Waterford City & County

Development Plan
2022-2028

Volume 1 - Written Statement

Waterford
City & County Council
Comhairle Cathrach
& Contae Phort Láirge

**Waterford City & County
Development Plan 2022-2028**

Volume 1
Written Statement

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Acronyms & Glossary of Terms

Acronyms

AA: Appropriate Assessment

ABTA: Area Based Transport Assessment

ACA: Architectural Conservation Area

AHB: Approved Housing Body

BER: Building Energy Rating

CARO: Climate Action Regional Office

CFRAM: Catchment Flood Risk Assessment and Management

CIRIA: Construction Industry Research and Information Association

CMP: Construction Management Plan

CPO: Compulsory Purchase Order

CSO: Central Statistics Office

DAP: Drainage Area Plan

DCCAE: Department of Climate Action and Environment

DCHG: Department of Culture, Heritage and the Gaeltacht

DES: Department of Education

DHLGH: Department of Housing, Local Government and Heritage (previously DHPLG, DHPCLG, DECLG, DEHLG)

DMURS: Design Manual for Urban Roads and Streets

DTTaS: Department of Transport, Tourism and Sport

EIA: Environmental Impact Assessment

EIAR: Environmental Impact Assessment Report

EPA: Environmental Protection Agency

ESA: Ecosystems Services Approach

ESB: Electricity Supply Board

EU: European Union

EV: Electric Vehicle

GBI: Green Blue Infrastructure

GHG: Greenhouse Gas

GI: Green Infrastructure

GZT: General Zoning Types

HNDA: Housing Need and Demand Assessment

ICW: Integrated Constructed Wetland

ICT: Information Communications Technology

IDA: Industrial Development Agency

LAP: Local Area Plan

LCA: Landscape Character Assessment

LCDC: Local Community Development Committees

LDA: Land Development Agency

LECP: Local Economic and Community Plan

LEO: Local Enterprise Office

LIHAF: Local Infrastructure Housing Activation Fund

MASP: Metropolitan Area Strategic Plan

NBS: Nature Based Solutions

NC: Neighbourhood Centre

NDP: National Development Plan

NECP: National Energy and Climate Plan

NMPF: National Marine Planning Framework

NPF: National Planning Framework

NPO: National Planning Objective

NPWS: National Parks and Wildlife Service

NSO: National Strategic Outcome

NTA: National Transport Authority

NZEB: Nearly Zero Energy Building

OPR: Office of the Planning Regulator

OPW: Office of Public Works

PE: Population Equivalent

PLUTS: Waterford Planning Land Use & Transportation Strategy

PPN: Public Participation Network

PV: Photovoltaic

RBMP: River Basin Management Plan

RMP: Record of Monuments and Places

ROW: Right of Way

RPO: Regional Policy Objective

RPS: Record of Protected Structures

RSES: Southern Regional Spatial and Economic Strategy

RSO: Regional Strategic Outcome

SAC: Special Area of Conservation

SDGs: Sustainable Development Goals

SDZ: Strategic Development Zone

SEA: Strategic Environmental Assessment

SEAI: Sustainable Energy Authority of Ireland

SEC: Sustainable Energy Community

SFRA: Strategic Flood Risk Assessment

SHD: Strategic Housing Development

SMART: Specific, Measurable, Assignable, Realistic and Time-Related

SPC: Strategic Policy Committee

ST: Septic Tank

SUDS: Sustainable Urban Drainage Solutions

TIA: Transportation Impact Assessment

TII: Transport Infrastructure Ireland

TPO: Tree Preservation Order

South East: South East Technological University

UHW: University Hospital Waterford

UN: United Nations

UNESCO: United Nations Educational, Scientific and Cultural Organization

URDF: Urban Regeneration and Development Fund

WCCC: Waterford City and County Council

WCQ: Waterford Cultural Quarter

WIT: Waterford Institute of Technology

WMASP: Waterford Metropolitan Area Strategic Plan

WMATS: Waterford Metropolitan Area Transportation Strategy

WWTW: Wastewater Treatment Works

Glossary

This glossary is a summary of phrases relating to land use and planning matters. It covers a variety of issues ranging from new development and regeneration, to conservation and environmental protection.

The Glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide to planning phrases/ issues and should not be used as a source for statutory definitions.

A

Access Road
The primary function of access roads is to provide access to houses, factories, offices and other business premises etc.

Active Open Space
In this Plan, the term Active Open Space is used to describe parks, playgrounds, areas for outdoor activities, recreation, sports centres, sports pitches, training centres and landscaped areas. (Compare to the separate definition for Passive Open Space).

Active Travel
Active Travel is travelling with a purpose using your own energy. Generally, this means walking (including all users of footpaths) or cycling as part of a purposeful journey. Increasingly, non-motorised scooters are also being used for urban transport, especially by school children, and this would also be considered as active travel. Walking as part of a commute to work, cycling to the shop or scooting to school are all considered active travel, whereas walking or cycling for purely leisure purposes is not.

Adaptability
 The potential to modify the spaces of a home by altering the fabric of the building to cater for the different needs of an individual's or family's life cycle (e.g. a study space becomes a bedroom; a living room area enlarges by merging with an adjacent room etc).

Affordable Housing
This term, which is used in the housing strategy, means owner-occupier, or shared ownership housing, provided at a price below market value.

Appropriate Assessment
A requirement to consider the possible nature conservation implications of any plan or project on the Natura 2000 site network before any decision is made to allow that plan or project to proceed. Not only is every new plan or project captured by this requirement but each plan or project, when being considered for approval at any stage, must take into consideration the possible effects it may have in combination with other plans and projects when going through the process known as appropriate assessment.

Architectural Conservation Area (ACA)
Designated areas, defined in the Development Plan, where significant groupings or concentrations of heritage structures in towns or villages require protection and conservation and, in the countryside, where there are strong concentrations of particular types of buildings or buildings related to a certain period of history. The special character of an ACA could include its traditional building stock, material finishes, spaces, streetscape, landscape and setting

B

Backland Development
Development, which takes place to the rear of existing structures fronting a street or roadway.

Bed and Breakfast
A building or part thereof where sleeping accommodation and breakfast are available on a commercial basis.

Bike Rental Schemes
Bike Rental Schemes are short term bike rental or sharing schemes which are a means of cycling without using your own vehicle. In more recent times public electric bike schemes are becoming more common.

Biodiversity
The variety of life (wildlife and plant life) on earth.

Brownfield Land/Site
Land within an urban area that has been subjected to building, engineering or other operations (excluding temporary uses, agricultural buildings or urban green spaces), which has become derelict due to obsolescence, vacancy or due to the demolition of a structure or building.

Building Lines
A development line along a street or roadway behind or in front of which development is discouraged.

Building Regulations
The Building Control Acts 1990 and 2007 and the Regulations made under constitute a system for regulating building works and lay down minimum standards for design, construction, workmanship, materials etc. Different standards apply depending on the use of the building.

C

Car Sharing Schemes
Car sharing schemes involve members pre-booking the use of communal cars for their personal use, thereby reducing the number of cars on the roads. They allow members access to a car when they need it, from a place near their home or workplace, without the potential difficulties or costs of owning a car. They are an important method of facilitating the reduction of car ownership, reducing GHG emissions and supporting the shift to low carbon modes.

Carbon Capture
The process of trapping carbon dioxide at its emission source, transporting it to a usually underground storage location, and isolating it there so that it is not released into the air.

Carbon sequestration
A technique for the long-term storage of carbon dioxide or other forms of carbon, for the mitigation of global warming. Carbon dioxide released by the burning of fossil fuels is usually captured from the atmosphere through biological, chemical or physical processes.

Circular Economy
The circular economy is a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing, and recycling existing materials and products as long as possible. In this way, the life cycle of products is extended.

Climate change
Climate change includes both the global warming driven by human emissions of greenhouse gases, and the resulting large-scale shifts in weather patterns.

Community Facilities
Facilities, which are operated for the benefit of the public and which, are open to the public.

Combined System
A sewerage network where both foul and surface waters are conveyed in the same pipe. This is very inefficient as some of the capacity of the sewage treatment works is utilised in treating what is simply surface water.

Comparison Retail

This term describes the retail of goods which include clothing and footwear; furniture, furnishings, and household equipment (excluding non-durable household goods); medical and pharmaceutical products, therapeutic appliances, and equipment; and, educational and recreation equipment and accessories. It specifically does not include the wholesale of goods.

Convenience Retail

This term describes the retail of goods which include food, alcoholic and non-alcoholic beverages, tobacco, and non-durable household goods. It specifically does not include the wholesale of goods.

D

Demand Management

Demand management, traffic demand management or travel demand management (TDM) is the application of strategies and policies to reduce travel demand, or to redistribute this demand in space or in time.

Density (Housing)

This is a measure of the intensity of use of land, specifically with regards to housing, the number of dwelling units provided on a given area of land, usually expressed in dwelling units per hectare. When a 'gross' density figure is used, land for main distributor roads, public open spaces and other facilities is added into the calculation. The area used for 'net' density figures includes only private open space, access roads and incidental public open spaces.

Development Contribution Scheme

A scheme which allows a Planning Authority to levy financial contributions for the provision of public infrastructure, facilities, projects, or services as a condition of planning permission.

Development management

This is a term to describe the process where the local authority assesses the merits of a proposed development through the planning process (where planning applications are lodged) including the processing, evaluation, decision making and notification components of that process.

District Heating

A district heating scheme consists of an insulated pipe network, which allows heat generated from a single or several larger centralised source(s) (energy centres) to be delivered to multiple buildings to provide space heating and hot water.

E

Ecological Impact Assessment

Ecological Impact Assessment is a process by which the potential ecological impacts of a development proposal are assessed. The results of the assessment are presented either as a standalone Ecological Impact Statement or the ecology (flora and fauna) chapter of an Environmental Impact Assessment (EIA).

Ecosystem

An ecosystem is that it is a community or group of living organisms that live in and interact with each other in a specific environment. Ecologically Resilient: In ecology, resilience is the capacity of an ecosystem to respond to a perturbation or disturbance by resisting damage and recovering quickly

Ecosystem Services Approach

Ecosystem services approach is a strategy for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way

Electric vehicles
A battery-only electric vehicle or all-electric vehicle derives all its power from its battery packs and thus has no internal combustion engine, fuel cell, or fuel tank. A plug-in hybrid vehicle (PHV) is a hybrid electric vehicle which utilizes rechargeable batteries, or another energy storage device, that can be restored to full charge by connecting a plug to an external electric power source. A PHEV shares the characteristics of both a conventional hybrid electric vehicle, having an electric motor and an internal combustion engine (ICE), and of an all-electric vehicle, having a plug to connect to the electrical grid.

Enterprise Units/ Centre
Space made available for enterprise units and starter businesses to operate from, with overheads being shared.

F

Fascia
The fascia on a shop or store front is any surface on the outside of the shop or store that displays the company name, company logo and company colour scheme. The fascia is the most visible part of a retail brand - it is the name of the retailer, but it is also the logo and the graphics.

Framework Plan/ Masterplan
A non-statutory plan, prepared by or on behalf of the Planning Authority, for a specific area providing detail on the desirable framework for future development, design and/or layout.

Freestanding Sign
A standalone sign that generally has one or two columns supporting it.

G

General Zoning Types
Generalised Zone Types (GZTs) were developed specifically for the Myplan.ie project. They represent a consistent scheme for categorising land use zonings across all local authorities, and complement the existing statutory zonings used for each individual plan.

Green Belt/ High Amenity
An area of countryside with particular planning controls aimed at maintaining the distinction in character between a town or city and its hinterland and preventing unrestricted sprawl of urban areas into the countryside. A green belt/ high amenity also helps to prevent individual settlements merging into one another, focuses attention on suitable development land within settlements, provides a source of recreation and amenity within easy reach of most built up areas and helps to retain land in agriculture, forestry and other uses that could be susceptible to pressure for inappropriate development.

Green-Blue Infrastructure
Blue-Green Infrastructure (BGI) is an approach to urban flood resilience, recognised globally and in international literature that capitalises on the benefits of working with urban green spaces and naturalised water-flows 'blue'.

Green field land/ sites
Potential open development land within/ on the periphery of urban settlements having no previous building on it. Development on such lands will generally require the provision of new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment, and community facilities.

Green Infrastructure
Green Infrastructure is defined as a strategically planned network of high quality natural and semi-natural areas with other environmental features, which is designed and managed to deliver a wide range of ecosystem services and protect biodiversity in both rural and urban settings.

Green Roof
A green roof, also known as a living roof or rooftop garden, is a vegetative layer that is grown on a rooftop. They are living organisms and so, they change on a daily basis and are highly dependent on the weather conditions.

Guesthouse
A building or part thereof where sleeping accommodation, meals and other refreshments are available to residents and non-residents and which has a minimum of five rooms and no more than nineteen rooms.

H

Habitable Room
A bedroom or living room, including a combined kitchen/family dining room but not a bathroom or small kitchen.

Hard Landscaping
The use of inorganic and inanimate materials, for example rock and stone, in the landscaping of an area, frequently including artificial and manmade objects, such as seating, paving, railings etc.

Heat Island
Heat islands are urbanized areas that experience higher temperatures than outlying areas. Structures such as buildings, roads, and other infrastructure absorb and re-emit the sun's heat more than natural landscapes such as forests and water bodies.

Hedgerows (Significant)
A natural or semi-natural row of bushes, shrubs and/ or trees forming a boundary. Hedgerows help define places, act as shelterbelts, add to biodiversity and offer significant wildlife habitat.

Home Based Economic Activities
Small scale commercial activities, which are secondary to the use of the premises as a residence.

Households
One or more persons occupying a dwelling, which has kitchen and bathroom facilities.

Housing Need and Demand Assessment (HNDA)
An HNDA estimates the future number of additional homes to meet existing and future need and demand within the local authority area. It also captures information on the operation of the housing system to assist Waterford City and County Council develop policies for new housing supply, management of stock and provision of housing related services.

Housing Strategy
A Housing Strategy for Waterford City and County. Its aim is to enable the people of Waterford, now and in the future, to have a place to live, suited to their needs, at a price they can afford. The provisions of the housing strategy are incorporated in this Development Plan.

I

Infill
New building which fills in a gap in otherwise continuous built-up frontage, i.e. a small unused site within a built-up area.

Infrastructure
'Includes drainage, water supplies, sewage treatment plants, sewerage networks, lighting, and telephone lines. Electricity supply, railways, roads, buildings, schools, community facilities, cultural and recreational facilities.

Integrated Constructed Wetland

A constructed wetland is a type of sustainable wastewater treatment system that is designed to look and function as a natural wetland does. Constructed wetlands are created for the purpose of treating wastewater from small, rural communities in an environmentally friendly way before allowing it to return to the water system safely. Constructed wetlands are usually made up of a primary settlement tank where wastewater from the community is collected and from that, several ponds follow which are planted with wetland plants including reeds, rushes, and sedges. The ponds are usually gently sloped towards a river to allow water to flow very slowly through the wetland before flowing away. Any particles that have been carried in the water will settle on the bottom and the plants and natural microorganisms (e.g. bacteria, algae and fungi) in the wetlands will break down and remove certain pollutants and elements e.g. phosphorus in the water.

Invasive Alien Species (IAS)

Invasive Alien Species are animals and plants that are introduced accidentally or deliberately into a natural environment where they are not normally found, with serious negative consequences for their new environment.

L

Landscape Character

The character of a landscape is derived from topography, landform, land cover, geology and other features that explain its distinctiveness. The Waterford Landscape & Seascape Character Assessment (LCA) Appendix 8 provides a thorough assessment of Waterford with respect to character, value, and sensitivity of its landscape.

Landscape Sensitivity

Landscape sensitivity describes the extent to which a particular landscape can absorb a particular kind of development without affecting its distinctive character. As an example, some landscapes may be very sensitive to large electricity pylons while others may be more robust to this kind of development.

Living over the Shop

The utilisation of upper floor space in urban areas for residential purposes. The term 'Living over the Shop' has also been used to refer to the package of financial incentives which the Government has made available for this purpose.

Local Area Plan (LAP)

The Planning and Development Act 2000 (as amended) provides that these may be provided in certain circumstances including in areas likely to be subject to large scale development during the lifespan of the plan. They should be consistent with the Development Plan and detailed plans for the proper planning and sustainable development of such areas should be drawn up.

Low Carbon Economy

A low carbon economy is simply an economy that causes low levels of GHG emissions compared with today's carbon-intensive economy.

M

Mitigation

An action that helps to lessen the impacts of a process or development on the receiving environment. It is used most often in association with measures that would seek to reduce negative impacts of a process or development.

Modal shift
The process where people change their travel behaviour (usually between home and work) from a particular type of transport (private car for example) to another more sustainable form of travel (public transport for example).

Modal Split
The split of users of different modes of public and private transport.

Multi-storey Car Park
A free standing or multi-level parking facility generally used for the parking of cars on a short-term basis with an hourly fee being charged.

N

Natural Heritage Area (NHA)
Areas which cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wild plant and animal species or a diversity of these natural attributes. It is important that that the conservation value of these areas, which are proposed for designation by the national heritage service, be maintained.

Nature-based solutions
The International Union for the Conservation of Nature (IUCN) defines NBS as "actions to protect, sustainably manage and restore natural or modified ecosystems, which address societal challenges [such as food security, climate change, water security, human health, disaster risk, social and economic development] effectively and adaptively, while simultaneously providing human well-being and biodiversity benefits.

Nature conservation area
In this plan, the term nature conservation area is used to describe the protected nature conservations sites i.e. the Natural Heritage Areas, the Special Areas of Conservation and the Special Protection Areas.

Net Residential Density
This is the measure of housing density used as a basis for development control. It is the number of houses divided by the site area in hectares or acres, including dwellings and gardens, any incidental open space (e.g. children's play space, parking areas) and half the width of the surrounding roads up to a maximum of 6m. Excluded from Net Residential Density are most open spaces, local shops, primary schools and all other types of development.

Non-structural elements (conservation of built heritage)
These include elements such as historic gardens, stone walls, landscapes and demesnes, curtilage features and street furniture which contribute to built heritage.

O

Open Space
Open space is one of the land use categories used in this plan. The plan makes a clear distinction between Active Open Spaces and Passive Open Spaces.

Outdoor Advertising Structures
The policy for outdoor advertising structures pertains to advertisements unrelated to the land or premises on which they are erected. Such advertisements contrast with shop-front advertising which concerns the goods or services provided on the premises.

P

Park and ride
Park and Ride is a facility that offers a choice to car users to change from their cars into public transport (rail or bus) with the benefit of reducing the number of cars entering the urban areas and thus easing congestion.

Passive Open Space
In this plan, the term Passive Open Space is used to describe open land with uses such as agriculture, private landscaped gardens, woodland etc. While not necessarily providing active public access, passive open spaces provide important visual settings that add to the character of a settlement or locality and enhance the surroundings.

Permeability
The degree to which an area has a variety of pleasant, convenient and safe routes through it.

Planning Policy
For any particular topic in this plan, the planning policy is made up of the planning principles (found throughout the text) and the numbered planning policy objectives (set out in tables in the various chapters).

Plot Ratio
This is the gross floor area of the building/s divided by the area of the site and is used to depict the intensity of use of a site. In calculating the area of a site adjoining road widths are excluded.

Protected Structure
A building, feature, site or structure identified in the Record of Protected Structures (RPS) as worthy of protection or preservation in accordance with the Planning and Development Act 2000 (as amended).

R

Record of Protected Structures (RPS)
The principal mechanism for protection of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in the county is through inclusion on the 'Record of Protected Structures'. This provides a positive recognition of the structures' importance, protection from adverse impacts and potential access to grant aid for conservation works.

Retail Strategy
The National Retail Planning Guidelines for planning authorities (Dec. 2000) have a requirement for strategic retail policies and proposals to be incorporated into Development Plans. With this in mind, the Planning Authority commissioned the Waterford City and County Retail Assessment and Strategy which is incorporated as Appendix 4 of this Development Plan.

Ribbon Development
Where 5 or more houses exist on any one side of a given 250 metres of generally rural road frontage. Generally, such housing is expensive to service as extensive service pipes etc. are required. Frequently, such housing is not connected to public sewerage and is dependent on septic tank systems.

S

Scenic route
This plan (Appendix 8 Landscape and Seascape Character Assessment) describes certain roads as scenic routes, based on designations established by previous Development Plans. People travelling along these routes generally have an opportunity to experience the quality of some of most important areas of natural beauty and cultural significance in the city and county. The main intention is to ensure that the character of the views and prospects that can be obtained from these routes are preserved.

Sequential test
A means of checking that the most suitable and best available location has been chosen for a new retail operation or commercial leisure operation.

Services (general)
Activities directly relating to serving the needs of the public, which do not involve any manufacturing processes. They include restaurants, shops, professional services and entertainment outlets. Service Sector This is the employment sector, which involves the provision of services, frequently referred to as the tertiary sector.

Settlement Policy
In this plan, the term 'settlement policy' describes the set of planning policies that deal with strengthening the network of settlements in the county, preserving the identity of settlements, and safeguarding the needs of rural communities. It includes in particular objectives for the different types and sizes of settlements, objectives for high amenity areas and objectives for houses in rural areas.

Shop –Front Advertising
This is advertising on the premises, which provides goods or services. Shop-front advertising embraces advertising related to hotels or other streetscape frontages and thus is not restricted to "shops" per se.

Site Coverage
Site coverage is the portion of the site, which is built on and is determined by dividing the total site area by the ground floor of the building.

Social housing
Rented housing provided either by the local authority, or a voluntary or co-operative housing body.

Social Infrastructure
Buildings and other structures related to serving the needs of the public for social, health, educational and/or recreational needs; it includes such facilities as schools, community centres, parish halls and recreational facilities.

Soft Landscaping
The use of water and natural vegetation, including trees, plants, shrubs, in the landscaping of an area.

Special Area of Conservation (SAC)
Areas of special interest containing/ support habitats and plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them.

Special Protection Areas (SPAs)
Areas of special interest for the conservation of wild bird habitats, especially listed, rare or vulnerable species and migratory species. They are established under the Birds Directive (Council Directive 79/409/EEC), and form part of the 'Natura 2000' network of sites throughout Europe.

Sustainable Development Goals
The Sustainable Development Goals or Global Goals are a collection of 17 interlinked global goals designed to be a "blueprint to achieve a better and more sustainable future for all". The SDGs were set in 2015 by the United Nations General Assembly and are intended to be achieved by the year 2030.

Strategic Environmental Assessment (SEA)
Strategic Environmental Assessment is a process which attempts to evaluate the likely consequences on the environment of implementing the Development Plan. (Note: it is a requirement of the Planning and Development Act 2000 for a Development Plan to include information on the likely significant effects on the environment of implementing the plan).

Streetscape Character
The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees, and open spaces, etc., that combine to form the street's character.

Sustainable urban Drainage Systems (SuDs)
Sustainable urban drainage systems aim towards maintaining or restoring a more natural hydrological regime, such that the impact of urbanisation on downstream flooding and water quality is minimised. SuDS involve a change in our way of managing urban run-off from solely looking at volume control to an integrated multi-disciplinary approach which addresses water quality, water quantity, amenity and habitat. SuDS minimise the impacts of urban runoff by capturing runoff as close to source as possible and then releasing it slowly.

Sustainability
Refers to development, which meets the needs of the present without compromising the ability of future generations to meet their own needs.

T

10-Minute Settlement / Neighbourhood Concept
The 10-minute settlement / neighbourhood concept is where homes have access to a range of facilities and services, such as sustainable neighbourhood infrastructure or local shops, are accessible from homes within a short 10-minute walk or cycle OR there is access to high quality public transport within a 10-munite walk from homes that provide access to a range of facilities or services.

Traffic Impact Assessment
A detailed assessment of the nature and extent of the impact of any substantial development on the immediate and surrounding road network and, if deemed necessary, on the wider transportation system.

Tree Preservation Order (TPO)
A mechanism available to Planning Authorities under Section 205 of the Planning & Development Act 2000, as amended, to make orders for the preservation of trees in the interest of amenity.

U

Urban Consolidation
The development or re-development of under-utilised urban land in an efficient, compact and robust fashion.

Urban Generated Housing
Housing in rural locations sought by people living and working in urban areas, including second homes

Urban Renewal
The revitalisation of urban areas through specific development objectives and strategic planning principles.

Urban Sprawl
The excessive outward expansion of built development, away from the core city/ town centre and into the surrounding countryside. This form of development is viewed as unsustainable.

