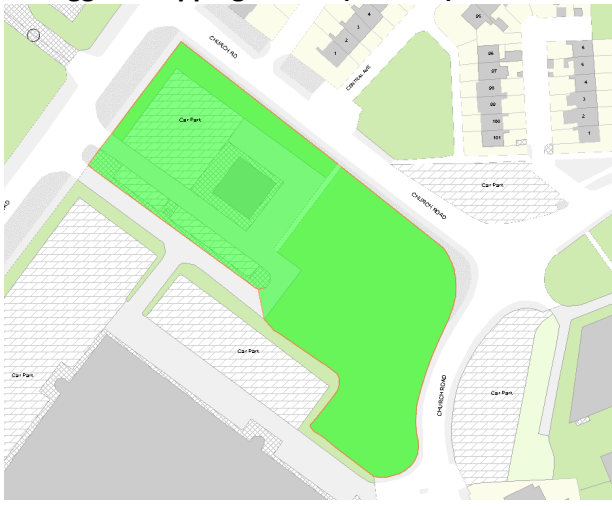

<p>OPS12</p>	<p>Former Waterford Crystal Site, Cork Road (14.96 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this regional key strategic brownfield site should provide strong architectural design as a key landmark or gateway to Waterford City and of the TUSE Quarter and be designed to an exceptional standard with a desirable street edge along all streets. • Future developments shall comprise a high-quality design, fine grained active frontage blocks providing a strong built edge. • Any development should facilitate the development of the SETU. • Any development on the site must adhere to the specific objectives highlighted in the Appendix 6 City South West Design Framework. • Any development proposal shall facilitate active and green infrastructure linkages to the TUSE and Kilbarry Nature Park. • The site has potential to accommodate taller building(s) and has a potential to accommodate c. • 1000 Students.
<p>OPS13</p>	<p>Gasworks Site / Johnstown Business Park, The Waterside (2.89 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Create a mixed use high-density development on the site with an emphasis on commercial and residential city living. • Create an attractive waterside mixed use development. • Future developments shall comprise a high-quality design, fine grained active frontage blocks providing a strong built edge. • The site has potential to accommodate taller building(s) and has a potential housing yield.
<p>OPS14</p>	<p>Dock Road (1.84 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this strategic brownfield site should provide strong architectural design as a key landmark/ gateway to Waterford City. • Future developments shall comprise a high-quality design, fine grained active frontage blocks providing a strong built edge and complement the North Quay planning scheme. • Development on this site should be mixed use high density with emphasis on employment, apartments and city living. • Any development proposal shall facilitate active linkages through the site from Ross Road to the North Quays SDZ and the River Suir. • The site has potential to accommodate taller building(s).

<p>OPS15</p>	<p>Cleaboy/ Keane's/ Tycor Road Site (8.15 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this underutilised city centre site should provide for mixed used developments with an emphasis on employment, apartments and residential city living which is compliant with the zoning objective (Potential Housing Yield). • The development should address the extensive street frontage along Cleaboy Road, Keane's Road and Tycor Road Future and shall comprise a high-quality design, fine grained active frontage blocks providing a strong built edge. • A high-quality public realm will be required in any development including pocket parks. • Pedestrian and cycle links between Cleaboy and Tycor Road should be included in the overall design of this site. • Adjoining private amenity spaces of neighbouring residential properties should be protected through the design and layout of any proposal.
<p>OPS16</p>	<p>Tycor Industrial Complex, Morrisson's Ave (1.63 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this underutilised city centre site should provide for mixed used developments with an emphasis on employment and residential uses which is compliant with the zoning objective. • The development should address the extensive street frontage along and maximise natural assets (Old Factory Site). • A high-quality public realm will be required in any development including pocket parks. • Pedestrian and cycle links through the site should be included in the overall design. • Adjoining private amenity spaces of neighbouring residential properties should be protected through the design and layout of any proposal. • Potential Housing Yield.
<p>OPS17</p>	<p>The Former Ard Ri Site, Dock Road (7.75 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this strategic brownfield site should provide strong architectural design as a key landmark/ gateway to Waterford City. • Future developments shall comprise a high-quality design complementing the North Quay planning scheme. • Development on this site should be mixed use high density with emphasis on tourism, apartments and city living. • Development should maximise the sites elevated location and views across the city. • The site has potential to accommodate taller building(s).

<p>OPS18</p>	<p>Tesco Ardkeen, Outer Ring Road (1.28 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • The site which is located in Ardkeen District Centre is a key regeneration site in the east of the Waterford City and should provide for a mixed use higher-density development with an emphasis on employment and residential uses while retaining the capacity of the car park to service the development in the area. • The development should address the street frontage of Esker Drive/ Ardkeen Village and be designed to an exceptional standard. • A high-quality public realm will be required in any development including pocket park. • Adjoining private amenity spaces of neighbouring residential properties should be protected through the design and layout of any proposal. • Any development on this site must provide for adequate open space and facilitate the development of a walkway/ cycle route and green infrastructure links from Tesco to Ardkeen Village.
<p>OPS19</p>	<p>The South Quays (2.62 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this key strategic city centre site should provide strong architectural design as a key landmark/ gateway to Waterford City. • Development should maximise the sites river location and facilitate the development of the greenway/walkway along the riverside. • Any development should incorporate natural assets (river side location etc.) include extensive open space and provide green infrastructure links along the quay. • Development will be carried out in compliance with the design framework for the South Quays as per W City 29.
<p>OPS20</p>	<p>Spring Garden Alley (0.09HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Potential mixed use. • Green infrastructure/ active travel link from Mall to Apple Market. • Potential to sympathetically regenerate area in the immediate cartilage of sections of the Medieval City Wall. • Potential for significant improvement to the public realm along Spring Garden. • Muse type development to enhance the stock of quality residential units in the city centre.