V

Vernacular
The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.

Chapter 1

Waterford and the Development Plan

Sustainable Compact Growth

Sustainable Tourism

Climate Action

Diverse Economy and Education

Accessibility and Connectivity

Heritage

Rural Economy

Infrastructure

Sustainable Places and Communities

Chapter 1: Waterford and the Development Plan

1.0 Introduction

This Development Plan tells the story of where and how we want Waterford to grow. It draws on our historical roots and uses our skills and expertise to continue sustainable social, environmental, and economic growth well into the future, with a focus on creating vibrant and resilient communities.

The Plan has been prepared by the Waterford City and County Council Planning Authority and covers the whole local authority area. It is a statutory planning document, made in accordance with Section 9(1) of the Planning and Development Act 2000 (as amended), and covers a six-year period from 2022 - 2028.

The Plan has been written in the context of national strategies, policy and guidance as reflected in the National Planning Framework, Project Ireland 2040 (NPF), and the Southern Regional Assembly's Regional Spatial and Economic Strategy (RSES), and should be read as a whole document rather than as individual sections. The plan-making process has also been informed by a wide range of legislation which is detailed in Section 1.7 below, including a number of European Directives and their associated legislation, including (but not limited to):

• Strategic Environmental Assessment Directive (2001/42/EC) (Appendix 19 Environmental Report)

• Stage 2 Strategic Flood Risk Assessment (Appendix 13)

• Habitats Directive Assessment (92/43/EEC) (Appendix 20 Natura Impact Report)

• EU Floods Directive (2007/60/EC)

• Water Framework Directive (2000/60/EC)

The Plan aims to be concise and visionary, and targets what we want to change. It does this by focusing on issues which are nationally or regionally important, or which can be best dealt with by Waterford City and County Council, and also by the Council working in partnership with other stakeholders.

The Development Plan will be used to inform subsequent Local Area Plans (LAPs), following adoption of this Development Plan. It is intended to prepare new LAPs for areas in Waterford City, Dungarvan, Tramore, Dunmore East, Portlaw, Lismore, and Gaeltacht na nDéise during the lifetime of this Development Plan. These will cover a wider range of locally specific planning issues in more detail. The Core Strategies and associate land use zoning provisions of these LAPs will be consistent with the content of this Development Plan.

The Plan is supported by an Action Program which shows how we will realise our objectives and goals with the help of our partners/ stakeholders based on the requirements for monitoring the Development Plan implementation.

This Plan is a unitary Development Plan for the amalgamated Waterford City and County administrative area, and supersedes the previous separate City, County and Dungarvan Town Development Plans and relevant Local Area Plans. It also represents a continuum of the Waterford PLUTS (Planning, Land Use and Transport Study) for the City, and this Development Plan seeks to continue and expand on that Strategy for the next six years, in accordance with national and regional policy objectives.

1.1 Our Vision

Our Vision

By 2028, Waterford City and County will have continued to grow and will be evolving to become an even more attractive, prosperous, resilient, and sustainable place, anchored by Waterford City and Metropolitan area as the Regional Capital, a University and Learning City, and an economic driver for the region. It will be the best City and County in which to live, learn, visit and do business.

We will be recognised as the Regional Capital and for:

- Our enterprise and inventiveness in the knowledge economy and high-value markets – with a particular focus on biopharmaceuticals, technological innovation, tourism, food and drink, fishing, and primary industries.
- The development and growth of our educational capital through our University and its synergies with the broader economy; and,
- Our unique built, historic, cultural and natural environment, which will be protected and, where appropriate, enhanced as a key asset in underpinning a high quality of health/wellbeing, life and place.

Decision makers will have acted confidently and taken the courageous decisions necessary to further develop a robust, resilient and diversified economy.

The Council will have taken a proactive approach towards development that promotes and facilitates appropriate and sustainable development, that nonetheless:

- Ensures the sustainable use of natural resources.
- Enables us to live within the area's environmental capacity.
- Enables and enhances our resilience to climate change; and,
- Creates a more open, diverse and inclusive society.

It is recognised that realising the Vision for Waterford will be predicated on a healthy society based on the following social determinants: Economic Stability; Social and Community Context; Neighbourhood and built environment; Access to health care; and Education. The Development Plan identifies key strategic aims and actions to address each of these determinants with a view to reducing inequality and improving the well-being, health and lives of all citizens and their communities.

Although the Council will lead the way, many other stakeholders and organisations will be involved in delivering the Vision for our City and County. To make the Vision a reality, and to contribute towards the NPF and RSES aims of increasing sustainable economic growth and compact urban development, we have developed a series of aims. These are to:

- Provide a strong framework for investment decisions which will help to grow and diversify the regional economy in a sustainable manner and promote and facilitate an improvement in the quality of life in all parts of the City and County.
- Promote the need to use resources more efficiently and effectively whilst protecting and where appropriate enhancing our assets; and,
- Take on the urgent challenges of climate change.

To support these aims, this Plan will need to:

- Make sure the area has enough homes and job opportunities to support the level of services and facilities needed to maintain and improve quality of life.

- Ensure an adequate supply of zoned and serviced land at appropriate locations.

- Protect and, where appropriate, enhance our valued assets and resources, including biodiversity, the historic and natural environment, and our cultural heritage.

- Help create and support sustainable mixed communities, and the provision of associated infrastructure, which will meet the highest standards of placemaking, urban and rural design, and cater for the needs of the whole population.

- Encourage opportunities for greater digital connectivity across the City and County, and

- Extend, where appropriate and feasible, and make the most efficient use of the transport network, reducing the need for people to travel and making sure that walking, cycling and public transport are available and attractive choices.

1.2 The Development Plan in Context

In accordance with Section 11 (1) (b) (iii) of the Planning and Development Act, 2000 (as amended), and following the introduction of the National Planning Framework (NPF) and Southern Regional Spatial and Economic Strategy (RSES), the Planning Authority was required to either review or vary its current Plans (Waterford City, Waterford County, and Dungarvan Town Development Plans), within 26 weeks of the adoption of the Southern RSES. In this regard, and in accordance with Section 11 of the Planning and Development Acts 2000 as amended (the Act), Waterford City and County Council gave notice on the 20th July 2020 of its intention to commence the review of the existing City and County Development Plans and the Dungarvan Town Development Plan, and to prepare a new unitary Waterford City and County Development Plan.

To put the Development Plan in context, it is also worth noting that the Development Plan Guidelines for Planning Authorities 2007 (DEHLG) highlight the need for the Development Plan to utilise national and regional frameworks such as the NPF and RSES, to inform and structure land use policies at the city and county level. These in turn, provide a basis for day-to-day planning decisions. In this regard a good Development Plan should:

- Create a clear strategic framework for the proper planning and sustainable development of the area over the duration of the plan, consistent with longer- term planning and sustainable development aims, including those set out in the National Planning Framework (NPF) and Regional Spatial Economic Strategy (RSES).

- Set out an over-arching vision for the development of the area to which the plan relates.

- Give spatial expression to the economic, social and cultural aims of the County or City Development Strategy.

- Be grounded in public and political consensus around the plan's strategic framework.

- Provide a clear framework for public and private sector investment in infrastructure and in development in the area, having regard to both national and regional plans and policies.

- Protect and enhance the amenities of the area.

- Offer clear guidance to developers in framing development proposals and to the planning authority in assessing such proposals.

- Establish a policy framework within which more detailed plans (such as Local Area Plans (LAPs) or plans for architectural conservation areas (ACAs)) can be drawn up for specific parts of the planning authority's area.

- Be capable of implementation and monitoring.

Thus, and in accordance with Section 11 (1)(a) of the Planning & Development Act 2000, as amended (The Act), the review of the existing Development Plan(s) and preparation of a new Development Plan is required to be strategic in nature for the purposes of developing:

- The objectives and policies to deliver an overall strategy for the proper planning and sustainable development of the area of the Development Plan.

- The core strategy; and,

- Shall take account of the statutory obligations of any local authority in the area, and any relevant policies or objectives for the time being, of the Government or of any Minister of the Government.

The Development Plan must therefore state a clear vision, provide clear investment and other priorities, and a framework to enable implementation of its principle strategies, as well as clear and consistent SMART (Specific, Measurable, Achievable, Relevant, Time) policies and a development management framework through which predictable decision-making can be assured.

1.3 Policy Context

1.3.1 The National Planning Framework

The National Planning Framework sets the high-level framework for shaping future growth of a projected extra one million people living in Ireland by the year 2040. It plans a new strategy to manage growth with a roughly 50:50 distribution of growth between the Eastern and Midlands Region, and the Southern and Northern and Western regions, with 75% of growth to be outside of Dublin and its suburbs. It targets significant growth of over 50% to our regional cities allied to a major policy emphasis on renewing and developing existing settlements allied to strengthened and more environmentally focused planning at the local level.

Figure 1.1 Irish Planning System (Source, NPF)

1.3.2 The Regional Spatial and Economic Strategy for the Southern Region (RSES)

The Regional Spatial and Economic Strategy for the Southern Regional Assembly (RSES) was made on the 31st January 2020 and covers the period 2020 - 2026. The RSES identifies employment and population targets for the region which are consistent with the NPF, along with policy objectives to deliver such growth in a sustainable manner in both urban and rural locations. Through its vision statement the RSES seeks to:

- Nurture all our places to realise their full potential.

- Protect, and enhance our environment.

- Work to achieve economic prosperity and improved quality of life for all our citizens.

- Accommodate expanded growth and development in suitable locations; and

- Promote the region's international reputation as one of Europe's most creative, innovative, greenest and liveable regions.

The RSES focuses on building critical mass in Waterford City (as well as Limerick and Cork cities), in order to deliver sustainable employment and population growth, and thereby enhance the function of Waterford City as an engine for broader economic growth in the City region. It also sets out a settlement typology.

The area of the RSES and its broad strategic concepts and the spatial expression of the strategy for achieving the vision as they relate to Waterford and County and City, are further detailed in Chapter 2 of Part 1 – Spatial Vision and Core Strategy and Chapter 3 of Part 2 – Waterford City and MASP of Volume 1.

1.3.3 Waterford City

The Waterford Metropolitan Area Strategic Plan (MASP) recognises that Waterford is the largest urban centre in Ireland's South-East, and the state's fifth largest city. The vision for the Waterford MASP is to develop a Concentric City, north and south of the river (including areas in County Kilkenny), based on the guiding sustainable growth principles established in the Waterford Planning, Land-use and Transportation Study 2004 – 2020 (PLUTS) - i.e. building critical mass in a compact and balanced city, Integration of land-use and transportation, development of educational resources and a technological university and recognising the city's people as the heart of the city's potential. The Waterford MASP has identified a number of strategic goals. These are briefly summarised as:

1. Future expansion, growth and ambition for the City will be based on a sustainable place framework and principles.

2. Metropolitan areas will be connected through actions which seek to deliver efficient, integrated and sustainable connectivity.

3. Waterford City will be an economic engine driving regional economic growth through specialisation and innovation along with relevant infrastructure to deliver and sustain growth.

4. A high-quality environment and quality of life, as demonstrated through the Healthy City, a transition to a zero-carbon future and enhanced environmental quality incorporating blue/green infrastructure, a metropolitan area that is creative in terms of its culture, arts and heritage and which fosters an enhanced tourist experience and Metropolitan Scale Regional Amenities with a focus on Waterford Harbour;

5. A socially inclusive, multi-cultural metropolitan area with equal opportunities for learning, supported by actions to overcome social exclusion, foster lifelong learning, participation in decision making and targeting initiatives to prioritise regeneration of disadvantaged areas.

6. The City will be a platform for implementing best practice, pilot initiatives and innovation, particularly with regard to collaboration, disruptive technologies, climate action, regeneration, compact growth and regeneration projects and monitoring of implementation; and,

7. Engage innovative approaches to deliver strategic priorities with particular emphasis on delivery of regeneration/compact growth, and strategic employment/residential development through processes such as active land management, agency type approaches, full integration of land use and transportation planning, and innovative approaches to the Core Strategy (Goal 7 criteria of RSES Appendix 3 of the RSES have been included and considered in the Core Strategy underpinning this Development Plan).

Note: The '7 Goal Criteria' as set out in Appendix 3 of the RSES have been included and considered in the Core Strategy underpinning this Development Plan.
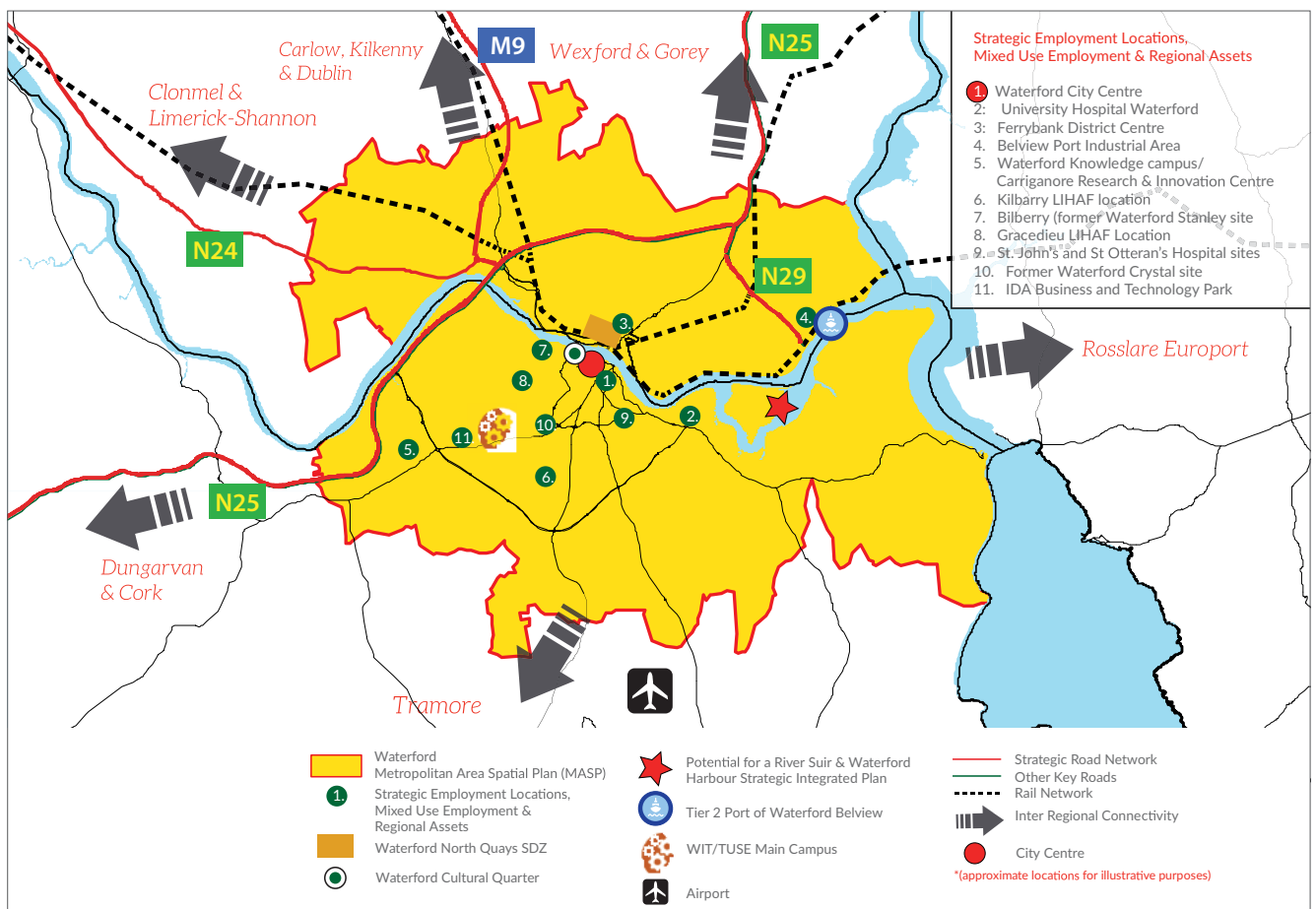
Figure 1.2 Waterford MASP (Source RSES)

Figure1.2 identifies the broad strategy on which the MASP is based and strategic assets and strengths of Waterford City and its Metropolitan Area. Further details regarding the relevant elements of the MASP are set out in Chapter 3 of Part 2 of Volume 1.

1.3.4 Dungarvan Key Town

The RSES notes that Dungarvan (including Abbeyside and Ballinroad), is a former County Town and an important economic driver for West Waterford. As such Dungarvan is designated as one of 14 Key Towns in the RSES and it plays a critical role in underpinning the RSES and ensuring a consolidated spread of growth beyond the cities to the sub-regional level. The town will be the focus for significant growth (more than 30%) during the period to 2040.

Dungarvan is recognised for its strategic location on the Waterford-Cork N25 transport corridor, as an attractive coastal and harbour town which functions as a tourist centre for the Waterford Greenway and the Gold Coast and as a significant food hub focussing on high quality local produce. The town is a significant location for indigenous industry and Foreign Direct Investment (FDI), with educational and health/community facilities and a vibrant retail and services sector serving the local community and an expanding tourism sector. The town is the Gaeltacht Service Town for the nearby Gaeltacht na nDéise located around An Rinn and An Sean Phobal.

The RSES highlights a number of key attributes in relation to Dungarvan which include its strategic Location on the Waterford – Cork N25 transport corridor and access to ports/airports in Waterford and Cork and Belview Port, Smarter Travel legacy, extensive and diverse employment base, role as a Gaeltacht Service Town servicing Gaeltacht na nDéise, a renewable energy hub, tourist centre for Ireland's Ancient East & Waterford Greenway with close proximity to the UNESCO Geocoast and other natural and recreational assets and its role in servicing the healthcare needs of West Waterford with St Joseph's Hospital & Dungarvan District Hospital.

In terms of progressing the future sustainable development of Dungarvan as a Key Town, the RSES contains a specific Regional Policy Objective (RPO 24) in relation to Dungarvan which support the strategic goals identified for the town in the Dungarvan Town Development Plan 2012 – 2018. The Objective is set out below:

a. To strengthen the role of Dungarvan as a strategically located urban centre of significant influence in a sub-regional context and in its sub-regional role as a Gaeltacht Service Town, leveraging its strategic location along the Waterford Cork N25 route and to build upon its inherent strengths including historical, cultural and architectural heritage, digital connectivity, skills, innovation and enterprise, tourism (in particular the Waterford Greenway and its potential sustainable expansion), culture and retail services. In respect of its importance to the environment, to tourism, to fishing, and to aquaculture (niche industries supporting rural employment), the RSES supports the environmentally sustainable development and treatment of Dungarvan Harbour and coastline.

b. To seek improvements and upgrading of the N25 Waterford to Cork route, the N72 Dungarvan to Mallow and the R672 linking the Key Towns of Clonmel and Dungarvan.

c. To support the development of Dungarvan as the Gaeltacht Service Town for Gaeltacht na nDéise.

d. To support for enhanced provision of bus services to enable improved intra-regional and inter-regional connectivity to attract more passengers to public transport and away from use of private motor cars.

e. To support the continued development of cycling and walking infrastructure as part of Go Dungarvan Smarter Travel Programme and to support the accessibility of the public realm for vulnerable road/footpath users and persons with disabilities.

f. To support the delivery of the infrastructural requirements identified for Dungarvan (including amenities and facilities for the community and voluntary sector) subject to the outcome of the planning process and environmental assessments.

g. Support the development of Dungarvan as a subregional centre for education and training, including lifelong learning, by building on existing links with international third-level education providers and WIT; and

h. Support investment in flood defence measures.

Through the implementation of Regional Policy Objective 24, the RSES seeks to strengthen this function is terms of growing economic activity and population and providing infrastructure to support this growth; in particular, enhanced placemaking and regeneration of the town centre, improvements to the N25 and N72, upgrades to water and wastewater services, and improvements to sustainable transport modes through provision of a Local Transport Plan for the town. The Development Plan supports these policy objectives which will promote and facilitate the sustainable development of our Key Town.

1.4 Environmental Assessment and Climate Change

In accordance with the provisions of Section 10(1D) of the Planning and Development Act, 2000 (as amended), the Development Plan policies and objectives are consistent, as far as practicable, with the conservation and protection of the environment.

The preparation of the Development Plan has been informed by Strategic Environmental Assessment (Environmental Report Appendix 19), and the Habitats Directive Assessment (Natura Impact Report Appendix 20). Preparation of the Plan has also been informed by a Stage 2 Strategic Flood Risk Assessment (SFRA) (Appendix 13), carried out in accordance with the DOECLG/OPW Guidance 'Planning System and Flood Risk Management – Guidelines for Planning Authorities' (2009). The provisions of chapters (1, 2 & 3 of Volume 1, Volume 2, and land use zoning objectives) demonstrate HDA requirements being incorporated into the implementation of Development Plan policy, and any subsequent Plans or Frameworks. More specifically, Natural Heritage Policy in Chapter 9 requires that plans and projects with the potential to have a significant impact, directly or through indirect or cumulative impact, on Natura 2000 sites (SAC, SPA and associated Article 10 habitats), are subject to Habitats Directive Assessment (Appropriate Assessment) under Article 6 of the Habitats Directive (92/43EEC) and associated legislation and guidelines informing decision making.

In terms of compliance with the Water Framework Directive, implications and requirements such as those relating to protecting and enhancing water quality and securing the objectives of the River Basin Management Plan 2018-2021, are evidenced and outlined in Chapter 9. The environmental management policies and objectives are consistent with the District River Basin Management Plan and as such, are deemed compliant in meeting the water quality objectives under the Water Framework Directive.

In addition to our obligations under Section 10(2)(n) of the Planning and Development Act 2000, as amended, which are reflected in the core and settlement strategies in particular, other climate change considerations and measures are included in Chapters 9 and the Development Management Standards in Volume 2, drawing on our Waterford Climate Adaptation Strategy 2019, the National Climate Action Plan 2021, and the Climate Action and Low Carbon (Amendment) Act.

1.5 Structure of the Development Plan

The Development Plan comprises a series of separate, but interrelated elements. The Plan is structured as follows:

- Volume 1: Written Statement consisting of the following:
    - Part 1: Vision and Strategy
    - Part 2: Waterford City and MASP Policy Objectives
    - Part 3: Waterford City & County Policy Objectives
- Volume 2: Development Management Standards
- Volume 3: A total of 22 supporting appendices (including for example: Retail Strategy: Housing Need and Demand Assessment (HNDA); Landscape and Seascape Characterisation Assessment, RPS, ACAs, SEA Environmental Report and Natura Impact Report are set out in Volume 3.

Note: Mapping relating to the land use zoning, specific objectives and other relevant matters are available via our mapping portal[1].

1.6 UN Agenda 2030: The Development Plan and its Outcomes

The UN 2030 Agenda is a plan of action for people, the planet and prosperity. The plan sets out 17 Sustainable Development Goals (SDGs) that integrate the three indivisible dimensions of sustainable development - economic, social and environmental. Since 2015, Ireland is a signatory to the UN's Sustainable Development Goals, and this is heavily reflected throughout the NPF and the RSES.

The European Green Deal is a growth strategy that aims to transform the EU into a fair and prosperous society, with a modern, resource-efficient and competitive economy where there are no net emissions of greenhouse gases in 2050 and where economic growth is decoupled from resource use. It is about improving the well-being of people, making Europe climate neutral and protecting the natural habitat which will be good for people, the planet and the economy. The aims of the Green Deal are: for Europe to become climate-neutral by 2050; to protect human life, animals and plants by cutting pollution; to help companies become world leaders in clean products and technologies; and to help ensure a just and inclusive transition

The following section sets out 8 Strategic Outcomes which incorporate the overarching objectives of the 17 Sustainable Development Goals of the United Nations' 2030 Agenda for Sustainable Development, The National Strategic Outcomes as set out in the National Planning Framework and the Regional Strategic Outcomes of the Southern Regions Regional Spatial and Economic Strategy. They detail how the Development Plan will contribute, as practicable, towards their achievement and each chapter is identified by way of the relevant icons employed below in this regard.

**Figure 1. 3 UN Sustainable Development Goals
(Source: United Nations)**

a) To promote development that is compact, diverse, sustainable, resilient and adaptive to climate change.
The Development Plan promotes the sustainable compact growth of our city, towns and villages. This type of development will add value and create more attractive places in which people can live and work. All our urban settlements contain many potential development areas, centrally located and frequently publicly owned, that are suitable and capable of re-use to provide appropriate mix of housing, jobs, amenities and services, but which need a streamlined and co-ordinated approach to their development, with investment in enabling infrastructure (nature based solutions) and supporting amenities, to realise their potential. Activating these strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority in facilitating our settlements to become more resilient and adaptive to climate change.

b) To support a strong, sustainable, diverse and successful economy underpinned by enterprise, innovation and skills and access to quality education for all.
The Development Plan will facilitate and foster enterprise and innovation which in turn will attract investment and talent. It can be achieved by building the national and regional economic drivers for Waterford as listed in the RSES and by supporting opportunities to diversify and strengthen the economy, to leverage the potential of places. Delivering this outcome will require the coordination of growth and place making with investment in infrastructure, including digital connectivity in skills and talent to support economic competitiveness and enterprise growth.

The Development plan will also support access for all, to a range of quality education facilities, which is a defining characteristic of attractive, successful and competitive places. This will be achieved by supporting the scaling up of higher education provision and the deepening of the impact on the society and economy of the South East Region through increased high quality research and innovation activity through the enhanced performance of our academic institutions, particularly the development of the South East Technological University (SETU), and promoting and fostering links with business/ enterprise and technological innovation. Lifelong Learning and Healthy City initiatives in Waterford are essential components of UNESCO Learning City status and the plan will support the expansion of the Learning City initiative to other urban and rural centres of population through existing networks such as the Library Service, and support the preparation and implementation of a Learning Region Strategy.

c) To support a sustainable and diverse rural economy and community; to promote sustainable tourism that protects the environment, creates jobs and promotes local culture and products.
The Development Plan will support the provision of services and infrastructure in rural settlements to facilitate appropriate rural economic growth in a sustainable manner. This will be facilitated by the development of enterprise and local economic hubs which will allow for the creation of a wider variety of employment opportunities in rural areas. The plan will also capitalise on local assets, including human, natural and cultural, through improved policy coherence to raise the potential of rural areas and contribute to our local and regional growth as well as developing our tourism and leisure amenities, infrastructure and facilities which support and optimise the attraction of Waterford City and County.

The Development Plan supports and facilitates the delivery of the National Broadband Plan as a means of developing further opportunities for enterprise, employment, education, innovation and skills development for those who live and work in rural areas.

d) To support, develop and sustainably strengthen our international, national, regional, local, and neighbourhood connectivity which will enable Waterford to realise its full potential.

The Development Plan promotes public transport connectivity from the national to the local level by supporting accessibility to and between centres of mass and scale and better integration with their surrounding areas. The plan will also facilitate the delivery of public active transport infrastructure and services to meet the needs of neighbourhoods, towns, villages and rural areas in facilitating the "10 minute" city/town/community concept. The Council also promotes the principles included in Design Manual for Urban Streets (2020) for all new developments.

e) To provide infrastructure and services in an environmentally sustainable way, which is planned and infrastructure-led and ensures the sustainable management of water waste and other environmental resources and supports economic development, human well-being and biodiversity gain

The Development Plan encourages a nature-based infrastructure led approach to development in all our settlements which will contribute to carbon reduction and achieve environmental enhancement and economic growth. It will be necessary to collaborate with infrastructure delivery agencies to facilitate the timely delivery of enabling infrastructure to priority zoned lands in order to deliver planned growth and development.

f) To adapt, safeguard and enhance our environment through sustainable development prioritising action on climate change across the region, driving the transition to a low carbon and climate resilient society.

This has been a key consideration in the plan making process and the plan will support measures to build resilience to climate change throughout Waterford to address impact reduction, adaptive capacity, awareness raising and providing for nature-based solutions. We have introduced policies and proposals to both policies and proposals to tackle and cope with climate change.

g) To protect, conserve and enhance our unique natural heritage, landscapes, seascapes, biodiversity, built and cultural heritage assets

The Development Plan incorporates an Ecosystems Services approach for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way. Our policies promote heritage led regeneration to improve the quality of our historic towns and villages for residents and tourists. They also give an appropriate level of protection to internationally, nationally and locally designated sites of built, archaeological and natural heritage importance. The plan seeks to connect areas of green and blue space and habitats such as parks, paths, and woodlands within and on the edge of our villages and towns. These areas can provide a range of social, ecological, and economic benefits. Developments must help to provide these important green links between development sites, the wider countryside, and our urban areas. The Development Plan will protect and promote green-blue networks where they have been created, or there is a firm plan for their establishment, but is unable to promote anything other than aspiration.

The Plan sets out polices to develop Waterford Cultural Quarter as a key enabler for enterprise growth, innovation, regeneration, place-making and community development, health and well-being and support measures under Culture 2025, Creative Ireland Strategy 2017-22 and Action Plan for Rural Development.

The Development Plan advocates for investment in infrastructure and initiatives that will develop the role of arts, heritage, culture within our Region and communities and will assist delivery of actions under arts, heritage and cultural strategies, including funding streams outlined in Project Ireland 2040 Investing in our Culture, Language and Heritage 2018-2027 and Heritage 2030.

h) **To make places more sustainable, inclusive, diverse, accessible, and safe with the highest standards of design.**
The Development Plan promotes attractive, liveable, well designed, accessible and connected places with excellent quality public realm that are home to diverse and integrated communities that enjoy a high quality of life and well-being. Development needs to be proportionate and sympathetic to the needs of the community. We need to achieve excellence in design across all developments in Waterford.
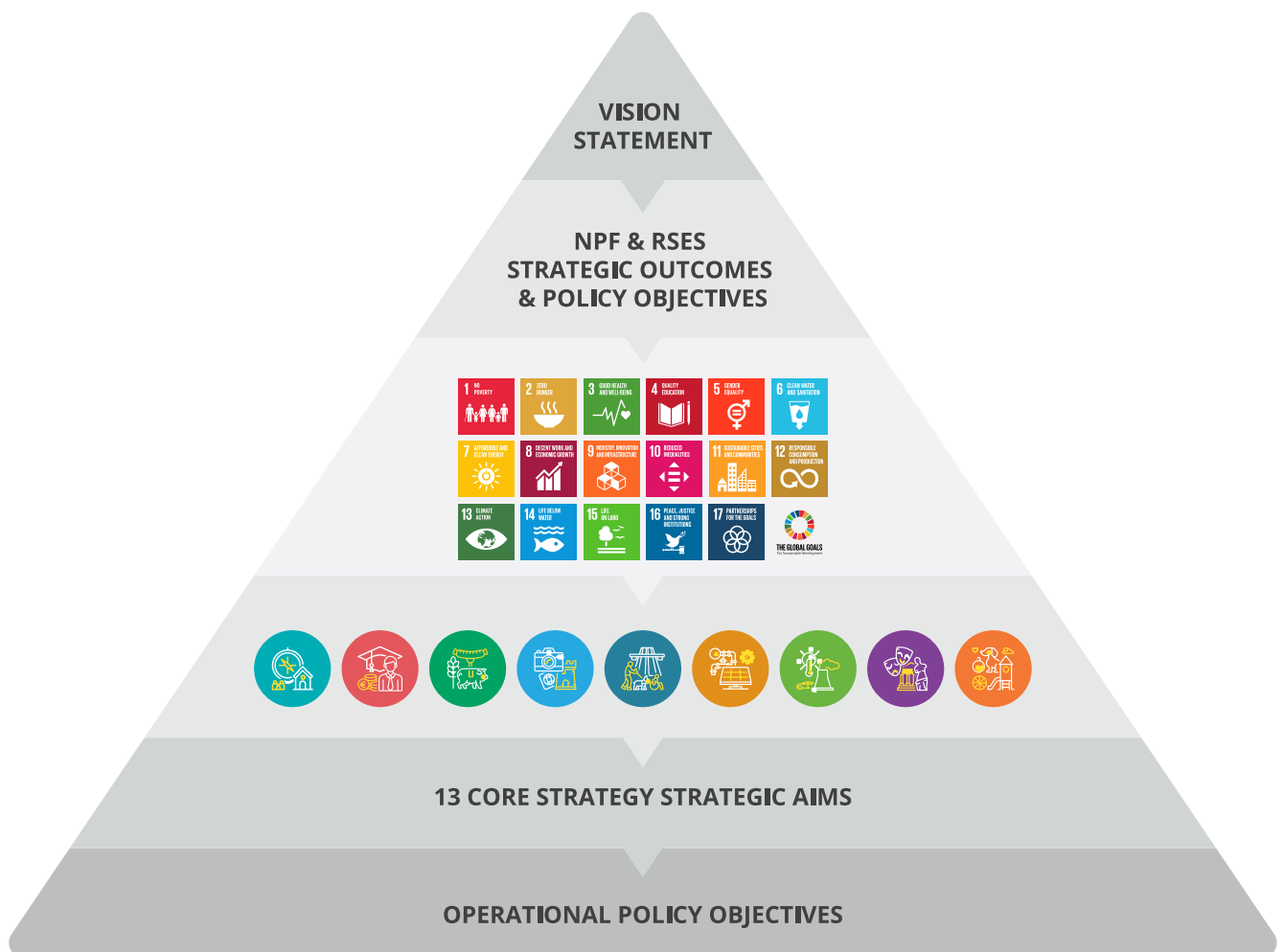
Figure 1. 4 Core Strategy Principles and Strategic Aims

1.7 Informing the Development Plan

Set out below are the principal International, National, Regional and Local Policy Documents, Guidelines and Plans that inform the preparation of the Waterford City and County Development Plan while a compliance statement is set out in Appendix 1.

1.7.1 International Policy and Directives

- UN (1992) The Convention on Biological Diversity (CBD)
- UNESCO (1972) The Convention for the Protection of the World Cultural and Natural Heritage
- Council of Europe (1996) The Pan-European Biological and Landscape Diversity Strategy
- Council of Europe (1996) The European Landscape Convention 2000.
- EU Marine Strategy Framework Directive (MSFD)
- EU The Marine Spatial Planning Directive (MSP)
- EU Water Framework Directive (WFD)
- EU Floods Directive
- EU Strategic Environmental Assessment Directive
- EU Urban Wastewater Treatment Directive
- EU Birds Directive and Habitats Directives
- EU Nitrates Directive
- EU Environmental Noise Directive
- EU Green Infrastructure Strategy
- UN (2015) Paris Agreement
- UN (2015) 2030 Agenda for Sustainable Development (including Sustainable Development Goals)
- EU 2020 and 2030 climate and energy targets as well as longer term 2040 and 2050 milestones and targets
- Covenant of Mayors for Climate and Energy
- Waste Framework Directive
- European Circular Economy Action Plan 2020 – For a cleaner and more competitive Europe – part of the European Green Deal.

1.7.2 National Legislation

- Planning and Development Act and Regulations, 2000 to 2020 (as amended).
- Local Government Reform Act, 2014 (as amended)
- The Maritime Planning and Development Management Bill, 2021
- Water Services Acts, 2007 to 2017
- Protection of the Environment Act, 2003

- Wildlife (Amendment) Act 2000

- Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 1999

- Heritage Act, 1995

- National Monuments Acts, 1930-1994

- Waste Management Act 1996

- Climate Action and Low Carbon Development Acts 2015 to 2021

1.7.3 National Policy

- Government of Ireland (2020) A Roadmap for Social Inclusion: Ambitions, Goals and Commitments 2020-2025

- Government of Ireland (2019) Housing Options for Our Aging Population

- Government of Ireland (2019) National Student Accommodation Policy

- Government of Ireland (2021) Climate Action Plan to Tackle Climate Breakdown.

- Government of Ireland (2018) Project Ireland 2040 – National Development Plan 2018-2027

- Government of Ireland (2018) Project Ireland 2040 – National Planning Framework

- Government of Ireland (2018) Implementation Roadmap for the National Planning Framework

- Government of Ireland (2018) National Vacant Housing Reuse Strategy 2018-2021

- Government of Ireland (2018) River Basin Management Plan 2018 - 2021

- Government of Ireland (2016) Rebuilding Ireland Action Plan for Housing and Homelessness

- Government of Ireland (2010) The National Renewable Energy Action Plan

- DHPLG (2019) Draft Revised Wind Energy Development Guidelines

- DHPLG (2018) Urban Development and Building Heights: Guidelines for Planning Authorities

- DHPLG (2018) Guidelines for Local Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessments

- DHPLG (2018) Draft Water Services Guidelines for Planning Authorities

- DHPLG (2017) Part V of the Planning and Development Act: Guidelines

- DHPCLG (2017) Interim Guidelines for Planning Authorities on Statutory Plans Renewable Energy and Climate Change

- DHPLG (2016) Strategy for the Rental Sector

- DECLG (2015) Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities

- DECLG (2014) Social Housing Strategy 2020: Support, Supply and Reform

- DECLG (2013) Homelessness Policy Statement

- DECLG (2012) A Resource Opportunity – Waste Management Policy in Ireland

- DECLG (2012) Our Sustainable Future – A Framework for Sustainable Development for Ireland

- DECLG (2011) Managing Unfinished Housing Developments Guidance Manual

- DECLG (2011) National Housing Strategy for People with a Disability 2011-2016

- DECLG (2011) Drainage and Reclamation of Wetlands: Draft Guidelines for Planning Authorities

- DEHLG (2007) National Climate Change Strategy 2007-2012

- DCENR (2013) National Digital Strategy for Ireland

- Housing Agency (2019) Designing Housing to Meet the Needs of All

- Housing Agency (2018) Rebuilding the Irish Neighbourhood

- Housing Agency and Urban Agency (2018) Quality Apartments and Urban Housing

- DCYA (2019) Better Outcomes, Brighter Futures: The National Policy Framework for Children and Young People, 2014-2020

- DTTaS (2019) National Sports Policy 2018 - 2027

- DCCAE (2018) National Adaptation Framework: Planning for a Climate Resilient Ireland

- DCCAE (2017) National Mitigation Plan 2017

- DCCAE (2017) Energy Efficiency Action Plan for Ireland #4 2017-2020

- DCCAE (2016) Our Sustainable Future Progress Report 2015

- DOH (2016) Obesity Policy and Action Plan - A Healthy Weight for Ireland

- DoTTS, DoH (2016) National Physical Activity Plan

- DCENR (2015) Ireland's Transition to a Low Carbon Energy Future

- Irish Water (2015) Water Services Strategic Plan

- DAHG (2014) National Landscape Strategy for Ireland

- DOH (2013) National Physical Activity Plan – Get Ireland Active

- DOH (2013) National Positive Aging Strategy

- DCENR (2012) Renewable Energy Strategy 2012-2020

- DoT (2012) Smarter Travel: A New Transport Policy for Ireland 2009-2020

- DoT (2012) Traffic Management Guidelines

- NDA (2012) Building for Everyone: A Universal Design Approach

- NDA and DAHG (2011) Access: Improving the Accessibility of Historic Buildings and Places

- NTA (2011) National Cycle Manual

- DoT (2009) - National Cycle Policy Framework

- DEHLG, DES (2008) The Provision of Schools and the Planning System: A Code of Practice

- DEHLG (2007) Development Plans DEHLG (2005) - Sustainable Rural Housing

- NDA (2004) National Disability Strategy

- DAHGI (2002) National Heritage Plan

- DEHLG (2003) Architectural Heritage: Protection for Places of Public Worship: Guidelines for Planning Authorities

- Department of the Environment, Climate and Communications (2021) - Climate Action Plan

- 2021 – Securing our Future and associated Sectoral Adaptation Plans

- Department of Housing, Local Government and Heritage (2021) - Housing for All – a New Housing Plan for Ireland.

- Department of Housing, Local Government and Heritage (2022) - Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design Best Practice Interim Guidance Document

1.7.4 Section 28 Ministerial Guidelines

Section 28 of the Planning and Development Act, 2000 (as amended) states that the Minister may issue guidelines to planning authorities regarding any of their functions under this Act and planning authorities shall have regard to those guidelines in the performance of their functions.

Every Planning Authority is required consider the policies and objectives of the Minister contained in the guidelines when preparing and making the draft Development Plan and the Development Plan and to append a statement to the draft Development Plan and the Development Plan which demonstrates the following:

(i) How the planning authority has implemented the policies and objectives of the Minister contained in the guidelines when considering their application to the area or part of the area of the Development Plan, or

(ii) If applicable, that the planning authority has formed the opinion that it is not possible, because of the nature and characteristics of the area or part of the area of the Development Plan, to implement certain policies and objectives of the Minister contained in the guidelines when considering the application of those policies in the area or part of the area of the Development Plan and shall give reasons for the forming of the opinion and why policies and objectives of the Minister have not been so implemented.

The following is a list of all currently applicable Ministerial Planning Guidelines issued under Section 28 of the Act:

- Tree Preservation – Guidelines for Planning Authorities

- Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities (1996)

- Strategic Environmental Assessment (SEA) Guidelines (2004)

- Quarries and Ancillary Activities (2004)

- Sustainable Rural Housing Guidelines (2005)

- Development Management Guidelines (2007)

- Development Plan – Guidelines for Planning Authorities (2007)

- Draft Development Plan Guidelines for Planning Authorities (2021)

- Quality Housing for Sustainable Communities – Design Guidelines (2007)

- Provision of Schools and the Planning System (2008)

- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)

- The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)

- Sustainable Residential Development in Urban Areas (Cities, Town and Villages): Guidelines for Planning Authorities (2009)

- Guidance Note on Core Strategies (2010)

- Implementing Regional Planning Guidelines – Best Practice Guidance (2010)

- Architectural Heritage Protection – Guidelines for Planning Authorities (2004), as updated (2011)

- Retail Planning Guidelines for Planning Authorities (2012)

- Spatial Planning and National Roads Guidelines (2012)

- Guidelines for Planning Authorities on Section 261A of the Planning and Development Act, 2000 and Related Provisions (2012) as updated (July 2012)

- Development Contribution Schemes – Guidelines for Planning Authorities (2013)

- Local Area Plans – Guidelines for Planning Authorities (2013)

- National Landscape Strategy for Ireland 2015-2025

- Childcare Facilities: Guidelines for Planning Authorities (2001) as updated by Circular letter PL3/2016 (2016)

- Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change (2017)

- Part V of the Planning and Development Act 2000 (2017)

- Urban Development and Building Heights – Guidelines for Planning Authorities (2018)

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2013), as updated (2018)

- Sustainable Urban Housing Design Standards for New Apartments (2015), as updated (2018)

- Wind Energy Development Guidelines (2006 and draft 2019)

- Design Manual for Urban Roads and Streets (2013) as updated in 2020

- Housing Supply Target Methodology for Development Planning 2020

- New Strategy of an tÚdarás 2021-2025

1.7.5 Regional Plans and Policy

- SRA (2020) Regional Spatial and Economic Strategy 2020-2032

- Southern Region Waste Management Plan 2015-2021 and its successor.

Note: This list is not exhaustive and additional documents will help inform and guides the preparation of the City and County Development Plan. A full list of the acronyms for the bodies referred to above along with their full titles is provided below. In the interests of clarity, the list indicates whether the title of the relevant Government Department is currently in use, or whether it has been superseded.

DAHG: Department of Arts, Heritage and the Gaeltacht (superseded)

DAHGI: Department of Arts, Heritage, Gaeltacht and the Islands (superseded)

DBEI: Department for Business, Enterprise and Innovation (in use)

DCCAE: Department of Communications, Climate Action and Environment (in use)

DCENR: Department of Communications, Energy and Natural Resources (superseded)

DCYA: Department of Children and Youth Affairs (in use)

DECLG: Department of the Environment, Community and Local Government (superseded)

DEHLG: Department of the Environment, Heritage and Local Government (superseded)

DELG: Department of the Environment and Local Government s (superseded) DES: Department of Education (in use)

DHPCLG: Department of Housing, Planning, Community and Local Government (superseded) DHPLG Department of Housing, Planning and Local Government (in use)

DOE: Department of the Environment s (superseded) DOH: Department of Health (in use)

DOT: Department of Transport (superseded)

DRHE: Dublin Regional Homeless Executive

DTTaS: Department of Transport, Tourism and Sport (in use)

EU: European Union

NDA: National Disability Authority (in use)

NTA: National Transport Authority (in use)

UCD: University College Dublin

UN: United Nations

UNESCO: United Nations Educational, Scientific and Cultural Organisation

2

Chapter 2
Spatial Vision and Core Strategy

Sustainable Compact Growth

Sustainable Tourism

Climate Action

Diverse Economy and Education

Accessibility and Connectivity

Heritage

Rural Economy

Infrastructure

Sustainable Places and Communities

Chapter 2: Spatial Vision and Core Strategy

2.0 Introduction

Section 10 of the Planning and Development Act 2000, as amended, sets out that the written statement of a Development Plan must contain a Core Strategy which shows that the development objectives in the Development Plan are consistent, as far as practicable, with the objectives set out in the NPF & RSES while also demonstrating consistency with other national planning policy guidance issued under Section 28 of the Act.

Based on the population targets set out in the NPF and RSES, and the assessment of existing services and infrastructure across the city and county, the Core Strategy identifies the quantum, location and phasing of development which can be facilitated over the plan period. It also identifies the investment priorities required to ensure development which takes place is led by the infrastructure required to service it. The Core Strategy seeks to ensure that Waterford continues to grow in a manner, and at a rate, which sustains and builds communities across all rural and urban locations.

In addition to the population target for Waterford City as set out in the RSES and MASP, it is recognised[1] that the influence of Waterford City extends to a wider hinterland which dominates a significant area of Waterford County, including Tramore, Dunmore East, Portlaw, Kill, Dunhill and Kilmacthomas, the southern portion of County Kilkenny including Piltown, Fiddown, Mooncoin, Kilmacow and Mullinavat, the hinterlands of Carrick on Suir, Kilsheelan and Clonmel in County Tipperary and New Ross in County Wexford. This weighted catchment had a pop of 290,073 persons in 2016 and is anticipated to increase to 339,531 persons by 2031. Therefore, Waterford City will have an important role in serving this population during the lifetime of the Development Plan.
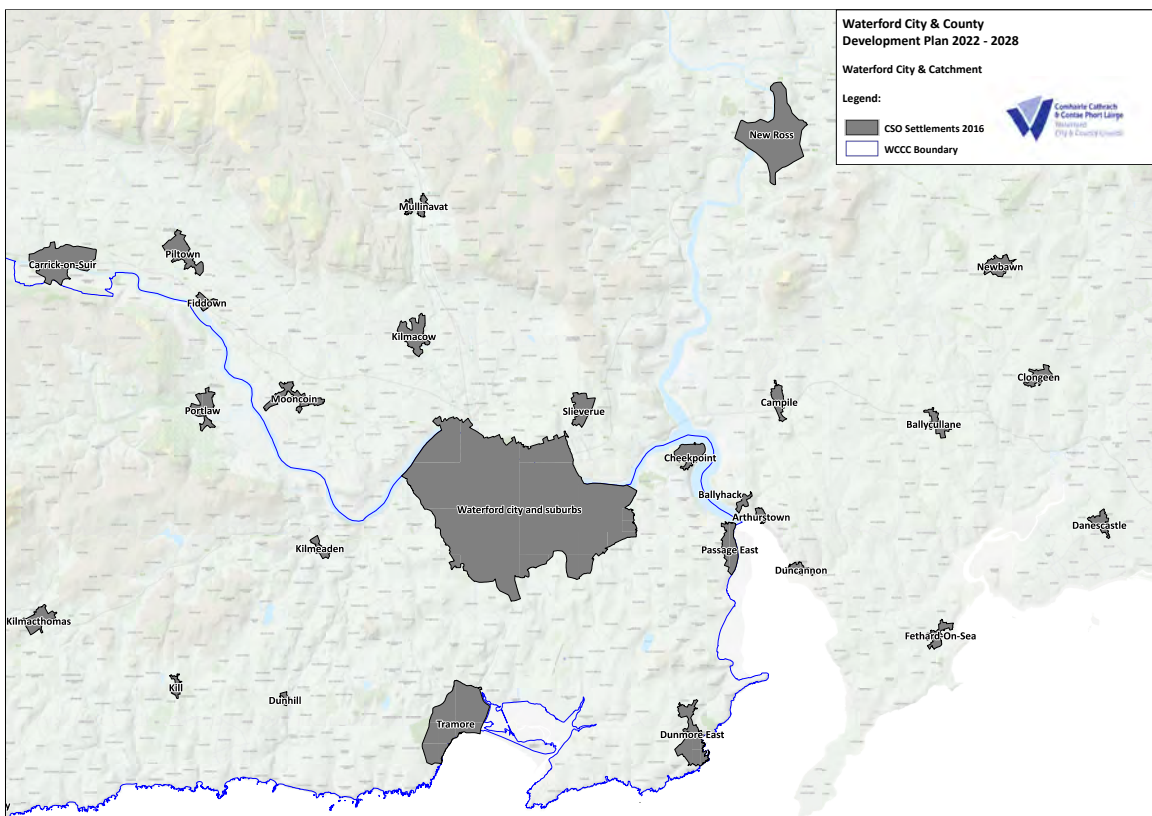
Figure 2.1 Waterford City & Catchment, Source CSO

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1   Section 6.2 and 6.3 of the Waterford City & County Retail Strategy 2020 (Appendix 4 of the Development Plan)

The Core Strategy demonstrates the Development Plan's adherence with other strategic and EU Directive requirements, and has also been informed by a consideration of strategic options for Waterford as set out in the Strategic Environmental Assessment accompanying the Development Plan, along with the Stage 2 Strategic Flood Risk Assessment. Measures for protecting and enhancing water quality contained in the South East River Basin Management Plan are taken into account in compliance with the Water Framework Directive (2000/60/EC).