<p>OPS21</p>	<p>Car Park Bolton Street (0.72 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Create a mixed use high-density development on the site with an emphasis on commercial and residential city living; • Create an attractive waterside mixed use development. • Future developments shall comprise a high-quality design, fine grained active frontage blocks providing a strong built edge. • The site has potential to accommodate taller building(s).
<p>OPS22</p>	<p>Waterford Crystal Sports Complex, Cork Road (9.88 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this strategic site should provide strong architectural design as a key landmark/ gateway to Waterford City. • Future developments shall comprise a high-quality design. • Development on this site should be mixed use high density with emphasis on employment/ residential uses. • Any development proposal shall facilitate active linkages through the site from Cork Road to Clonard Park and Ballybeg Link Road. • The site has potential to accommodate taller building(s).
<p>OPS23</p>	<p>Williamstown, Outer Ring Road (13.12 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this strategic site should provide strong architectural design as a key landmark/ gateway to Waterford City. • Development on this site should be mixed use high density with emphasis on neighbourhood scale retail/services, employment and residential uses. • Any development proposal shall facilitate active and green infrastructure/active travel linkages through the site from Killure Road/ Outer Rind Road to St Otteran's. • Provide a strong architectural response for the site addressing both the Killure Road/ Outer Rind Road. • The site has potential to accommodate taller building(s)
<p>OPS24</p>	<p>Neighbourhood Centre, Carrickphierish (7.29 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this infill site should provide strong architectural design as a key landmark development for Carrickphierish Neighbourhood. • Create a mixed use medium/ high-density development on both sites with an emphasis on community, neighbourhood scale retail uses, apartments and residential city living; • Any development on this site must provide for adequate open space and facilitate the development of a walkway/ cycle route and green infrastructure links connecting the Carrickphierish Road with the IDA Industrial Estate to the south and surrounding residential developments. • Provide a strong architectural response and be designed to an exceptional standard with a desirable street edge addressing the Carrickphierish Road. • The site has potential to accommodate taller building(s).

<p>OPS25</p>	<p>District Centre, Tramore Road (1.32 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • The site which is located in the Tramore Road/ Kilbarry District Centre is a key regeneration site in the South West of the Waterford City and should provide for a mixed use high density development with an emphasis on employment, apartments and residential city living while retaining sufficient car parking to accommodate existing and proposed uses on the lands. • The development should address the street frontage of The Inner Ring Road (R709) and the Tramore Road (675) and be designed to an exceptional standard. • A high-quality public realm will be required in any development. • The site has potential to accommodate taller building(s).
<p>OPS26</p>	<p>O'Bryne Garage Site, The Glen (0.10 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Potential mixed. • The development should address the street frontage of The Glen/ Glasshouse Land and be designed to an exceptional standard. • The site has potential to accommodate taller building(s).
<p>OPS27</p>	<p>Michael Street Site (1.42 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this key city centre site should provide strong architectural design within the City Conservation Area. • Create a sustainable and compact urban quarter through a mixed use high-density development with an emphasis on tourism, employment, retail, apartments and residential city living. • It will be vital that pedestrian and cycle links through the site are incorporated into the design of any proposed development. • Adjoining private amenity spaces of neighbouring residential properties should be protected through the design and layout of any proposal. • Any development should incorporate natural assets and include potential open space and provide green infrastructure links to Wyse Park. • The development should address the extensive street frontage of the site and be designed to an exceptional standard. • The site has potential to accommodate taller building(s).

<p>OPS28</p>	<p>Ballybricken (0.75 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Development on this key city centre site should provide strong architectural design. • Create a sustainable and compact urban quarter through a mixed use high-density development with an emphasis on tourism, employment, retail, apartments and residential city living. • It will be vital that pedestrian and cycle links from Yellow Road to Morgan St are incorporated into the design of any proposed development. • Adjoining private amenity spaces of neighbouring residential properties should be protected through the design and layout of any proposal. • The development should address the extensive street frontage along Morgan St. and be designed to an exceptional standard. • The site has potential to accommodate taller building(s).
<p>OPS29</p>	<p>Lisduggan Shopping Centre (0.82 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • The site which is located in the Lisduggan District Centre is a key regeneration site in the West of the Waterford City and should provide for a mixed use medium-density mixed use development with an emphasis on employment, apartments and residential city living. • The development should address the street frontage of Paddy Browne's Road and be designed to an exceptional standard. • A high-quality public realm will be required in any development. • The site has potential to accommodate taller building(s).
<p>OPS30</p>	<p>The Glen (0.19 HA)</p> 	<p>Vision</p> <ul style="list-style-type: none"> • Potential mixed. • The development should address the street frontage of The Glen/ Penrose Land/ Thomas Street and be designed to an exceptional standard. • The site has potential to accommodate taller building(s) at its western end nearest to the multi-storey car park.