The underlying principles of this Core Strategy are based upon achieving sustainable social and economic development across Waterford, along with compact growth for urban and rural settlements and a concentric city model for Waterford City, as envisaged in PLUTS, the NPF and RSES/MASP. These principles are founded upon the following:

- EU/National/Regional Policy Context: EU Directives, NPF, RSES/MASP, South East River Basin Management Plan,

- Section 28 Guidelines,

- Local Policy and Strategy Context: PLUTS/WMATS, Retail Strategy, Housing Strategy, Settlement Strategy, Stage 2 Strategic Flood Risk Assessment, Landscape Character Assessment, Renewable Energy Strategy, operable Development Plans and local area plans,

- Infrastructure led development and a sequential approach to zoning and development,

- Principles of compact growth and regeneration where appropriate,

- Appropriate Assessment and Strategic Environmental Assessment.

2.1 Core Strategy Strategic Aims

The Strategic Aims of the Core Strategy are as follows:

1. Based on the population/employment targets and policy objectives of the NPF, RSES & MASP, provide a local policy framework to, support development where it is consistent with the principles of sustainable development, and which is applied through planning decisions which are clear, consistent, robust and risk adverse.

2. Identify investment priorities to deliver and support the settlement strategy and hierarchy, founded on the principle of infrastructure led development.

3. Counteract imbalances in housing type, tenure and location both within settlements, between settlements and across broader rural areas in order to meet the needs of the people of Waterford, mitigating current residential leakage and unsustainable travel patterns.

4. To require, where appropriate, all plans and projects to comply with the requirements of the Strategic Environmental Assessment Directive, the Habitats Directive, Water Framework Directive and Floods Directive. Protect the integrity all Natura 2000 sites, (p) HNA's and locally important Biodiversity Sites in Waterford.

5. To ensure the policies and objectives of the Development Plan demonstrate consistency with the national and regional policy objectives set out in the NPF, RSES and MASP.

6. To implement a tiered and infrastructure led approach to the development of new residential land and engage in active land management to bring forward opportunities for redevelopment where feasible.

7. Develop key infrastructure required to deliver the concentric city model for Waterford City, consistent with the NPF, RSES and MASP and founded on the assimilation of PLUTS and WMATS policy objectives.

8. Implement the Waterford City and County Council Climate Adaptation Strategy 2019 (as amended) and promote a climate resilient pattern of development and land uses which assists in achieving national climate change mitigation and adaption targets.

9. To protect and strengthen the retail primacy of Waterford City within the Southern Region.

10. To protect and enhance the vibrancy and vitality of urban and rural centres and their mixed-use functions/capacity as community hubs.

11. To enhance the sense of place throughout settlements in Waterford and deliver 10-minute neighbourhoods through enhanced pedestrian and cycle permeability and mixed land use planning.

12. To protect existing employment and promote new employment areas at strategic locations and in district and local services centres across Waterford County.

13. To acknowledge the vital importance of the tourism sector to economic development and ccontinue to encourage and promote the sustainable development of a range of quality tourism facilities, attractions and accommodation types across Waterford.

2.2 Core Strategy Policy Context and Rationale

The Regional Spatial and Economic Strategy for the Southern Region (RSES) were made on the 31st January 2020 and cover the period 2020 - 2032. The RSES identifies employment and population targets which are consistent with the NPF for the region along with policy objectives to deliver such growth in a sustainable manner in both urban and rural locations. Through its vision statement the RSES seeks to:

• Nurture all our places to realise their full potential.

• Protect, and enhance our environment.

• Work to achieve economic prosperity and improved quality of life for all our citizens.

• Accommodate expanded growth and development in suitable locations; and

• Promote the region's international reputation as one of Europe's most creative, innovative, greenest and liveable regions.

In addition, the broad strategic concepts of the RSES as they relate to Waterford City and County are identified in Figure 2.2.
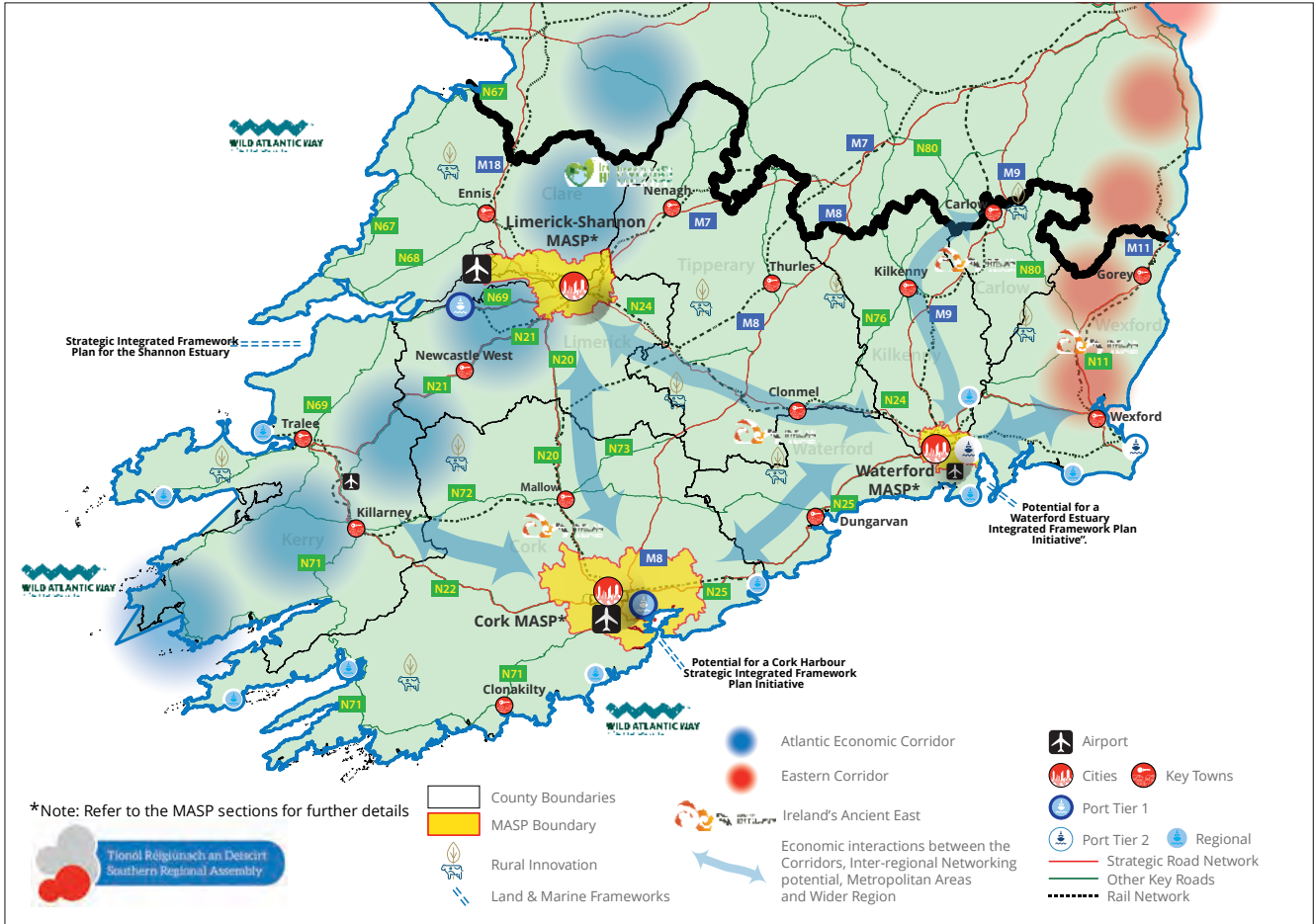
Figure 2.2 RSES Strategy Map (Source RSES)

While the RSES identifies the importance of collaboration between Metropolitan Areas (RPO 6) and their combined potential as a viable alternative to Dublin, of building critical mass in the three cities of Waterford, Limerick and Cork in order to deliver sustainable employment and population growth and thereby enhance the function of the cities as engines for broader economic growth across the region, the RSES also sets out a settlement typology, considering the role and function of all settlements, settlement networks and rural areas.

The principle spatial expression envisaged in the core strategy is set out in Figure 2.3 for Waterford City and County.
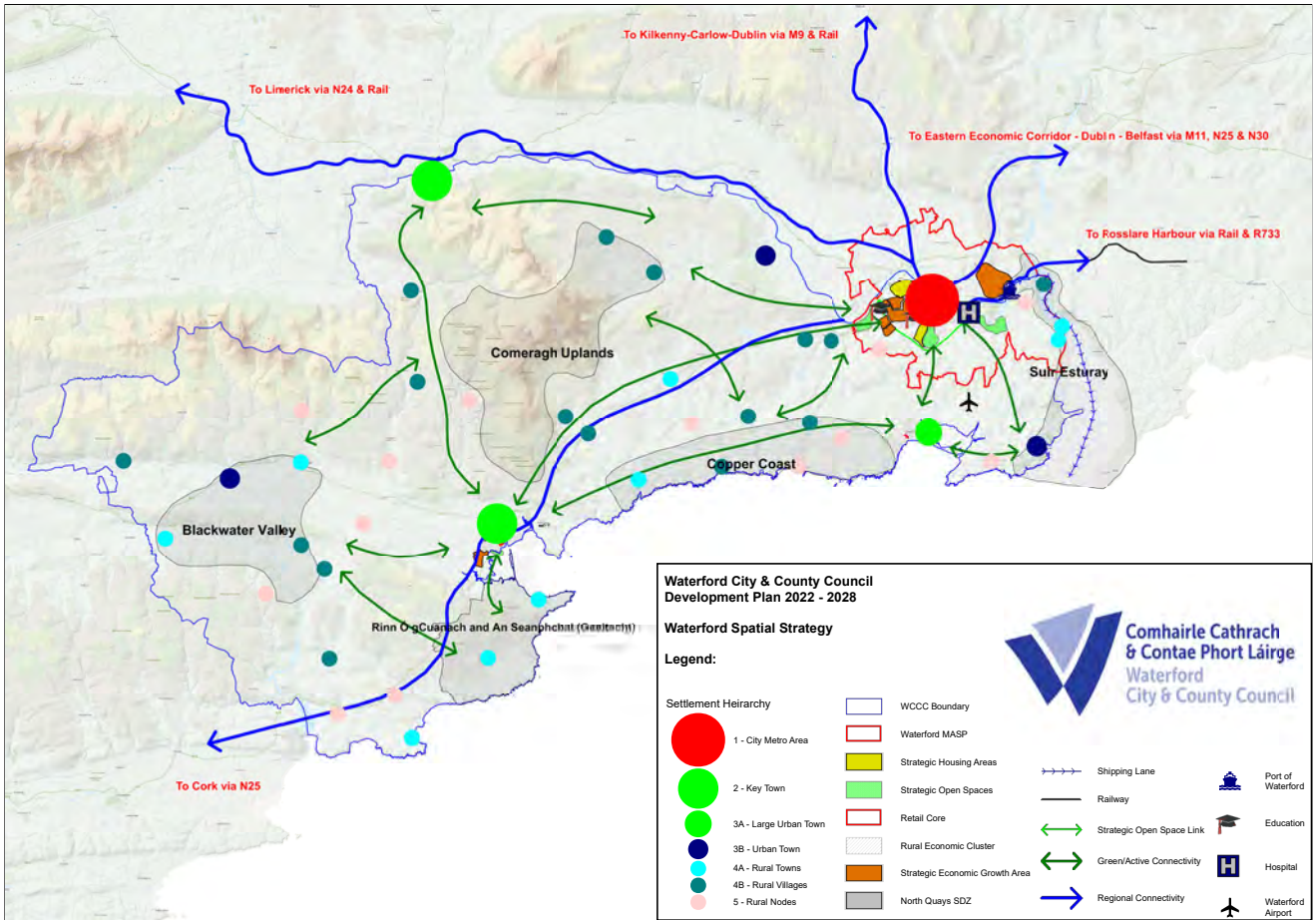
Figure 2.3 Waterford Spatial Strategy

2.3 Settlement Typology

The settlement typology identified in the RSES is committed to supporting diverse urban and rural communities and places throughout the Region. The settlement strategy and Table 2.1 identifies the relevant categories of settlements across Waterford and underpins the overall settlement hierarchy provided for in the Development Plan. In devising Core Strategies, the RSES requires the relevant local authority to have regard to the settlement typology and the following guiding principles:

1. Scale of population, and existing performance.

2. The extent to which a settlement is located inside or outside one of the three defined City Region catchments.

3. Scale of employment provision, number of jobs, jobs: resident workers ratio and net commuting flows.

4. Extent of local services and amenities provision i.e. administration, education – particularly higher education institutes, health, leisure and retail.

5. Extent to which trips may be made by sustainable modes of travel, i.e. walking, cycling or public transport.

6. Rate and pace of past development and the extent to which there are outstanding requirements for infrastructure and amenities.

7. Accessibility and influence in a regional or sub-regional context.

8. Sub-regional interdependencies, for example, where a settlement may be in relation to several nearby settlements and scope for collaboration including settlements closely adjoining Local Authority boundaries for cross boundary collaboration.

9. Character of local geography and accessibility as a service centre for remote and long-distance rural hinterlands.

10. Track record of performance and delivery, as well as ambition and initiative and scope to leverage investment.

11. Environmental and Infrastructural constraints.

12. The appropriate density and scale of development relevant to the settlement scale and location including the differing rates and nature of development experienced.

13. The need to provide attractive alternative options to rural housing within smaller towns and villages.

2.4 Waterford City and County Population Target

The RSES has identified population targets for Waterford City and County, based on the principles of regional growth set out in the NPF. Table 2.1 provides a summary of projected population growth during the period 2016 – 2031 (the life of the MASP), on which the Development Plan Core Strategy is based. Figures provided for areas of Waterford City located within the administrative area of County Kilkenny are excluded from the total population target for Waterford City and County.

Table 2.1 Waterford City and County Population Targets, Source RSES					
Settlement	2016	2026	Uplift	2031	Uplift
City & Suburbs (Kilkenny) +60% to 2040	5,288	6,608	1,320	7,268	660
Remainder Metro Area (Kilkenny) + 30% to 2040	2,952	3,321	370	3,506	185
City & Suburbs (Waterford) +60% to 2040	48,216	60,716	12,500	66,966	6,250
Remainder Metro Area (Waterford) +30% to 2040	3,399	3,819	420	4,029	210
Total Metro Area Pop (+34,007 to 93,861 in 2040)	59,854	74,464	14,610	81,769	7,305
Waterford City & County (excluding Kilkenny area of City & Metro)	116,000	132,000 to 135,000	16,000 to 19,000	137,000 to 144,000	21,000 to 28,000

2.5 Relationship with other Development Plans, Local area Plans and Strategies

The Waterford City & County Development Plan 2022 – 2028 will be the first unitary Development Plan operable for the entire administrative area of Waterford City & County Council and is being prepared under Section 11 of the Act. It should be noted that the operable period, or life of the Waterford City Development Plan 2013 – 2019, the Waterford County Development Plan 2011 – 2017, and the Dungarvan Town Development Plan 2013 – 2019, have all be extended under Section 11 of the Act to take account of the amalgamation of Waterford City Council and Waterford County Council in 2014, the dissolution of Dungarvan Town Council, and the time needed to prepare the NPF and RSES. These plans remain in force until replaced by the new unitary City and County Development Plan.

The three Local Area Plans for Tramore, Portlaw and Lismore form the lowest tier of statutory plans, having been made so as to be consistent with the Waterford County Development Plan 2011 – 2017 and its core strategy. Following the preparation of the new unitary Development Plan for the city and county, and the new core strategy which is consistent with the NPF and SRSES, it is intended to prepare new LAPs for areas in Waterford City, and the urban settlements of Dungarvan, Tramore, Dunmore East, Portlaw, and for the town of Lismore, having particular regard to its heritage. Furthermore, a LAP will be prepared for Gaeltacht na nDéise during the lifetime of the Development Plan. The making of such LAPs will be a function of the relevant Municipal District Council. It is important to stress however that while LAPs will be prepared in due course, their Core Strategies and associate land use zoning provisions will be consistent with the content of the unitary City and County Development Plan as made by the Plenary Council.

2.6 Housing Strategy

Section 94(1A) of the Act requires that every Development Plan shall also provide for the housing of existing and future population of the area, by way of a Housing Strategy. While Section 10 (1A) of the Act requires that a Development Plan also includes a Core Strategy to be consistent with NPF & RSES. Both the Core and Housing strategies should thus be aligned in terms of population projections. A Housing Strategy must include (inter alia):

• Analysis of demand and supply of different sectors of the housing market.

• A forecast of future requirements.

• Propose strategies to balance supply and demand in a sustainable manner.

• Facilitate the provision of 10% social housing on all land zoned solely for residential use or for a mixture of residential and other uses.

Furthermore, the Housing Strategy must inform a Neighbourhood/Settlement Strategy for the City and County respectively, and ensure it informs:

• Adequate zoned and serviced land is available for residential purposes, at appropriate locations, to meet requirements for future housing demand (consistent with Core Strategy).

• The availability of housing to people with different income levels.

• A mix of house type/size to be developed to reasonably match the different categories of household i.e. Elderly, travellers, homeless and those with disabilities. [s 94(2) PDA requires consideration of housing needs assessment carried out by the Housing Authority pursuant to s 21(a) of the Housing (Miscellaneous Provisions) Act 2009 and consultation with approved bodies under s 6 of the Housing (Miscellaneous Provisions) Act 1992]

• Counteracts measures to prevent undue social segregation in housing.

• The need for housing for purchase by intending owner-occupiers.

The full Housing Need and Demand Assessment (HNDA) and Housing Strategy are set out in Appendix 3, while detailed policies to facilitate implementation of the Strategy are set out in Chapter 7. These, among other things, identify a rationale for providing for a mix and range of residential density across our urban centres with a view to curtailing evidenced residential leakage and associated unsustainable travel patterns.

2.7 Settlement Strategy and Hierarchy

The function and importance of the city neighbourhoods and the towns across Waterford is identified in the neighbourhood and settlement strategy, in a manner which is consistent with national and regional policy, and the proposed strategy reflects an evolution of the existing strategies set out in the existing separate City and County Development Plans. Also identified, is the overall settlement hierarchy, which is similarly based on the NPF and RSES, but also reflects the overall importance of the various towns and settlements in terms of social, commercial and amenity functionality.

2.8 City Neighbourhoods

As outlined in the PLUTS, the City Neighbourhood Strategy represents a sustainable development strategy, reflecting the development of a compact city supported by the consolidation of existing, and the establishment of new, neighbourhoods. This approach to neighbourhood planning is consistent with the neighbourhood concept criteria outlined in the S28 Guidelines 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, (2009), the NPF, RSES and Section 7.3 of the MASP.

While greater detail of the regeneration lands and individual neighbourhoods is provided in Part 2, Chapter 3 of Volume 1 of this Development Plan, broadly speaking, outside of the regeneration capacity available in the city centre and its periphery, the neighbourhood strategy identifies two strategic areas for significant residential development south of the Suir:

- City South West Neighbourhood (University/Ballybeg/Kilbarry/Lacken); and,

- City North West Neighbourhood (Carrickphierish).

The other existing but well-established neighbourhoods are:

- Sacred Heart Neighbourhood comprising Ballytruckle and Kilcohan and Williamstown.

- Dunmore Road – comprising Farronshoneen/ Ballinakill Neighbourhood and Knockboy/Blenheim Neighbourhood.

- Larchville/Lisduggan/Lismore Neighbourhood; and,

- Ferrybank Neighbourhood.

While some weight has been given in a number of City Development Plans since 2000 on the development of the Gracedieu area, to date there has been no significant investment in infrastructure to service this particular area of the city. Having regard to this and the principles of infrastructure led development, 10 minute neighbourhoods and compact growth, it is now proposed to develop fully the principle strategy, policy and land use zoning objectives which will ensure the delivery of a sustainable neighbourhood for Waterford through the Local Area Plan process, and to focus new residential development in other areas of the city until such time as a Local Area Plan is prepared and infrastructure provided to support the genesis of the city north west neighbourhood and community.

2.9 County Settlements

Similarly, to the city neighbourhood strategy, the county settlement strategy reflects an evolution of the settlement strategy identified in the Waterford County Development Plan 2011 – 2017, having regard to the tailored approach to settlement typology set out in Section 3 of the RSES. Table 2.2 identifies the relevant baseline structure and hierarchy as envisaged by the RSES. While some settlement networks exist for the purposes of shared services and proximity, others are evolving in terms of economic development and shared amenity assets. These latter networks are explained further in Chapter 4.

Table 2.2 Settlement Hierarchy and Typology			
Class	**Category**	**Place**	**Attributes**
1	City-Metropolitan Area	Waterford City	Metropolitan areas accessible with national and international connectivity, strong business core, innovation, education, retail, health and cultural role.
2	Key Town	Dungarvan, including Ballinroad Clonmel Environs	Strategically located urban centre with accessibility and significant influence in a sub-regional context.
3A	Large Urban Town	Tramore.	Towns and villages of above 1,500 pop, which provide a housing employment and or service function. The category is broad and ranges from large commuter towns to more remote towns and villages.
3B	Urban Town	Dunmore East, Portlaw and Lismore.	
4A	Rural Towns	Cappoquin, Kilmacthomas, Tallow, Ardmore, Gaeltacht na nDéise (inc Sean Phobal), Passage East/Crooke, Stradbally,	Rural towns and villages less than 1,500 pop and the wider rural region. While rural in scale these towns provide a range of employment along with commercial, cultural and community services.
4B	Rural Villages	Aglish, Ballyduff Upper, Ballymacarbry, Bonmahon/Knockmahon, Cheekpoint, Clashmore, Clonea Power, Dunhill, Kill, Kilmeaden/Ballyduff, Lemybrien/Kilrossanty, Rathgormuck, Touraneena, Villierstown.	Rural towns and villages less than 500 pop and their immediate rural areas. These have a primary residential function and generally have more limited employment availability and services than those evident in Class 4BA.
5	Rural Nodes	Annestown, Ballylaneen, Ballymacaw, Butlerstown, Faithlegg, Fenor, Grange, Kilbrien, Knockanore, Mellary, Modeligo, Piltown, Whitechurch.	Small clusters of development usually focussed on a community or commercial use and which have potential to function as a centre for a small number of additional housing units.

While Table 2.4 sets out the quantum of land for our urban settlements (Classes 1 to 3B), it should be noted that the development of the remaining classes of settlements will be guided by the policy provisions of the Development Plan, with a move from an overdependence on land use zoning as a means of managing new development, so as to provide a more flexible approach to support the release of optional lands for housing development in particular which will be important in meeting local demand across our rural areas. The identified settlement boundaries will control the expansion of the settlements while allowing settlement cores to be developed in a manner consistent with existing character of each individual location. In determining the quantum of housing units that can be delivered during the life of the Development Plan within these rural settlements the following should be noted:

4A Rural Towns (500 -1500 Pop): These settlements which have developed historically as strong rural market towns serving their immediate rural hinterlands can support a maximum of c.20 houses during the life of the Development Plan subject to compliance with the policies and standards of the Development Plan.

4B Rural Villages (<500 Pop): Small cluster housing of 5-10 houses will be supported in principle, subject to compliance with the policies and standards of the Development Plan. This is subject to a total of c. 15 houses being permitted during the life of the Development Plan. Larger clusters may be achievable where services can support such a proposal. Settlements located close to or within the Waterford MASP may facilitate additional numbers of houses where services support the proposal.

5 Rural Nodes: Small cluster housing of 5-10 houses will be supported in principle subject to compliance with the policies and standards of the Development Plan. Development of up to 10 houses may be appropriate over the lifetime of the Development Plan.

During the lifetime of the Development Plan, we will monitor the level of development across these rural settlements and where development is not forthcoming in any particular settlement for whatever reason we may facilitate additional development in neighbouring settlements. In addition, settlements with service/infrastructure capacity and those within and adjacent to the Waterford City MASP area may facilitate additional growth to a scale consistent with the proper planning and sustainable development of the area. In all cases the developer will be required to demonstrate that the proposal is in compliance with the principles of proper planning and sustainable development and the policy objectives and development management standards of the Development Plan.

2.10 Rural Areas

In line with the provisions and policy objectives of the NPF and the RSES, the unitary City and County Development Plan considers that this rural countryside will continue to be a living and lived in landscape, focussing on the requirements of rural communities and their economies, based primarily on agriculture, forestry tourism and rural enterprise, while at the same time avoiding an over-spill urban generated development and protecting environmental quality. The Development Plan seeks to support the sustainable development of rural areas, encourage growth and arrest the decline of our rural towns and villages in a manner consistent with NPO 15 - 20.

To facilitate robust and clear planning decisions, and to provide a rational distinction between areas under urban influence i.e., within commuter catchments[2] of cities and large towns, and other rural areas outside commuter catchments, reflecting policy objectives NPO 19 and RPO 27 of the NPF and RSES respectively, an assessment of the following data has been undertaken:

• Census 2016 (POWCAR) data on commuting patterns.

• The Housing Strategy projections.

• Natura 2000 Sites.

• Topography/land cover, landownership and public road network; and,

• Census 2016 socio-economic and demographic data (Appendix 18).

This assessment has resulted in the identification of all County Waterford as being under urban influence and as such that the provision of single housing in the open countryside should be based on considerations of economic, social or local housing need to live in a rural area, and siting and design criteria for rural housing in statutory guidelines and plans. Policy objectives in this regard are set out in Section 7.11.2.

Circular Letter PL2/2017, issued by the Department of Housing, Planning, Community and Local Government in May 2017, advised local authorities that the Sustainable Rural Housing Guidelines are currently being revised to ensure the rural housing policies and objectives contained in local authority Development Plans comply with Article 43 of the EU Treaty on the freedom of movement of citizens. It is worth noting that Development Plan rural housing policies may require future amendment by way of a variation of the Development Plan, on publication of the updated Sustainable Rural Housing Guidelines.

2.10.1 Rural Area under Strong Urban Influence

The key Development Plan objectives in this area are, on the one hand, to facilitate the housing requirements of the local rural community, subject to satisfying site suitability and technical considerations, whilst on the other hand directing urban generated development to areas zoned and designated for housing in the adjoining villages and rural settlement nodes. We will manage sustainable growth in 'Rural Areas under Urban Influence' and facilitate the provision of single houses in the countryside based on the core considerations of economic, social or local need to live in a rural area, siting and design criteria for rural housing, and compliance with statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements in a manner consistent with NPO 19 of the NPF.

Further revitalisation of these areas will be achieved by implementing other Development Plan policy objectives which will enhance development opportunities by stimulating the regeneration e.g., through the promotion and support of economic development initiatives like agri-tourism, cottage type industries and local enterprise, as referred in Chapter 4. Our primary objective and aim will be to ensure real and long-term community consolidation and growth of our smaller towns, rural settlements and settlement nodes. Therefore, we will have regard to the viability of our smaller towns and rural settlement nodes in the implementation of rural housing policy.

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2   The standardised EU/OECD definition of a city region is where 15% of the workforce is employed in the principal city area. Where this is mapped, it defines the city region commuting catchment or functional area.

2.11 Principles underpinning Housing Land Requirements

The National Strategic Outcomes (NSOs) of the NPF (Figure 2.4), as supported by the United Nations Sustainable Development Goals are at the very heart of the long term spatial planning, aspirations and goals of this Development Plan, as well as the associated population targets and housing land requirements.

Figure 2.4 National Strategic Outcomes (Source NPF)

There is significant alignment between the UN SDGs and the NPF NSOs in areas such as climate action, clean energy, sustainable places and communities, economic growth, reduced inequalities, innovation and infrastructure and education and health. Of particular note in terms of sustainable places and communities as they relate to housing land availability during the life of this Development Plan, are NPF national policy objectives NPO 3-9, and 14-20.

2.11.1 Residential Density Assumptions

Calculating the residential land requirement for the period of the Development Plan, has required consideration of the broad range of settlement types and sizes, and the need for a varied residential density figure to be applied to settlements and development sites, depending on their tier within the settlement hierarchy. In addition, density of development will generally be determined by:

- Generalised zoning objectives applied in the Development Plan.

- Contextual size of settlements across the county and to the built context.

- Access to services and related infrastructure[3] and in particularly public transport; and,

- Proximity to centre in larger urban towns such as Dungarvan/Tramore and Waterford City in particular when considering infill/brownfield development.

In all cases the requirements for compact growth is acknowledged and encouraged by the Council, given the need to reduce CO_2 emissions by reducing energy consumption, and to support a more efficient use of energy in the residential and transport sectors. Due consideration has therefore been given to the core considerations of the NPF, RSES, and all relevant S28 Ministerial Guidelines; in particular the Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), Sustainable Urban Housing: Design Standards for New Apartments, Urban Design Manual: A Best Practice Guide and Urban Development and Building Heights: Guidelines for Planning Authorities.

Where lower densities are identified within settlements, the rationale for so doing is based on the requirement to meet the housing needs for both urban and rural areas, with particular focus on providing a real alternative to urban generated development in the open countryside, and providing scope and choice within the housing market which supports the diversity and consolidation of rural and urban settlements and the achievement of a balanced housing type and tenure mix, as required by the Housing Strategy.

2.11.2 Tiered Approach to Zoning

The method of land use zoning employed in this Development Plan focuses on delivering the strategic outcomes and priorities of the NPF for Waterford City and County. The approach taken considers the provisions of NPO 72(a), (b) & (c) of the NPF[4], paying particular attention to the infrastructural services available, thereby adopting a Tier 1 and Tier 2 approach to the release of land for residential development during the life of the plan. This has avoided the inappropriate zoning of land for development where such land cannot be serviced during the life of the plan. Appendix 14 of the Development Plan sets out the notional cost of addressing infrastructural deficits which will be required to be addressed prior to Tier 2 lands being available for development during the life of this Development Plan.

Section 6 and SPPR DPG 7 of the consultation draft Development Plans: Guidelines for Planning Authorities (August 2021) identifies how lands which are suitable for residential development can be tiered/phased or prioritised in the Development Plan. This sequential approach develops further the Tiered Approach to Zoning and gives due cognisance to the principles of compact growth and utilisation of existing infrastructure as set out in the NPF and RSES.

In a manner consistent with SPPR DPG 7, the new residential land use zoning (R1 GZT) provisions of the Plan are defined as either phase 1 or phase 2 lands as per the series of maps below. Generally, save for the phase 2 lands identified in the maps, all other R1 zoned lands can be taken as being phase 1.

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3   Refer to Hierarchy of Settlements and Related Infrastructure, diagram on page 83 of NPF.

4   Appendix 3 of the National Planning Framework sets out the methodology for a tiered approach to land zoning, which forms the basis of the methodology used in the Development Plan.

In addition to the provisions of the Guidelines and the sequential approach to development, the phasing approach set out in the Plan also takes cognisance of the unique pattern of land ownership across our larger urban settlements, the likelihood of development lands coming to market, the availability of services and development activity in the area. The phasing approach seeks to ensure that development on larger land holdings follows a sequential pattern and in this regard the following should be noted:

- All lands zoned for new residential development (R1) are considered to be developable during the lifetime of the Development Plan.

- R1 zoned lands not specifically identified as phase 2 shall be considered phase 1.

- Within any landholding all phase 1 lands shall be developed or committed to development prior to any development being proposed/permitted on phase 2 lands within that landholding.

- All planning applications for development on phase 2 lands shall be supported by documentation to clearly identify that phase 1 lands within the landholding have been developed out, are committed to development and that the implementation of any such permitted development is imminent, or that phase 1 lands are not available within the landholding.

In addition to the maps set out below, Table 2.3. identifies the quantum of phase 1 & 2 lands relevant to each urban location and the potential quantum of housing units that could be delivered in each. While the phasing methodology for Tramore is focused on a single core area, recognition is given to the role and function of Ballinroad in considering the phasing for Dungarvan while the neighbourhood strategy for Waterford City has influenced the spatial pattern of phase 2 lands across the built footprint of the city.

Table 2.3 Residential Phasing		
Settlement	**Phase 1 Total (Hectare)**	**Phase 2 Total (Hectare)**
An Gaeltacht na nDéise (inc Sean Phobal)	3.97	3.38
Clonmel Environ's	1.93	0.00
Dungarvan and Ballinroad	21.39	16.09
Dunmore East	6.78	0.00
Lismore	3.07	0.00
Portlaw	4.93	0.00
Tramore	9.86	3.07
Waterford city (Total)	114.43	65.45
Total R1 Tier 1 Lands	166.35	87.99
City Neighbourhoods	**Phase 1 Total (Hectare)**	**Phase 2 Total (Hectare)**
City Northwest	21.24	14.12
City Southwest	50.57	29.85
Sacred Heart / Ballytruckle/ Kilcohan / Williamstown	19.42	10.48
Dunmore Road / Farronshoneen / Ballinakill	2.91	0
Dunmore Road / Knockboy / Blenheim	19.38	11.01
Ferrybank	0	0
City Centre	0	0
Larchville / Lisduggan / Lismore Park	0.91	0
Waterford City (Total)	114.43	65.46
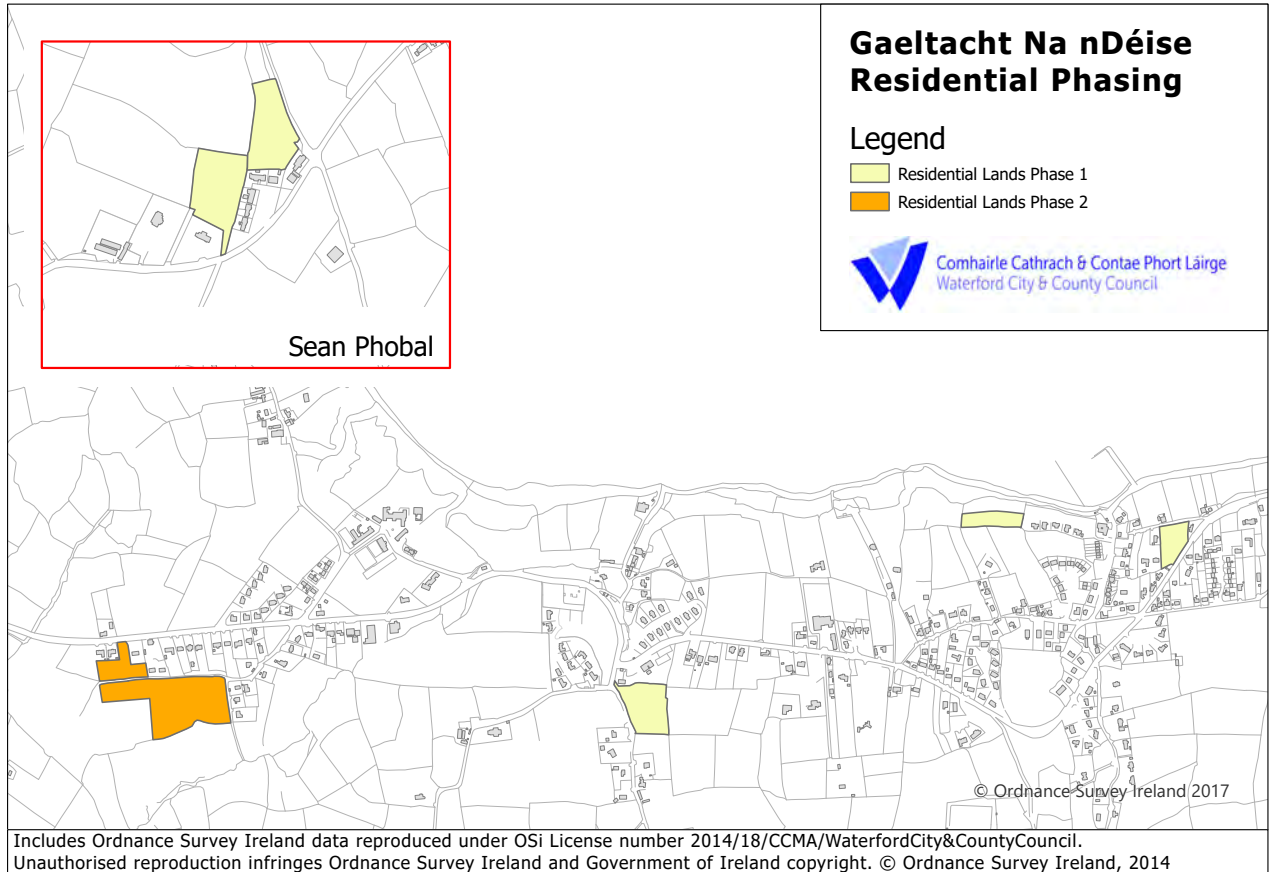
Figure 2.5 Phase 1 and 2 lands – An Rinn and Old Parish
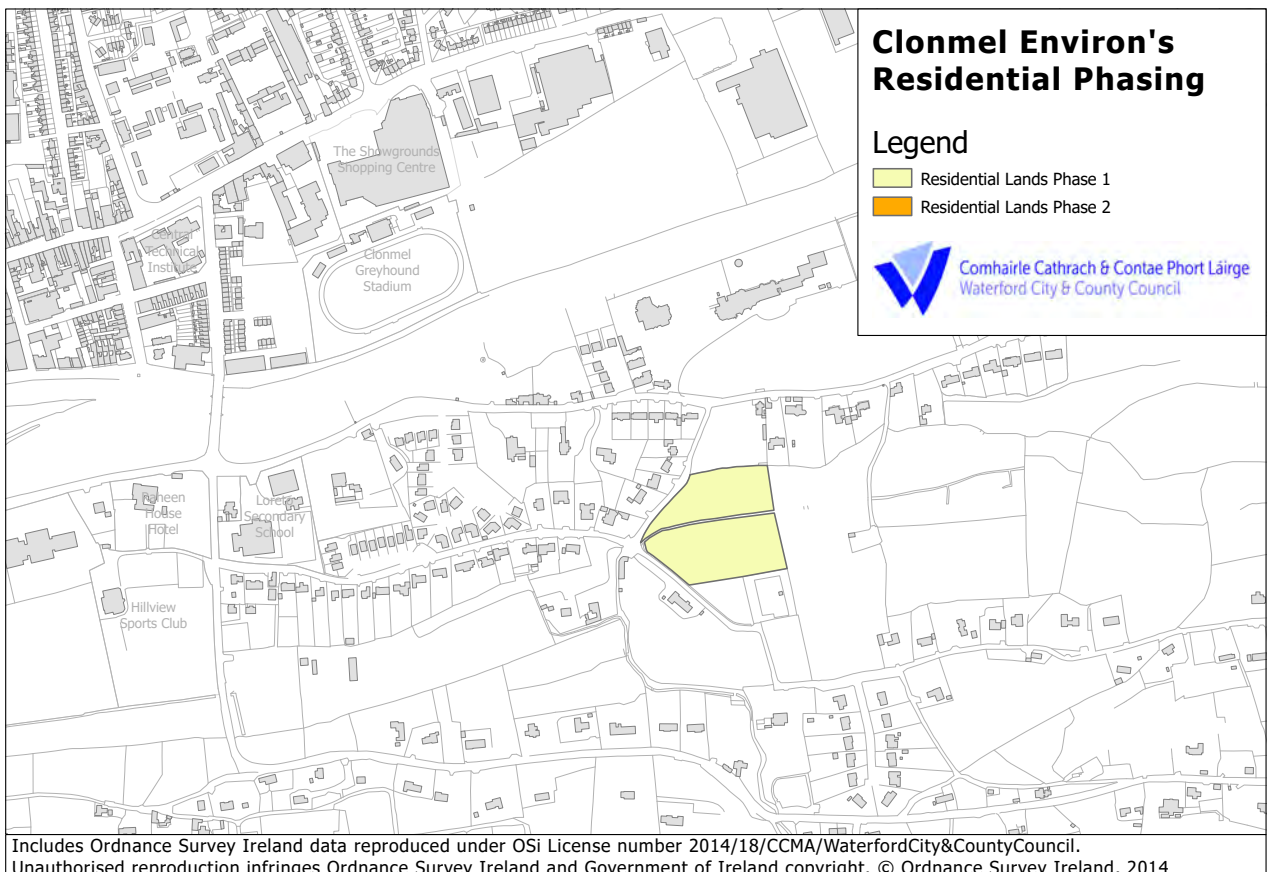
Figure 2.6 Phase 1– Clonmel

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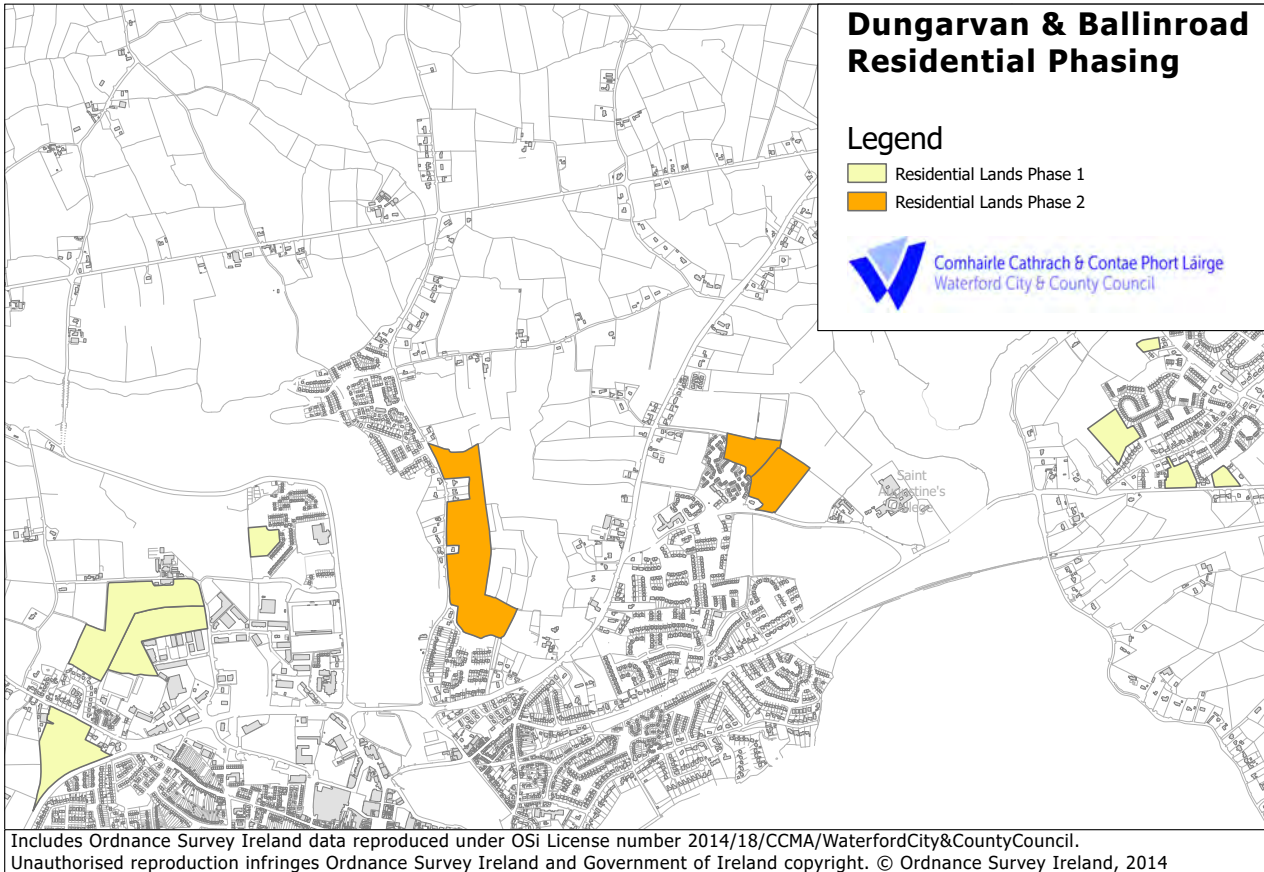
Figure 2.7 Phase 1 and 2 lands – Dungarvan/ Ballinroad

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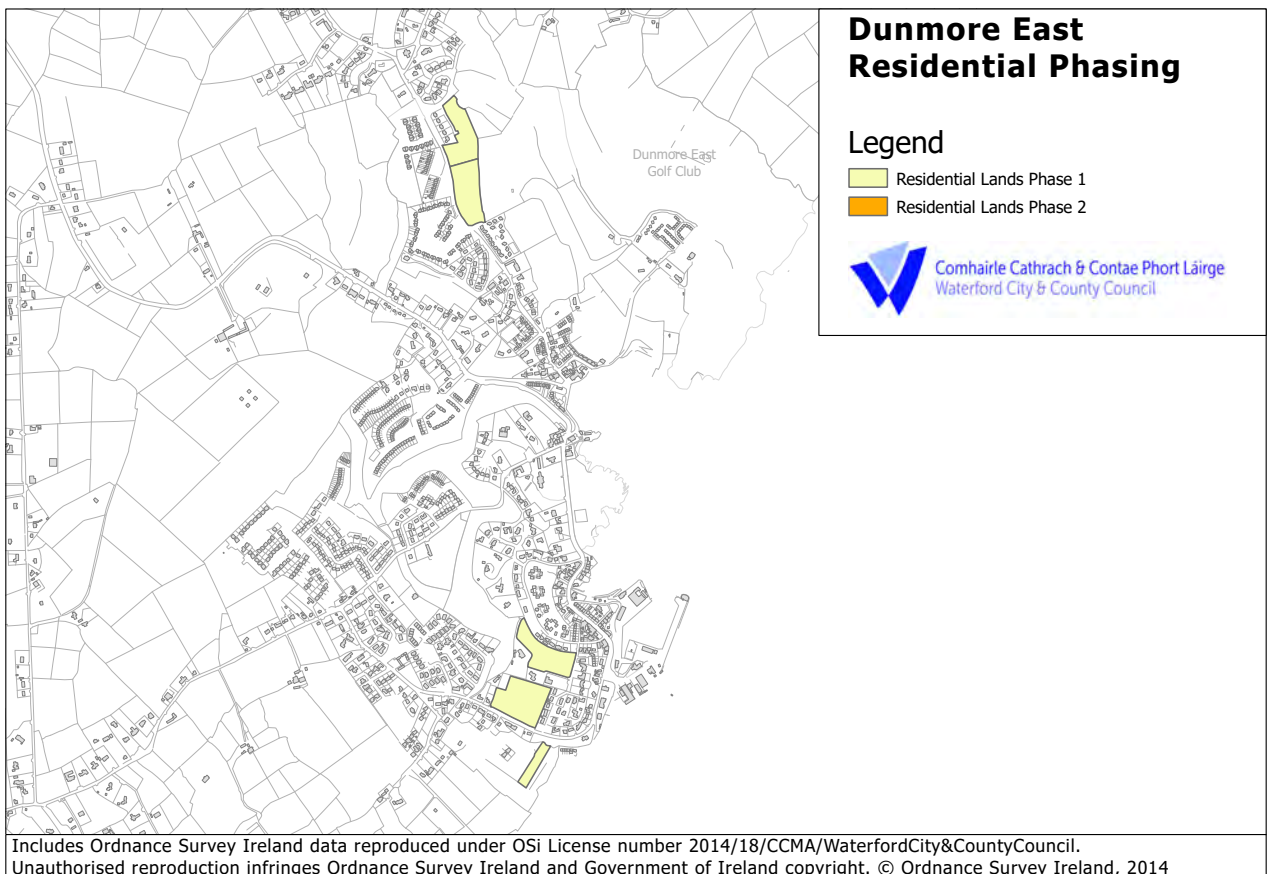
Figure 2.8 Phase 1– Dunmore East

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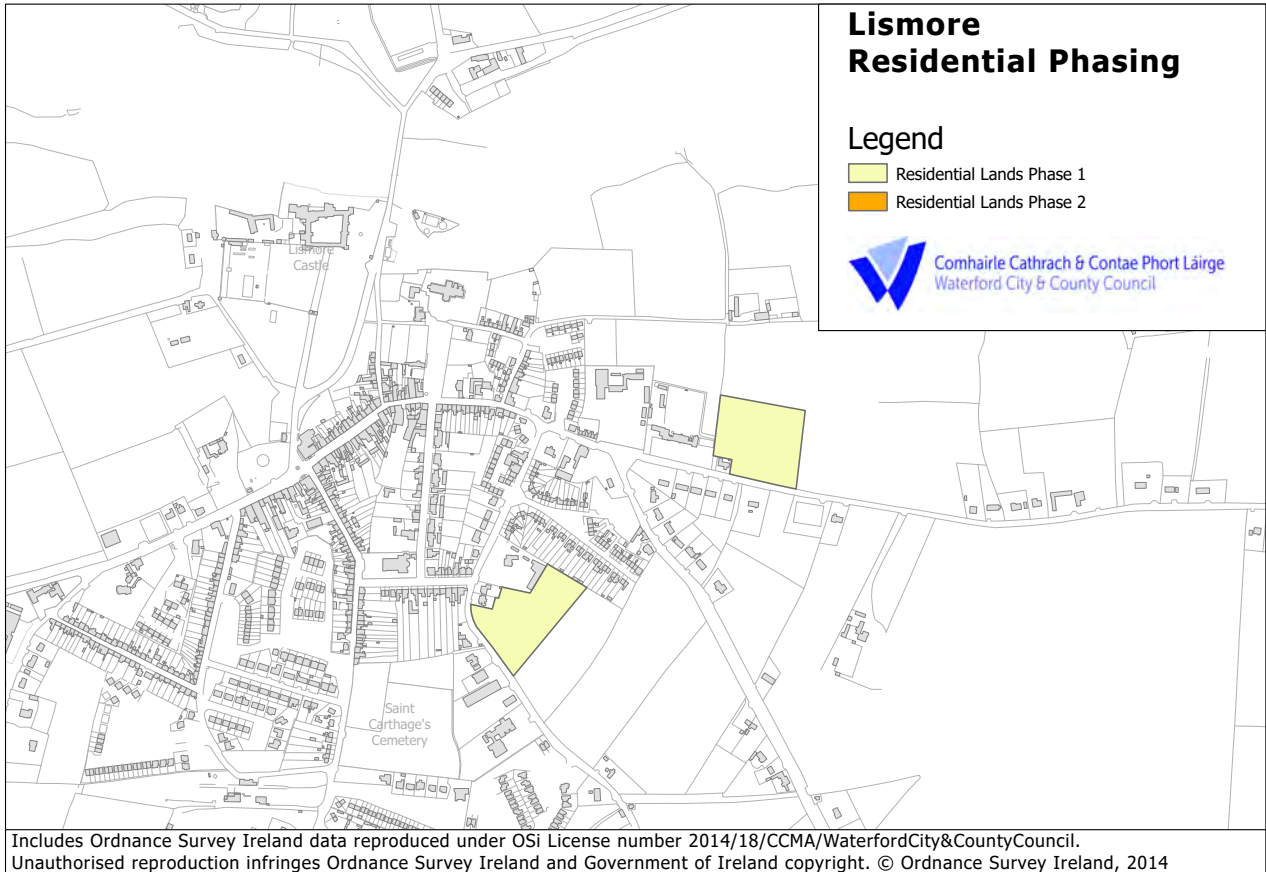
Figure 2.9 Phase 1– Lismore

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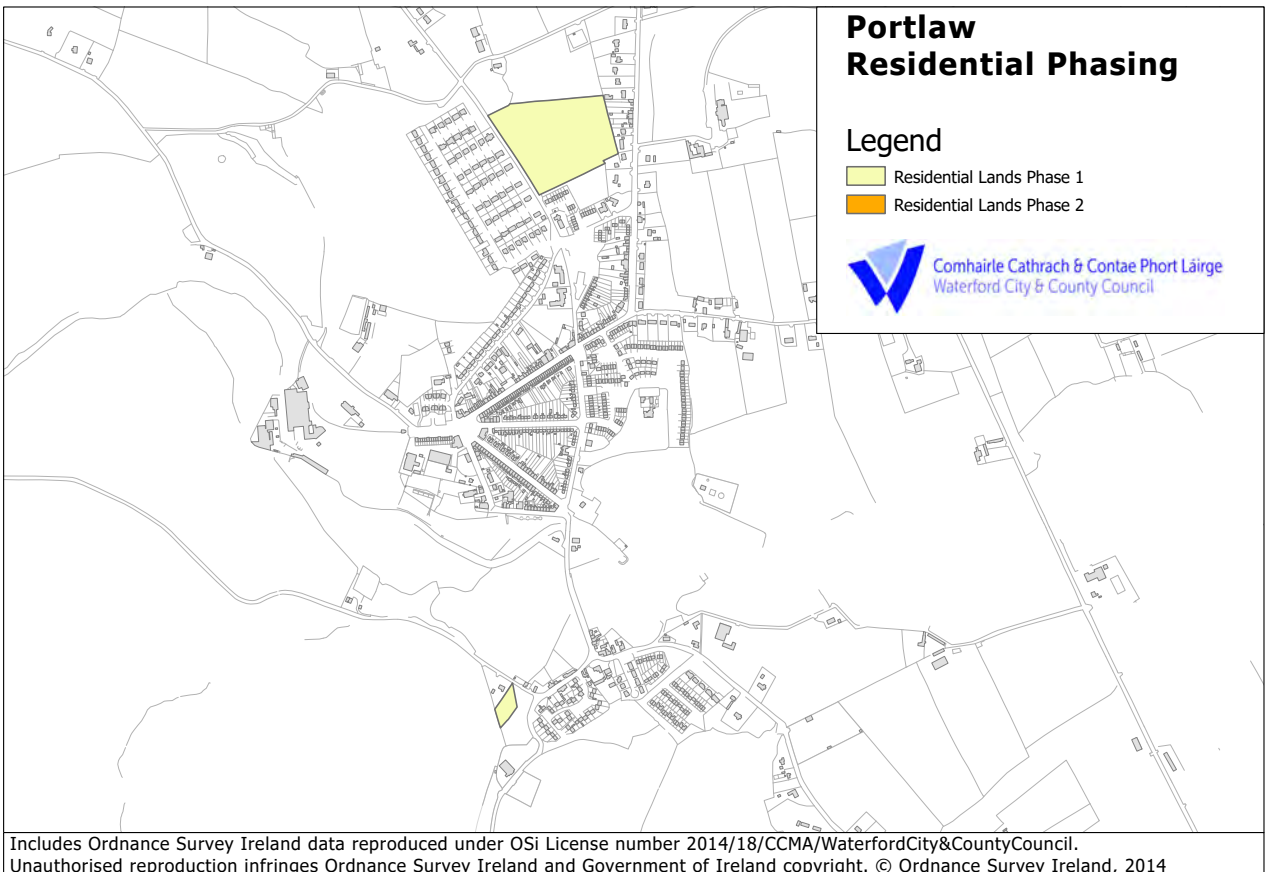
Figure 2.10 Phase 1– Portlaw

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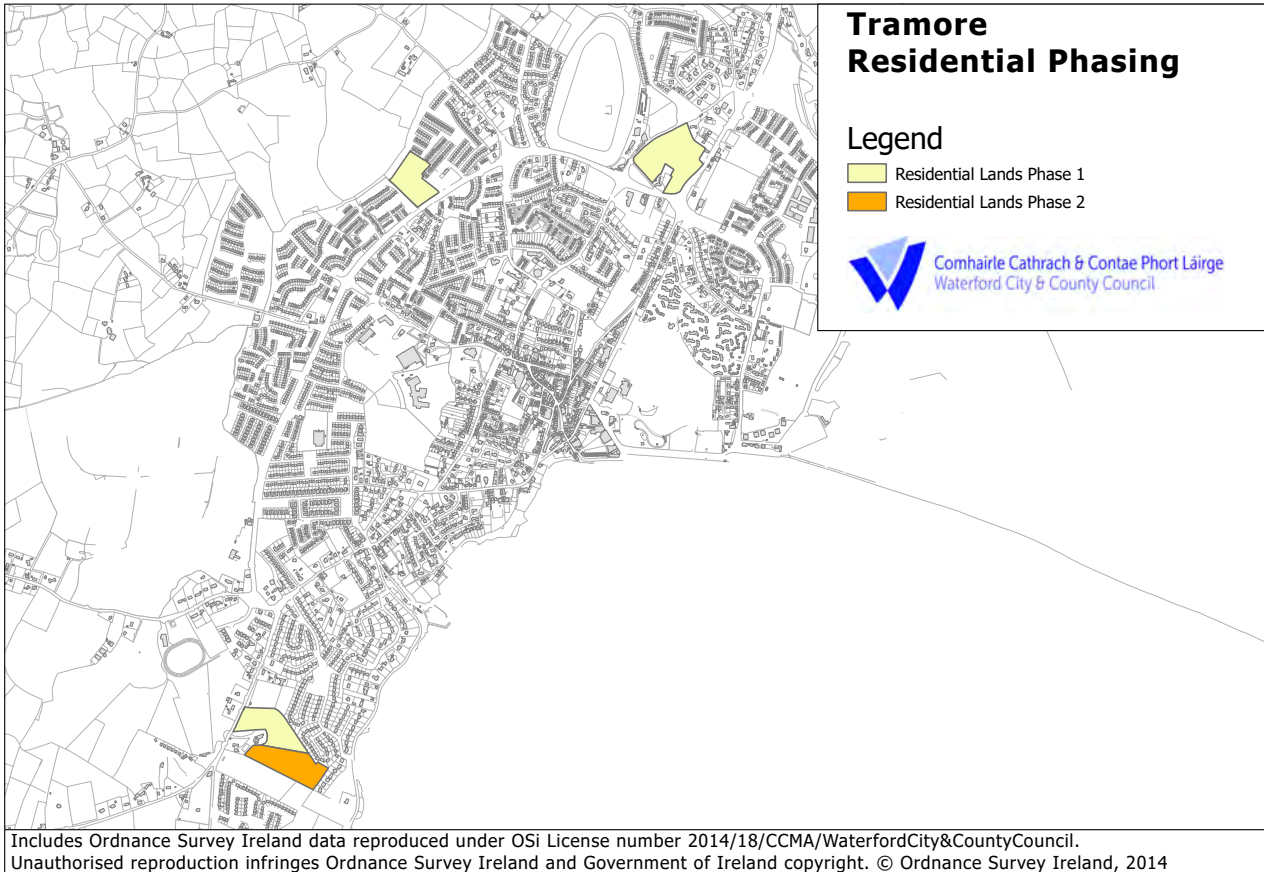
Figure 2.11 Phase 1 and 2 lands – Tramore

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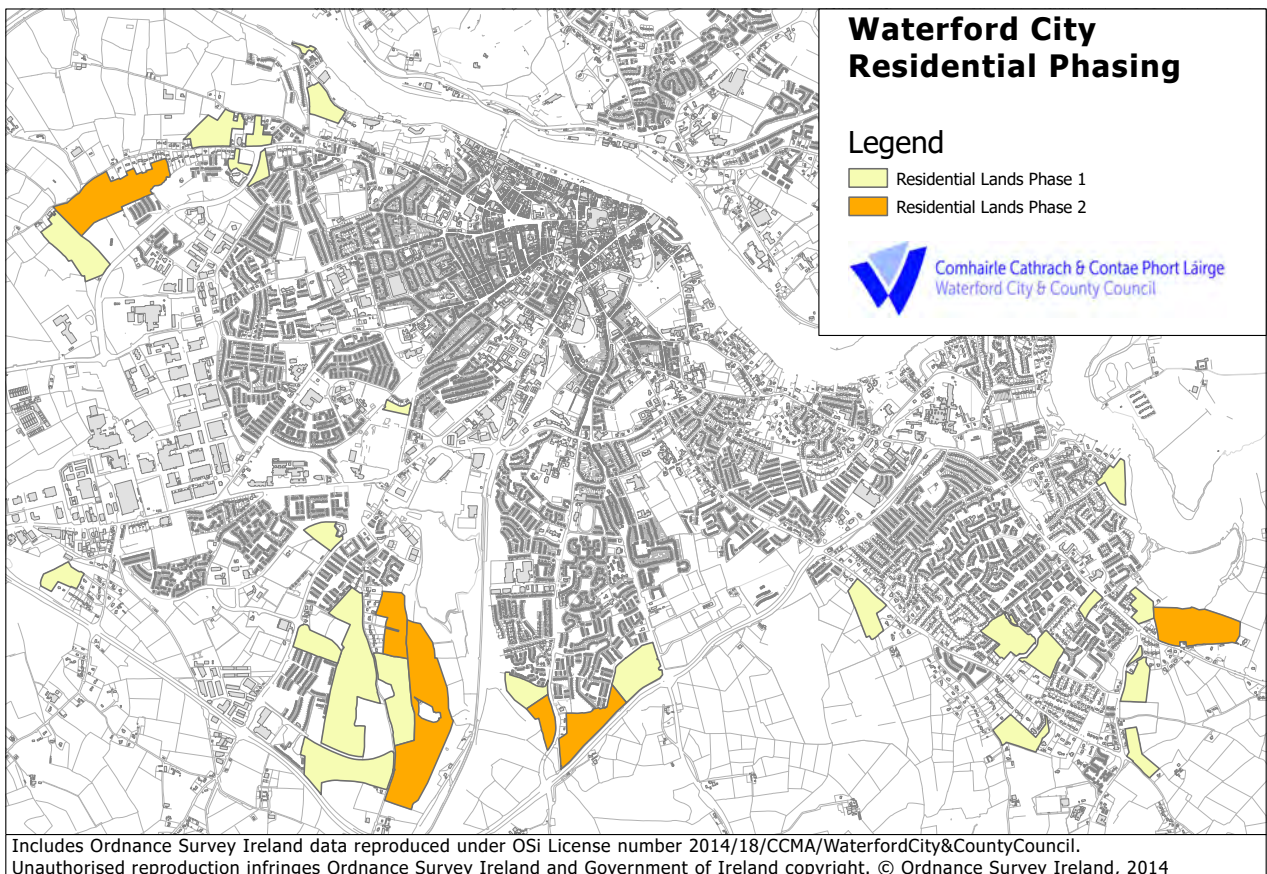
Figure 2. 12 Phase 1 and 2 lands – Waterford City

Appendix 17 quantifies the infrastructural deficit where relevant relating to all land zoned for new residential development, both phase/tier 1 and 2.

2.12 Waterford City & County Population Targets

To give some clarity to the calculations on which the population target data in the Core Strategy Table is based, the following should be noted:

Waterford Metro Area Population: Table 4.1 of the NPF and Table 1 of Waterford MASP (RSES), NPO 3(b).

Dungarvan and Clonmel Environs Key Town Population: NPO 9, Table 3.2 RSES, NPO 3(c).

Waterford County Population: Table 3.2 RSES, NPO 3(c) and Appendix 1 RSES.

Housing Supply Target Methodology for Development Planning: Guidelines for Planning Authorities DHLGH (DEC 2020), and

Housing Need and Demand Assessment & Housing Strategy (Appendix 3 of this Plan).

The achievement of the national strategic outcomes is a principal goal of the Development Plan, in particular the population targets for Waterford City and County. To achieve this level of employment and population growth, the Development Plan charts a path by way of its vision, its strategic outcomes, its policy objectives and a structure to monitor plan implementation in order to secure investment in infrastructure and services and to support communities, employment and amenities required to make Waterford a place where people call home.

In addition to the resident population targets of the NPF/RSES, it is estimated that a University in the region would attract an additional 1,500 learners annually and within five years this would equate to in excess of 6,000 additional learners. The scale of the population specifically in Waterford would grow to about 12,000- 14,000 learners over that period. A doubling of graduate student numbers and of international learners would bring that population to about 15,000. There would be expected to be a pro-rata growth both in faculty and professional/ managerial/ support staff along with the growth in students, with an estimated additional staff complement of about 500 (to a total complement of about 1,300) based in Waterford.

2.13 Target Population Growth

Table 2.4 identifies the population and housing unit target as envisaged for Waterford City and County in the RSES, NPF, Section 3(a) and (b) of the Implementation Roadmap for the National Planning Framework and the Housing Supply Target Methodology for Development Planning: Guidelines for Planning Authorities DHLGH (DEC 2020), the as described above. These figures have been further adapted to facilitate a more linear progression in reaching our 2031 target, in order to enable time to address constraints to implementing development across the city and county.

The minimum housing target of 4,824 will ensure that Waterford City has the capacity to develop in its role as a regional economic driver for the wider city region as envisaged in the NPF/RSES, while the growth identified for Dungarvan, Tramore, other towns/villages and rural areas will facilitate the sustainable growth of these areas over the lifetime of the Development Plan.

Table 2.4 Core Strategy Table											
Settlement		Population & Minimum Housing Target			RSES Population Ambition		Land Zoning Requirement to Deliver Minimum Housing Target					
Settlement Class	Settlement Type	Census 2016 Pop	Census 2016 (%)	Minimum Housing Target Units 2028 (Based on HST/ HNDA)	Population 2022 (Based on RSES targets)	Population Ambition 2028 (Based on RSES targets)	Existing Zoning (ha)	Zoned land required for Minimum Housing Target (ha)	Target residential density (UPH)	Minimum 50% / 30% infill lands (ha) (Based on minimum housing target)	Remaining 50% / 70% (non-infill) (ha) (Based on minimum housing target)	Shortfall / Excess of Zoned Land
1	**Regional City**											
	Waterford City & Suburbs	48,216	41.57	3,169	55,299	62,382	254.36	90.6	35	45.3	45.3	163.8
2	**Key Town**											
	Dungarvan/ Ballinroad	10,388	8.96	330	11,616	11,864	72.61	11.0	30	3.3	7.7	61.6
	Clonmel Environs	925	0.80	29	991	1,056	40	1.0	30	0.3	0.7	39.0
3A	**Large Urban Town (>1500 Pop)**											
	Tramore	10,381	8.95	261	10,965	11,549	44.04	8.7	30	2.6	6.1	35.3
3B	**Urban Towns (>1500 Pop)**											
	Dunmore East	1,808	1.56	43	1,905	2,002	76.6	1.7	25	0.5	1.2	74.9
	Portlaw	1,742	1.50	42	1,863	1,929	7.04	1.7	25	0.5	1.2	5.4
	Lismore	1,374	1.18	33	1,448	1,521	5.93	1.3	25	0.4	0.9	4.6
	Gaeltacht na nDéise	499	0.43	20			32.48	1.0	20	0.3	0.7	31.5
4A & 4B	**Rural Towns & Villages (<1,500)**											
				350					20			
5	**Rural Nodes/ Other Rural Areas**											
				516								
	Overall Total	**116,162**		**4,824**			**533.06**	**117.0**				**416.1**

2.14 Housing Land Requirement

Table 2.2 identifies the quantum of land required to facilitate the delivery of the minimum housing targets and the population ambition of the RSES set out in this Core Strategy. In addition to the density assumptions referred to in Section 2.11.1 above, and the specified NPF household size of 2.5 persons, the following have been considered in determining the residential land requirement for the period of the Development Plan:

- Guidelines for Planning Authorities on Housing Supply Target Methodology for Development Planning (2020) issued by DHLGH.

- Population ambition set out in the NPF and RSES, particularly for the designated centres of Waterford City and Dungarvan.

- Delivering an effective balance of housing types and tenures between and within our larger urban settlements, between Waterford City and Tramore, within Waterford City, and within Dungarvan (east and west of the Causeway).

- Achieving the longer-term objective of compact growth and transformative change by altering patterns of existing expansion and unbalanced urban spread which will require the availability of an appropriate mix and quantum of alternative land banks, particularly in Dungarvan.

- Transitioning existing settlements to a more self-sustaining model, particularly Tramore.

- Infrastructure availability and delivery; and,

- Land ownership and displacement of existing viable uses, including agriculture, particularly in Dungarvan.

Further details regarding the spatial pattern of housing land for Waterford City is set out in Chapter 3, Part 2 of Volume 1. With regard to the other urban settlements the following should be noted:

Dungarvan Key Town: The provision of lands for new residential development seeks to consolidate existing residential areas close to the historic core of Dungarvan, at Monang to the east of the Old Hospital Road and at Shandon. The longer-term objective will be to further consolidate the town by way of future residential development, school(s), amenity, and commercial uses west of the Colligan River in the general Shandon area (between the Shandon Road, The Colligan River and the Cappoquin Road) subject to investment in enabling storm water and roads infrastructure and amenity spaces during the lifetime of the Development Plan.

The recent decision by An Bord Pleanála to permit a Strategic Housing Development in Duckspool based on the land use zoning objectives of the Dungarvan Town Development Plan 2012-2018 is noted however it is considered that any change to the land use zoning objectives of the Plan to support this decision would be contrary to the stated vision, strategic goals and outcomes of the Plan which seek to sustainably develop Dungarvan by way of compact, sequential and town centre first development.

Lands identified for future residential development during the life of the Plan have been identified as either Phase 1 of Phase 2, the details of which are identified in Table 2.3, Figure 2.7, Appendix 17 and the associated maps.

Tramore: The Development Plan proposes to consolidate the future growth of the commuter town within its built footprint and with strategic objectives to support compact, town centre and sequential development. Lands zoned for new residential development are located at Crobally Upper, Newtown, north of Mountfield, with some other parcels distributed across the built-up area of the town. There is additional scope for new mixed-use development at Ballycarnane and on regeneration lands adjacent to the Old Waterford Road and Pond Road which may provide additional residential development.

Lands identified for future residential development during the life of the Plan have been identified as either Phase 1 of Phase 2, the details of which are identified in Table 2.3, Figure 2.11, Appendix 17 and the associated maps.

Dunmore East, Portlaw, Lismore and Gaeltacht na nDéise: The land use zoning objectives for new residential development in these areas seek to consolidate each settlement and provide choice in terms of location and landownership

2.14.1 Regeneration

Across our settlements some scope for regeneration exists and to this end relevant brownfield sites are identified in Appendix 21 with additional sites also identified in Table 3.1. These regeneration sites have been identified for their capacity to deliver regenerative, compact and sequential growth in the larger settlements while in the rural settlements they provide serviced sites as possible alternatives to one-off housing in the open countryside. As also detailed in Appendix 21 there are significant impediments to all these lands coming to market during the lifetime of the Development Plan, including site assembly and displacement of existing uses, and as such it is considered that where these lands come to the market they can be considered as Additional Provisional lands for the purposes of the core strategy.

2.15 Retail

The Section 28 Guidelines "Retail Planning Guidelines" (2012) outline the national objectives in relation to retail development which are strengthened through the NPF, RSES and MASP. Such guidance and national/regional policy objectives seek to ensure that the planning system continues to play a key role in supporting competitiveness in the retail sector for the benefit of the consumer in accordance with proper planning and sustainable development. Principle policy objectives seek to:

i.   Ensure that retail development is plan-led having regard to settlement hierarchies ranging between metropolitan to local centres.

ii. To promote city/town centre vitality through a sequential approach to development.

iii. Secure competitiveness in the retail sector by actively enabling high quality sustainable development proposals to come forward in suitable locations.

iv. To facilitate a shift towards increased access to retailing by public transport, cycling and walking in accordance with the Smarter Travel strategy; and

v.   To deliver quality urban design outcomes.

The relevant retail policies and objectives pertaining to Waterford City and County, as identified in the Waterford City Retail Strategy 2011, the Waterford County Update and Review of County Retail Strategy 2006, and the Waterford City Retail Strategy Update 2017, have now been updated and assembled into a new Waterford City and County Retail Strategy, which was prepared to inform the strategy and policy objectives of this Development Plan. Full details of the Retail Strategy are set out in Appendix 4, while Chapters 3 and 4 identify the relevant policy objectives derived from the Retail Strategy, with particular reference to identifying, among other things, a retail hierarchy, core shopping areas, the need for additional retail floorspace policy, and guidance regarding the location of new retail developments.

Waterford City & County Council is also committed to delivering an addendum to the Waterford City and County Retail Strategy in order to comply with Waterford MASP Policy Objective 19 which requires the making of a Joint Retail Strategy for the Waterford Metropolitan Area.

2.16 Economic Development

The potential for future economic development across the City and County is set out in Chapters 3 and 4 of this plan These identify a range of policy objectives to facilitate economic expansion through support for indigenous SMEs and FDI across all sectors of employment and provision of and support for enabling infrastructure while outlining how the City and County will be positioned to maximise opportunities to ensure sustainable economic growth and enhanced economic resilience for all urban and rural areas.

The chapter rationalises the need to provide adequate serviced zoned lands for industry and enterprise development. The economic development goals and objectives advanced in the Development Plan are consistent with the NPF, RSES and MASP and other National and local employment and investment strategies/policies referenced therein. Building the critical mass of Waterford City around a concentric city model to drive economic growth across Waterford and the broader region, developing the capacity for Dungarvan to grow as a Key Town, facilitating the transition of Tramore from a commuter town to a more self-sustaining town through provision of capacity to expand its employment function and facilitating the sustainable economic development of other locations across Waterford, are all key goals underpinning the Development Plan policy.

2.17 Ecosystems Services Approach and Natural Capital

In preparing the Development Plan and developing policy objectives, the Council have followed these Ecosystem Services[5] Approach principles:

a. Consideration of natural systems - by using knowledge of interactions in nature and how ecosystems function (Chapters 6, 9 and 10)

b. Taking into account of the services that ecosystems provide - including those that underpin social and economic well-being, such as flood and climate regulation, resources for food, fibre or fuel or for recreation, culture and quality of life (Chapters 6, 9 and 10)

c. Involving people - those who benefit from the ecosystem services and those managing them need to be involved in decisions that affect them. Public consultation has informed the preparation of the Plan, taking into account submissions/observations made on the Draft Plan during public display.

We will promote an Ecosystem Services Approach, following the above principles, in its decision-making processes, including those relating to the preparation of statutory land use plans.

In recognition of the need to manage natural capital[6], provisions have been integrated into the Plan that will contribute towards management of air quality, noise pollution, light pollution, water quality and integrated river basin management.

2.17.1 Integration of Environmental Considerations into the Plan

The following environmental assessments have been undertaken in parallel with the preparation of the Plan. An iterative process has been followed whereby each revisions of the Plan have been informed by the assessments.

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5   Ecosystems are multifunctional communities of living organisms interacting with each other and their environment. Ecosystems provide a series of services for human well-being (ecosystem services) either directly or indirectly contributing towards human wellbeing

6   Renewable and non-renewable resources (e.g. plants, animals, air, water, soils, minerals)

2.17.2 Strategic Environmental Assessment (SEA)

SEA is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt it.

SEA is required by the EU SEA Directive as transposed into Irish Law through the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004) as amended.

The findings of the SEA are included in the SEA Environmental Report that accompanies the Development Plan. That report provides a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Development Plan.

The Development Plan is accompanied by SEA Environmental Report and an SEA Statement.

2.17.3 Appropriate Assessment (AA)

AA is a focused and detailed impact assessment of the implications of a plan or project on European Sites designated for habitats or species.

AA is required by the EU Habitats Directive as transposed into Irish Law through the Planning and Development Act 2000 (as amended).

The findings of the AA are included in the AA Natura Impact Report that accompanies the Development Plan. That report provides a clear understanding of the likely consequences of the Development Plan on European Sites.

All AA recommendations have been integrated into the Development Plan. The emerging conclusion of the AA is that the Plan will not affect the integrity of the European Sites, alone or in combination with other plans or projects.[7]

2.17.4 Strategic Flood Risk Assessment (SFRA)

SFRA is an assessment of flood risk and includes mapped boundaries for Flood Risk Zones, taking into account factors including local knowledge, site walkovers and flood risk indicators.

SFRA is required under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment, Heritage and Local Government and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014.

All SFRA recommendations have been integrated into the Development Plan.

In addition to the above assessments, an Ecosystems Services Approach was taken in the preparation of the Plan (Chapters 6, 9 and 10).

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7   Except as provided for in Article 6 (4) of the Habitats Directive, viz. There must be:

(a) no alternative solution available,

(b) imperative reasons of overriding public interest for the plan to proceed; and

(c) adequate compensatory measures in place.

2.18 Core Strategy Policy Objectives

Core Strategy Policy Objectives	
CS 01	**Enabling Growth** Through the Core Strategy and Housing Strategy, facilitate sustainable growth and support the delivery of key growth enablers and priorities for Waterford City and Waterford County, in a manner consistent with the provisions and policy objectives of the NPF, RSES and MASP.
CS 02	**UN Sustainable Development Goals** Through implementation of the Core Strategy and the policy objectives of the Development Plan we will contribute, as practicable, towards achievement of the 17 Sustainable Development Goals8 of the United Nations' 2030 Agenda for Sustainable Development, which came into force in 2016 and the outcomes derived there from as set out in Section 1.6 of Chapter 1 of the Development Plan.
CS 03	**Compact Growth** In a manner consistent with NPO 34 and 35, we will promote and support an efficient, equitable and sustainable pattern of residential and other development that delivers compact growth and critical mass for sustainable communities in Waterford, by managing the level of growth in each settlement.
CS 04	**Concentric City** We will identify investment opportunities and priorities to deliver the concentric city model and the core strategy and settlement strategy founded on the principle of infrastructure led development.

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8   Including:

Goal 1: End poverty in all its forms everywhere

Goal 2: End hunger, achieve food security and improved nutrition and promote sustainable agriculture

Goal 3: Ensure healthy lives and promote well-being for all at all ages

Goal 4: Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all

Goal 5: Achieve gender equality and empower all women and girls

Goal 6: Ensure availability and sustainable management of water and sanitation for all

Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all

Goal 8: Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all

Goal 9: Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation

Goal 10: Reduce inequality within and among countries

Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable

Goal 12: Ensure sustainable consumption and production patterns

Goal 13: Take urgent action to combat climate change and its impacts

Goal 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development

Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss

Goal 16: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels

Goal 17: Strengthen the means of implementation and revitalize the global partnership for sustainable development

Core Strategy Policy Objectives

CS 05

Housing Strategy

We will develop and deliver a Housing Strategy in order to meet the housing needs of our communities, balance the provision of social and affordable private housing, ensure effective delivery of housing and mitigate current residential leakage and unsustainable travel patterns.

CS 06

Environmental Directives

We will require, where appropriate, all plans and projects within Waterford to comply with the requirements of the Strategic Environmental Assessment Directive, the Habitats Directive, Water Framework Directive and Floods Directive.

CS 07

Urban Regeneration

We will collaborate with state agencies such as the LDA and SRA to deliver quality regeneration projects across our urban settlements in a way that supports the achievement of compact growth and sustainable placemaking for urban and rural communities.

CS 08

Local Area Planning

To supplement the land use zoning objectives and other policy objectives of this Development Plan, through the provision of Local Area Plans (LAPs) for areas of Waterford City, Dungarvan/ Ballinroad, Tramore, Dunmore East, Portlaw, Lismore and Gaeltacht na nDéise (including Sean Phobal).

CS 09

Low Carbon Future

Through the implementation of the Core and Settlement Strategies, we will put in place a pattern of land use and associated policy objectives and actions, which facilitate a just transition to a low carbon society.

CS 10

Gaeltacht na nDéise

We recognise the cultural and socio-linguistic significance of Gaeltacht na nDéise within Waterford and the Southern Region, and will collaborate with Údaras na Gaeltachta and other bodies to proactively enhance the linguistic viability of the Gaeltacht, with a view to achieving the 67% viability threshold in time and thereby develop a sustainable future for the area and its community.

CS 11

Infrastructure Led Development

We will liaise with relevant service providers to ensure Development Plan implementation is consistent with the Core Strategy.

CS 12

Rural Regeneration

We will pursue the regeneration of smaller towns and villages in a manner consistent with NPO 16, 17 & 18, particularly those experiencing stagnation, decline, dereliction and vacancy. Through programmes such as "new homes in small towns and villages", we will facilitate greater choice for people to build homes in these locations in the interest of securing their viability as a focus for community interaction, activity, and rural services.

Core Strategy Policy Objectives

CS 13	**Settlement Strategy** In a manner consistent with the settlement typologies and respective policy objectives of the SRSES, we will: • Support the development of Waterford City as the Regional Capital, a University City and international location of scale and primary driver of economic and population growth in the Southern Region. • Support the development of Dungarvan/Ballinroad as a Key Town of significant influence in a sub-regional context and a Gaeltacht Service Town. • Support the development of Tramore in a manner which encourages a more self-sustaining model of settlement, and a move away from an over-dependence on employment in Waterford City; and, • Support the development of our urban and rural settlements to provide for the demands of their communities and encourage networking between settlements to build economic resilience and rationalise the sustainable provision of services. while structuring and implementing the settlement hierarchy in a manner consistent with the RSES Sustainable Place Framework.
CS 14	**Delivering Sustainable Places** We will provide a comprehensive set of development management standards which provide clear qualitative and quantitative guidance for developments across urban and rural areas of the city and county. Development densities, in particular will be appropriate to the built and other contextual issues relating to each location, including proximity to public transport facilities/routes, so as to avoid a "one size fits all" approach and deliver distinctive placemaking.
CS 15	**Rural Strategy** Prior to the mid-term review of the Development Plan we will commence the preparation of a Rural Strategy so as to support rural communities in delivering transformative change in their areas which will secure long term economic, social and community viability and vitality.
CS 16	**Rural Towns and Villages** In addition to compliance with other policy objectives and development management standards of the Development Plan, development proposals for all land use types within rural towns and villages (Class 4 & 5 in Table 2.1) will be required to demonstrate that: • The scale of a proposed housing development is consistent with the number of housing units appropriate to the class/ typology of settlement as set out in Section 2.9 and Table 2.2. • The proposal is compatible with the context of the site in terms of character, scale and density. • The proposal will contribute to the visual and general/residential amenity of the settlement and its built quality. • The proposal avoids any transgression onto land used or intended for use as public amenity. • The proposal is 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, • 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. • Site selection should be informed by a sequential approach to development and the avoidance of development within flood zones. Development within flood zones should be for water compatible uses only. In order to avoid a situation where permitted residential development may sterilise other development proposals during the lifetime of the Development Plan, we may specify the lifetime of a planning permission having regard to the program for implementing the development identified in the proposal.

3

Chapter 3
Waterford City & MASP

- Sustainable Compact Growth
- Sustainable Tourism
- Climate Action
- Diverse Economy and Education
- Accessibility and Connectivity
- Heritage
- Rural Economy
- Infrastructure
- Sustainable Places and Communities

Chapter 3: Waterford City & MASP

Strategic Objectives
Plan for and deliver a future for Waterford City as envisaged in the NPF, Waterford PLUTS and Waterford City MASP (RSES) where Waterford fulfils its role as the Regional City and home to the South East Technological University.
As a leading member of the MASP implementation body, in collaboration with the Southern Regional Assembly, Kilkenny County Council, State and other agencies/ stakeholders, we will implement the priorities and objectives of the Waterford MASP to support the critical mass required for Waterford City to function as a regional city of scale in support of the broader south east region.
We will identify investment priorities to deliver the concentric city model founded on the principle of transport-orientated and infrastructure led development.

3.0 Waterford City: The NPF, RSES and MASP

Waterford City is a key asset for Ireland in terms of its location, ability to compete nationally and internationally and capacity to grow and to relieve pressure on Dublin and surrounding counties. The National Planning Framework recognises Waterford's role and potential as a national centre of scale to complement Dublin based on population and job creation supported by the South East Technological University (SETU). The targeted growth of Waterford, providing an additional c. 12,000 jobs to support and additional 27,000 – 32,000 population by 2040, is vital to the national and regional long-term growth strategy expressed in the NPF.

The principles which underpin the sustainable development of Waterford City as the south-east regional city of scale with associated economic and community are set out in the NPF. The NPF recognises that the key challenge for Waterford is to build scale and enhance urban quality through employment led growth. Opportunities exist to build on the City's existing employment base which includes pharma, med-tech and engineering/advanced manufacturing sectors, as well as emerging indigenous enterprises while enhancing Waterford's boutique-city attractiveness, quality of life and access thereto. Waterford also offers opportunities as a location for new University expansion and support functions in areas such as financial or professional services that may wish to avoid larger urban areas. It is also an emerging tourist centre, located on the route from Rosslare to Cork and the South-West and as a destination for cruise traffic.

The NPF proposes a series of key future growth enablers which have been further developed into a number of key themes and derived guiding principles and policies in the RSES MASP. The five principle themes include:

- **Integrated Land Use and Transportation** to deliver investment and the concentric city.
- **Housing and Regeneration** across the city and its diverse neighbourhoods to achieve compact, infrastructure led growth.
- **Employment and Enterprise** to bring about transformational change.

- **Natural Environment** to support the recreational needs of the expanding population while protecting and enhancing biodiversity; and,

- **Social Infrastructure** of a standard to support communities and advance the learning city and county and associated social and economic development.

To give effect to the guiding themes of the NPF which will enable Waterford City to fulfil its regional and national role, the following **Key Future Growth Enablers** for Waterford city and MASP are set out in the NPF & RSES:

- Delivering the **North Quays SDZ** regeneration project including a new **pedestrian/public transport bridge** over the River Suir.

- Identifying **infill and regeneration opportunities** to intensify housing and employment development throughout city centre and inner suburban areas.

- Enabling **enhanced opportunities for existing communities** as development and diversification occurs, particularly through **employment, learning and education support**.

- Progressing the **sustainable development of new greenfield areas** for housing and the development of **supporting public transport and infrastructure**.

- **Public realm and urban amenity projects**, focused on streets and public spaces, particularly in the city centre and inner urban area in support of urban intensification.

- The development and expansion of the **SETU** as part of the wider Multi Campus Technological University and integration with the City and region.

- Provision of Citywide public transport and strategic cycleway networks.

- **Extension of the Waterford Greenway** to link SETU to the City Centre.

- **Enhanced regional connectivity** through improved average journey times by road to Cork, Limerick and ports within the region.

- Ensuring that **water supply and waste-water needs** are met by new national projects to enhance Waterford's water supply and increase wastewater treatment capacity.

- **Improving sustainability** in terms of energy, waste management and resource efficiency and water, to include district heating and water conservation.
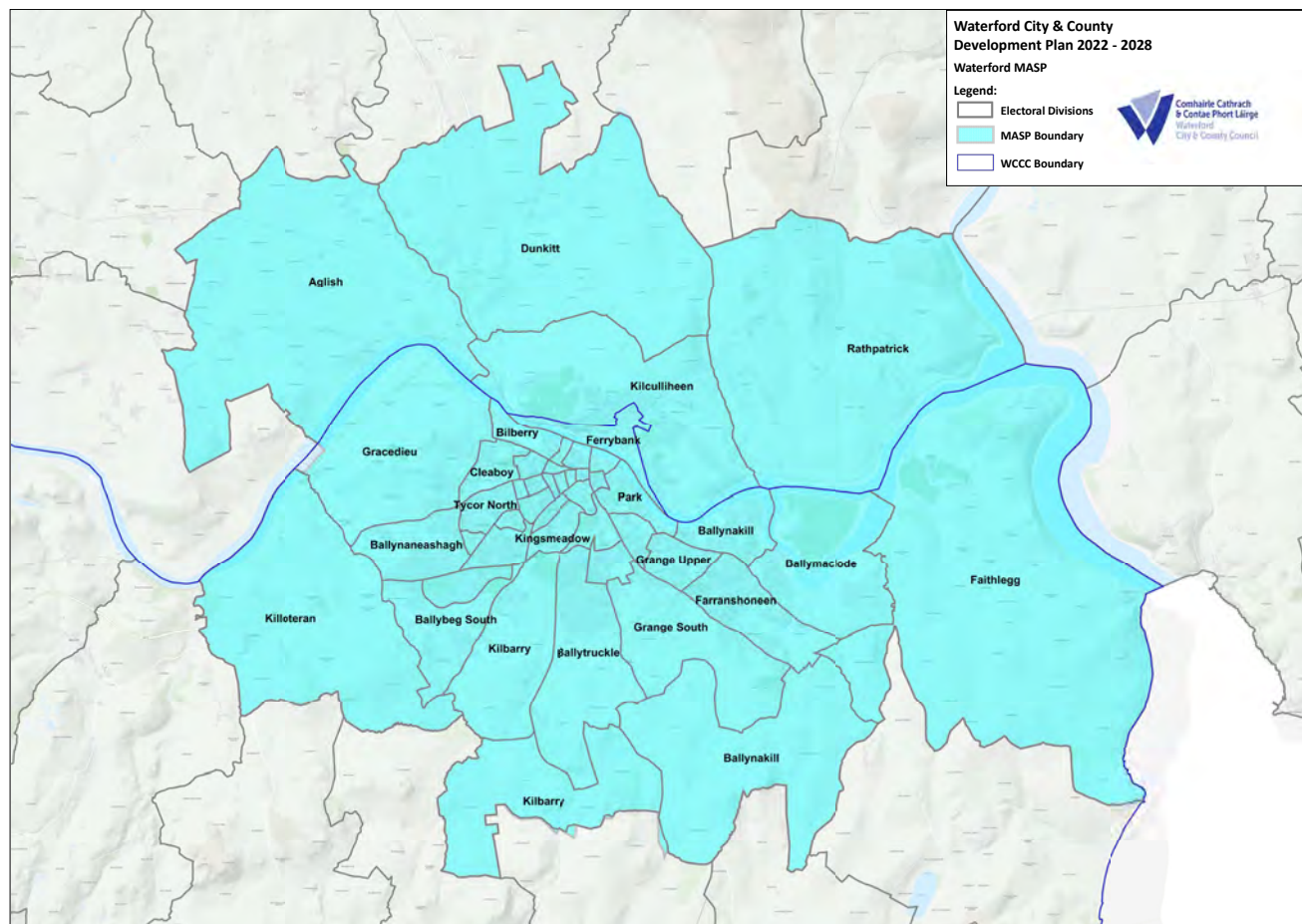
Figure 3.1 Waterford MASP (Source RSES)

The Development Plan and core strategy will give support through relevant policy objectives to enable the delivery of the key growth enablers and the transformational change required across Waterford City as envisaged in the NPF, RSES and MASP. We will implement the NPF, RSES and MASP through the Development Plan strategies and policy objectives over the period to 2028 and pursue specific project investment through the National Development Plan, the Urban Regeneration Development Fund and other available funding mechanisms.

3.1 Integrated Land Use and Transport PLUTS & WMATS

The concept of integrated land use and transport planning for the city is set out in the Waterford Planning Land Use and Transport Strategy (PLUTS) 2004 – 2020 (Figure 3.2). Important infrastructure has been delivered such as the M9 Waterford to Dublin and Bridge Crossing, the improved N25 and National Port access road (N29) required to support the PLUTS adopted population scenario and growth strategy[1]. However, the key element of the PLUTS including the population increase and the delivery of a "concentric city model" has not significantly progressed.

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1   The growth scenario envisaged by PLUTS included a population growth of 30,000 and an additional 12,800 jobs.

Figure 3.2 Concentric City (Source PLUTS)

To provide a new focus to deliver the concentric model and population targets, the RSES and Waterford MASP have incorporated the guiding principles of the Waterford PLUTS and in this regard Section 6 of MASP and MASP Policy Objectives 5, 6 and 7 relate to integrated land use and transport, sustainable mobility and regional connectivity along with the transport infrastructure required to deliver the concentric city of scale within the context of reduced emissions and a just transition to a low carbon society. High quality infrastructure of note includes:

• Relocation of the Railway Station located on the North Quays with more direct access to city centre.

• Improved connectivity between the city centre and the North Quays and wider Ferrybank area including provision of a pedestrian/public transport bridge.

• Provision of an additional Downstream Crossing to provide a link to the south bank of the River Suir in the vicinity of Maypark or Ardkeen, which would serve to create greater connectivity between lands to the North and South of the Suir, improve access to University Hospital Waterford and ease congestion on Rice Bridge;

• New Link Road from Abbey Road to Belmont to improve sustainable connectivity.

• Enhancement of regional connectivity on the N24, N25, enhanced rail infrastructure and services and strategic links to Rosslare Europort.

• Development of a comprehensive Metropolitan Area Public Transport system (bus network) including routes from the City Centre to SETU, Waterford University Hospital, Port of Waterford at Belview and from nearby towns including Tramore.

• Development of sustainable travel options to support and facilitate improved access to the City Centre, from the wider urban area, north and south of the river by walking, cycling and public transport including provision for Park and Ride facilities in tandem with the Green Route, additional cycle lanes;

- Quick, frequent and convenient bus services in the City.

- Development of new sustainable travel routes including greenways & blueways.

- Development of a more Walkable City.

- Support traffic calming measures to make the Metropolitan Area such as shared streets and pedestrian friendly environments with wider footpaths, identification of walking routes with improved signage, creation of places and spaces to meet and rest, street tree planting.

- Demand management measures to encourage modal shift to bus and rail for commuters into the city from surrounding towns; and,

- The preparation of a Waterford Metropolitan Area Transport Strategy, along with Area Based Transport Assessments.

The National Transport Agency (NTA), in conjunction with Waterford City and County Council and Kilkenny County Council have developed the Waterford Metropolitan Transport Strategy (WMATS). WMATS has informed the Development Plan in terms of the broader land use and transportation planning and demand management measures for the City over the life of the NPF while a review of PLUTS can also be undertaken once WMATS has been adopted.

3.2 Waterford City Supplementary Core Strategy

The Core Strategy underpinning the unitary Development Plan is set out in Chapter 2 Part 1 of Volume 1 of the Plan. The following supplementary core strategy identifies the population targets applicable to the MASP (Table 3.1), the strategic residential locations in Waterford City (Figure 3.3) and the potential regeneration sites (Table 3.2) which may be developed during the life of the Development Plan.

The supplemental core strategy identifies that while the total population for the entire MASP area (including urban and rural areas in County Kilkenny) remains consistent with the RSES, there is a move towards achieving the concentric city at a pace greater than that envisaged in the RSES.

Table 3.1 Waterford City and MASP Population Targets				
	2016	2026	2028	2031
Waterford County	116,162	135,000	137,630	144,000
Metro Area Total (inc Kilkenny)	59,854	74,464	77,386	81,769
Waterford City & Suburbs	48,216	60,716	62,382	66,966
Waterford Rural	3,399	3,819	3,903	4,029
Waterford County	51,615	64,535	66,258	70,995
Waterford City & Suburbs	53,504	67,324	70,088	74,234

The RSES recognises that the provision of adequate residential accommodation for different housing needs and household sizes will require the identification of housing needs through housing strategies and identification and prioritisation of strategic housing locations. The following lands have been identified in the RSES for the purposes of building resilience across our existing and emerging neighbourhoods:

- City South West Neighbourhood: Kilbarry (LIHAF location) which will create a potential for 450 new housing units by 2021.

- City North West Neighbourhood: Carrickphierish (LIHAF location) with a potential for 200 new housing units by 2021.

- Development of lands zoned for residential development in Ferrybank for c 850 units.

In terms of such greenfield areas located within the built footprint of the city, we will promote and support consolidation of in two principle neighbourhoods i.e. City South West Neighbourhood (University/ Ballybeg/ Kilbarry/ Lacken), and City North West Neighbourhood (Carrickphierish to 2028 while a local area plan will be put in place for Gracedieu prior to the next Development Plan cycle). We will collaborate closely with Kilkenny County Council to implement the development of lands in Ferrybank consistent with the RSES. The development of the City South West beyond the potential housing units envisaged in the RSES to 2021 will be possible over the period of the Development Plan given the extent of new service infrastructure to facilitate growth, it is likely that City North West will offer some scope to deliver housing units beyond the 200 units envisaged in the RSES and this will take place along the spine of the Carrickphierish Road, focussed around what has been identified heretofore in City Development Plans as Neighbourhood One.

The delivery of regeneration lands as identified in the RSES and other regeneration sites set out hereunder to the housing market will be pursued over the lifetime of the Development Plan by way of active land management and collaboration with state agencies such as the LDA and land owners. It terms of the Core Strategy it must be recognised however that given the landownership, scale, location and service context of these sites it will be difficult to provide a schedule or timeframe as to when the development of residential units will be achieved. The regeneration lands also hold the potential to provide additional accommodation for commercial and employment uses, particularly those located in predominantly housing areas and as such the potential housing yield figures should be treated as indicative only.

In order to fully support the provisions of the Urban Development and Building Heights Guidelines for Planning Authorities (2018), the Development Plan has adopted a proactive and flexible approach to securing compact regenerative urban growth through a combination of facilitating increased densities and building heights, while also being mindful of the quality of development and balancing amenity and environmental considerations. Where substantial regeneration capacity is available on any one site it will also be important to ensure that consideration is given to the provision of an appropriate mix of residential, commercial and employment uses, especially where block delivery sequencing can facilitate this form of balanced and resilient urban regeneration which supports urban communities.

Table 3.2 includes potential regeneration sites while also identifying the relevant sites which may be suitable for higher densities and taller buildings based on the following criteria:

a) The provisions of WMATS and proximity to significant public transport infrastructure and/or trip generators.

b) Site size and location relative to the city centre/neighbourhood/district centre.

c) Proximity and orientation of the proposed site with regard to neighbouring land uses and the nature of the neighbouring use; and,

d) Capacity to enhance amenity and placemaking at any location.

Table 3. 2 Waterford City Potential Regeneration Sites				
Ref No	Site Location	Site Area (Ha)	Issues to Note	Potential Taller Buildings/ Higher Density[2]
OPS01	Saint Joseph's House Manor Hill	2.46	n/a	█
OPS02	Exchange Street Site	0.18	n/a	
OPS03	Thomas Hill	0.21	n/a	
OPS04	Jenkins Lane	0.48	Site assembly	
OPS05	North Quays SDZ	11.72	Provision of enabling infrastructure	█
OPS06	Former Waterford Stanley Site, Bilberry	5.05	n/a	█
OPS07	John's College, The Folly	5.21	Trees of amenity value to be retained and reuse of protected structures	█
OPS08	St Otteran's, John's Hill	15.61	Reuse of protected structures	█
OPS09	Former Brooks Site, Newtown Road	1.53	Site assembly	█
OPS10	Glenville (Former Power Seeds) Dunmore Road	0.89	n/a	
OPS11	Kilbarry	8.31	Site assembly and new access provision	█
OPS12	Former Waterford Crystal Site	14.96	Student accommodation, mixed commercial use / educational uses	█
OPS13	Gasworks Site/Johnstown Business Park	2.89	n/a	█
OPS14	Dock Road	1.85	Displacement of existing use	█
OPS15	Industrial land at Cleaboy/ Keanes Road/ Skibereen Roads	8.15	Site clearance and displacement of existing use	
OPS16	Tycor industrial complex	1.63	Displacement of existing land uses	
OPS17	Former Ard Ri Hotel	7.75	Access and topography	█
OPS18	Tesco Ardkeen	1.28	Retaining adequate car parking	
OPS19	South Quays	2.62	Preparation of design framework	
OPS20	Spring Garden Alley	0.09	Site assembly	
OPS21	Bolton Street	0.72	n/a	
OPS22	Former Waterford Crystal Sports Campus	9.88	n/a	█
OPS23	Williamstown/ Outer Ring Road	13.12	n/a	█
OPS24	Neighbourhood Centre Carrickphierish	7.29	n/a	█
OPS25	District Centre Tramore Road	1.32	Retaining adequate car parking	
OPS26	O'Byrne's Garage, The Glen	0.10	n/a	█
OPS27	Michael Street	1.42	n/a	█
OPS28	Ballybricken	0.75	Site assembly	
OPS29	Lisduggan Shopping Centre	0.82	n/a	
OPS30	The Glen	0.19	Site assembly	

2   Sites with potential to accommodate taller buildings (Above 4 floors in height) and higher densities are identified by a green highlight.

While the supplemental core strategy identifies the framework for the new spatial expression of Waterford moving towards the concentric city, the pace and sequence of how this development takes form will be dependent of a significant number of issues, in particular land ownership and release of lands to market. We will collaborate closely with landowners and developers to pursue the objectives of the core strategy, in a manner that implements the place making strategy and housing strategy of the Development Plan, and supports the role of Waterford City as an international location of scale, and a primary driver of economic and population growth in the Southern Region.
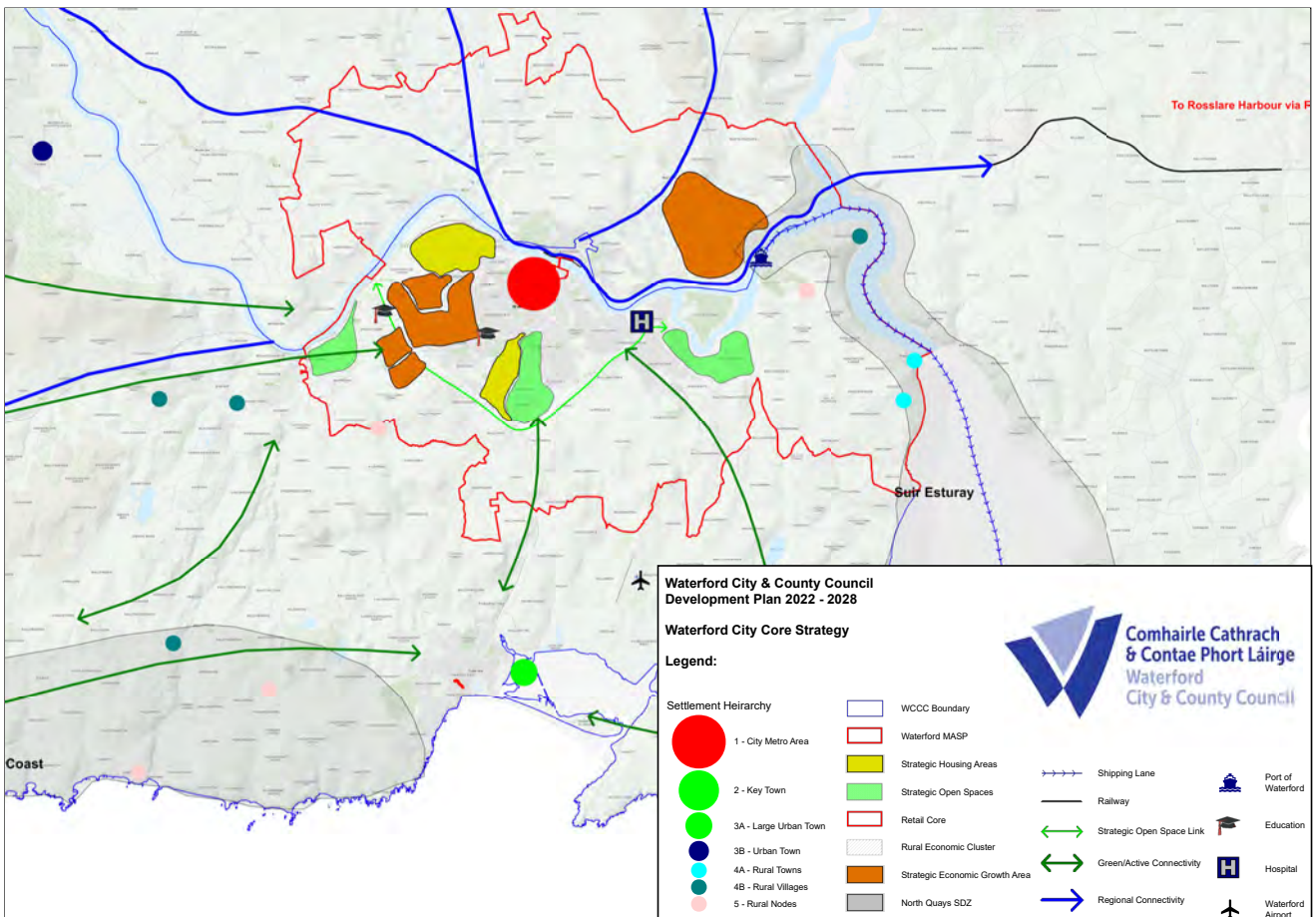
Figure 3.3 Waterford City Core Strategy Map

3.3 The Neighbourhood Strategy

An essential element of a sustainable development strategy as outlined in the PLUTS, NPF and RSES is the development of a compact city, which is characterised by the consolidation of existing neighbourhoods and the establishment of new neighbourhoods. The neighbourhood strategy acknowledges and reinforces the city centre as the core of the city; a place for work, shopping, services, leisure and living, supported by a series of neighbourhoods focused on neighbourhood centres. The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DoEHLG, 2009 identifies criteria on planning for sustainable neighbourhoods under four main themes: provision of community facilities, efficient use of resources, amenity/quality of life issues and conservation of the built and natural environment. These are further developed in Section 6 of the NPF, Section 3 and Appendix 3 of the RSES and Chapters 7 and 8 of this Development Plan.

For vibrant communities to emerge in developing neighbourhoods people must connect and develop social networks, forming an association with where they live. Thus, the challenge is to provide healthy, vibrant, sustainable neighbourhoods through the provision of social and cultural neighbourhood facilities in tandem with economic and commercial infrastructure.
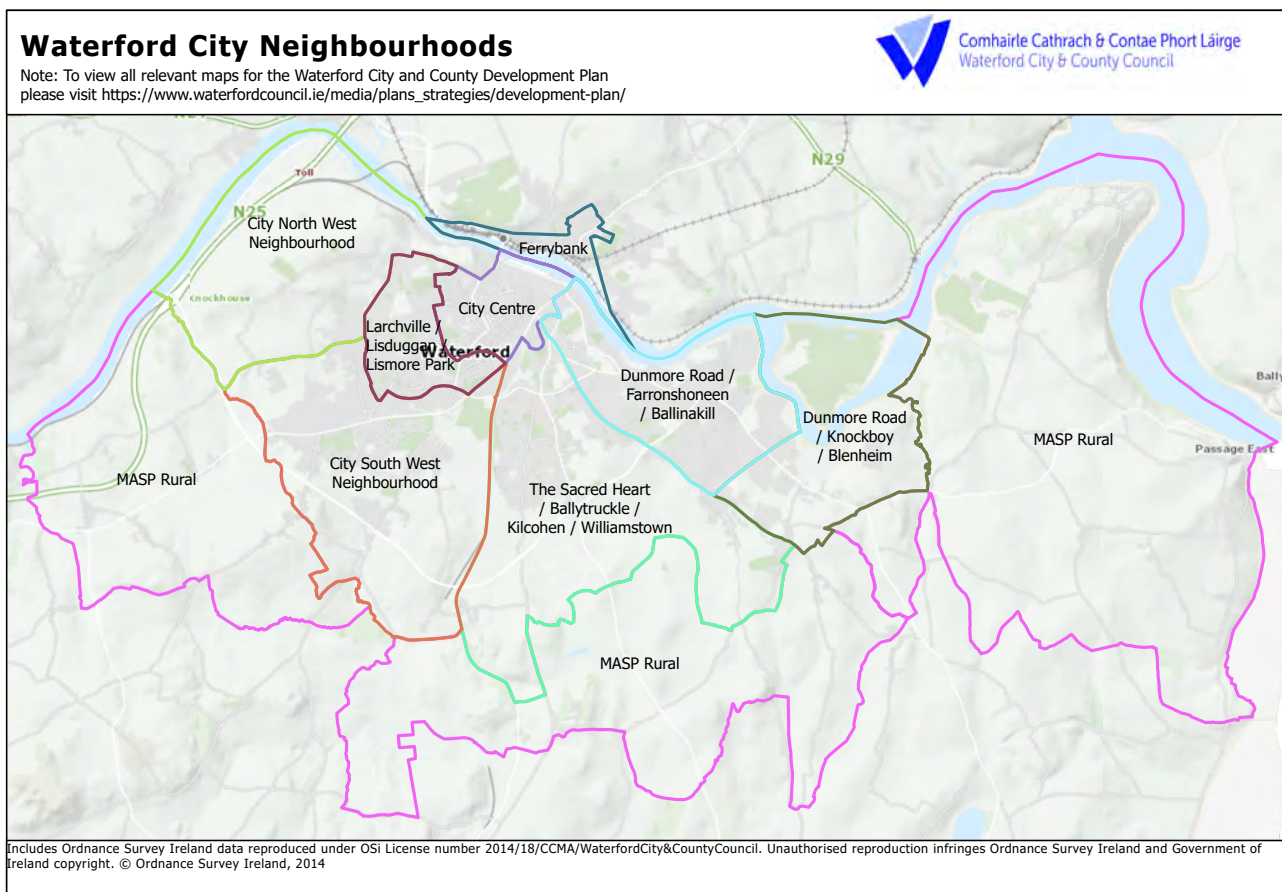
Figure 3.4 Waterford City Neighbourhoods

The focus of the neighbourhood strategy is on concentrating development around neighbourhood centres, providing additional community services and facilities and, in the already developed areas, local regeneration and retrofitting of amenity and sustainable mobility corridors. Neighbourhood centres contain a mix of uses including housing, retail, employment, education and community services. Each neighbourhood centre should be linked to the surrounding residential areas by a system of cycleways, footpaths and a hierarchical and coherent road network. The neighbourhood centres should be linked to the City Centre, and to other neighbourhood centres, by improved and developing public transport under the guidance of WMATS and associated demand management measures.

There is a need to ensure that the various qualities of the developed neighbourhood areas are protected and improved and that the neighbourhood/district commercial centres serving these areas are reinforced and strengthened as necessary.

The Neighbourhood Structure consists of the following six neighbourhoods, the boundaries of which are undefined and overlap:

- City North West Neighbourhood including Carrickphierish and Gracedieu

- City South West Neighbourhood including Kilbarry, Ballybeg and SETU

- The Sacred Heart – Ballytruckle / Kilcohan

- Dunmore Road – Knockboy / Blenheim & Farronshoneen / Ballinakill

- Larchville / Lisduggan / Lismore

- Ferrybank

It is also recognised that there are other areas within the City with distinct identities which function as neighbourhoods, as distinct from the planning concept, meaning of the term. Examples would include Ballybricken and the "upper town" area, city centre, Newtown and Poleberry. Such areas form part of the existing fabric and character of the city and infill development in these areas will be required to generally conform to the essential characteristics of the locality. In addition, we will seek opportunities to provide for appropriate additional community services, amenities and facilities in such areas.

3.3.1 City North West Neighbourhood including Carrickphierish and Gracedieu

The Waterford City Council Action Plan for the North-West Suburbs was prepared in 1999 and provided for the phased establishment of two distinct new neighbourhoods, Neighbourhood One, Carrickphierish and Neighbourhood Two, Gracedieu, each having a range of facilities at its centre with residential areas within easy walking distance. In 2005 elements of the Action Plan were reviewed. Based on location, topography and service availability it was envisaged that Carrickphierish would develop out before Gracedieu became available for development and would be the centre and focus of the North West Suburbs, with a larger neighbourhood including a local shopping centre, schools, community and recreational facilities. Gracedieu could then develop following the achievement of critical mass of sustainable development in Carrickphierish and in accordance with a detailed framework plan which was to be prepared prior to Gracedieu opening up for development.

Given the passage of time since the Action Area Plan was first made, the extent of remaining undeveloped lands in Neighbourhood One, the infrastructure required and the broad transport and infrastructure strategies to be prepared following the making of the Development Plan, it is proposed to carry out a detailed strategic assessment of the opportunities and constraints to completing Neighbourhood One and developing out Neighbourhood Two, and prepare a Local Area Plan to facilitate a statutory approach to the detailed planning requirements for the area. Development of Neighbourhood Two prior to the preparation of the LAP and the provision of critical infrastructure will therefore be inappropriate. This is reflected further in the land use zoning objectives for the area.

City North West Neighbourhood Policy Objectives	
W City 01	During the life of the Development Plan we will prepare a strategic framework plan, area-based transport assessment and Local Area Plan to guide the sustainable development of Neighbourhood Two at Gracedieu prior to the release of land in this area for development.
W City 02	When considering development proposals in remaining undeveloped areas of Neighbourhood One, we will ensure that full consideration is given to the retention of options for accessing Neighbourhood Two.
W City 03	As opportunities arise, we will ensure permeability sustainable mobility links are developed between the Schools/ Public Library and the IDA Northern Extension.
W City 04	We will provide traffic calming along Carrickphierish Road in order to assist in creating enhanced sense of place between the Schools/Public Library and the neighbourhood centre and improve the safety of the road for active travel modes.

3.3.2 City South West Neighbourhood including Kilbarry, Ballybeg and SETU

This neighbourhood has been identified as a strategic neighbourhood with potential for growth, located in close proximity to SETU, the I.D.A. Industrial Estate, the Regional Sports Centre, Waterford Nature Park and the Outer Ring Road. Residential expansion has continued to some extent during the recent economic downturn and has increased steadily in more recent years around Foxwood, Carriginard and along the newly developed LIHAF road. More importantly the development of this road and associated service infrastructure has resulted in the removal of infrastructural constraints to the development of the lands in Kilbarry for the period of this Development Plan.

Waterford City and County Council has developed a draft design framework for the City South West Neighbourhood. Some of the spatial elements of this are set out in Figure 3.4 along with a preferred neighbourhood layout and Masterplan for lands now accessible via the new LIHAF road. Further details of the design framework can be found in Appendix 6. It is envisaged that Kilbarry will be the focus of the next neighbourhood in the city which will be guided further by WMATS, subsequent area-based transport assessment and local area planning.

The area adjoins Kilbarry Park, Waterford Nature Park and the Tramore Road to the east however direct access to Kilbarry Park and the Nature Park is not currently available from the neighbourhood. Further opportunities to effectively pull Kilbarry Park into the development of further public open space in Kilbarry and along the Cork Road while linking this further into the broader active transport network of cycleways and walkways with links to the outer ring road.

South East Technological University campus and the former Waterford Crystal site form the western boundary of the neighbourhood along the Cork Road. The development of this portion of the city neighbourhood for educational/enterprise and ancillary development and purposes of the SETU will support the strategic policy objectives of the RSES and MASP.

There is an opportunity to develop the link road between Tesco and the existing neighbourhood centre as a new focus for the neighbourhood centre to include for housing, education, community and commercial development.

Figure 3. 5 City South West Housing Masterplan

3.3.3 The Sacred Heart/ Ballytruckle/ Kilcohan/ Williamstown

The Ballytruckle/Kilcohan neighbourhood has experienced resurgence in residential development in more recent years despite the economic downturn which has primarily focused on the lands to the south of the neighbourhood, near the outer ring road. A large portion of the remaining undeveloped land in the neighbourhood is identified in the Development Plan as Phase 1 lands, being lands which are serviced or are readily serviceable due to the extension of the main drainage system to service lands between the Old Tramore Road and the Airport Road.

City South West Neighbourhood Policy Objectives	
W City 05	We will develop further the principle concepts set out in the design framework (Appendix 6) for the City South West Neighbourhood as part of a local area planning process during the lifetime of the Development Plan. In the interim, development proposals should have due regard to the strategies and objectives of the design framework.

City South West Neighbourhood Policy Objectives	
W City 06	We will require that all new development in the Kilbarry area adheres to the residential block layout set out in the design framework and Appendix 6 of the Development Plan while having regard to the policy objectives, residential densities and development management standards of the Development Plan.
W City 07	We will collaborate with SETU, landowners and key stakeholders to support the further development of the University Campus and its integration into the built context of the city.
W City 08	We will enhance Traveller accommodation and facilities in the area in collaboration with key stakeholders.

The neighbourhood adjoins Ballinakill/Kilbarry pNHA, Waterford Nature Park and Kilbarry Park located further west adjacent to the City South West Neighbourhood. Both parks and the pNHA provide a unique biodiversity asset and public area for recreational use. Development proposals for lands adjoining the green wedge which surrounds the pNHA shall address the pNHA and buffer zone and shall include proposals for the protection of the pNHA. The pNHA provides a key element to support the development of a regional scale park and network of parks which is considered further in Section 3.8 of the Development Plan. Also, of note is the requirement to facilitate the development of a sustainable transport and biodiversity corridor along the outer ring road and development of zoned lands bordering the ring road will be required to provide this public facility as development progresses. Lands have been duly zoned for this amenity purpose.

Kilcohan neighbourhood centre accommodates a basic range of neighbourhood retail/service facilities. However, the site is limited and does not allow for expansion of a significant level to serve the wider neighbourhood area. Therefore, lands zoned for opportunity on the Airport Road are identified to facilitate the development of a neighbourhood centre. The design of development in this area should have particular regard to the elevated and sloping nature of part of the site and its exposed nature in relation to the Outer Ring Road. It is recommended that any development proposal for these lands be supported by a design framework demonstrating how it is intended to address these issues. An active travel route should be facilitated across these lands to link through Council owned land to the site the former St. Otteran's Hospital in order to enhance permeability and assist in achieving the 10-minute neighbourhood concept.

The general business lands are bounded by lands currently being developed for housing at Williamstown while the municipal golf club grounds are located opposite. For reasons of commercial viability this facility which occupies 51 hectares is now closed. These lands could form an important element in delivering a regional scale park (network) pursuant to policy objective W City 20 and the use in this regard will be considered further during the lifetime of the Development Plan.

The site of the former St. Otteran's Hospital lies to the east of the Neighbourhood and provides a significant opportunity for regeneration and redevelopment (see Table 3.2) while accessing both the Williamstown Road and John's Park. Similar opportunities are provided at St. Joseph's which bounds the northern edge of the neighbourhood. Both these sites contain assets in terms of significant built heritage and tree stands which should be incorporated in any development proposals.

3.3.4 Dunmore Road/ Farronshoneen/ Ballinakill

The Farronshoneen/Ballinakill neighbourhood has largely been developed with few remaining greenfield sites. Future development in the neighbourhood will essentially consist of infill development closer to the city centre and the change of use of existing buildings with some regeneration possibilities. The neighbourhood adjoins the River Suir with access to the riverside and woodlands available, a 20m buffer of open space will be provided between development and the SAC boundary. It is an objective of this Plan to promote and provide for public access to the riverbanks and to reserve lands free from development to facilitate such access and to provide for a sustainable riverside walk along the southern bank of the River Suir from Canada Street to Blenheim.

The neighbourhood is served by the district centre of Ardkeen/Farronshoneen which is built out to a sustainable level in terms of retail function and the Ballinakill neighbourhood centre. Ardkeen centre is anchored by a food store, local shops, services and facilities with lands fully developed out. The Farronshoneen centre is anchored by a large food store and other retailers including a clothing store and DIY store which are serviced by a significant surface car park. The car park spaces available are in excess of the quantum required to service the retail development and given the lack of employment/office development in this neighbourhood along with the quantum of housing provided there is potential to develop additional employment uses to support the policy objectives of mixed use development, compact growth and placemaking. Furthermore opportunities exist to provide additional office/workspaces through the regeneration of the former Power Seeds site on the Dunmore Road and on undeveloped lands to the rear of the Ballinakill Centre which is situated along the Dunmore Road to the east of the neighbourhood and accommodates a convenience food store and a range of services.

3.3.5 Dunmore Road/ Knockboy/ Blenheim

A Local Area Plan for the Knockboy area was made in 2003 with many of the objectives relating to access and road enhancements now completed i.e. Williamstown Road and Ballygunner Cross. The Plan set out a design framework for the village and contained a number of objectives to provide for a sustainable neighbourhood/village structure. This is consistent with the objectives of this Development Plan in terms of 10-minute neighbourhoods and placemaking in particular. It is an objective to ensure that the design and layout of new development provides for ease of movement and facilitates pedestrian and cycle access, and the use of public transport.

The neighbourhood is linear in form and thus it is an objective to strengthen the neighbourhood by developing nodal points such as a neighbourhood centre, a village green and a focal point for community facilities. Lands zoned for general business adjacent to St. Mary's Scout Hall will continue to be zoned for such uses providing for local retail / commercial services / public services and facilities as appropriate.

Some residential infill opportunities remain across the area while more substantial residential development will be confined to the eastern area of the neighbourhood along the Dunmore Road, in and around Kings Channel and on lands between St. Mary's Church and Cemetery and the Dunmore Road.

An opportunity presents in the Kings Channel area to facilitate re-wetting of a portion of the former floodplain of the Suir while providing a significant element of public amenity space around Kings Channel to form part of the network of amenity and biodiversity spaces as part of the regional scale park referred to in policy objective W City 20 while also linking into the riverside walkway and active travel route accessing the city centre.

3.3.6 Larchville/ Lisduggan/ Lismore Park

Residential land within the neighbourhood is substantially developed and as such it is envisaged that any further residential development within the neighbourhood will be in the form of infill development and in particular where opportunities arise to enhance the passive surveillance of open spaces or placemaking and enhancement of urban form. Other regeneration opportunities exist in and around the former Waterford Crystal site which would be suited to mixed development in support of enterprise and education and ancillary development in support of SETU, the institution forming an important element of the neighbourhood and the wider city. Further policy in this regard is set out in policy objectives EDU 02 and EDU 03 Chapter 4.

The wider Larchville/Lisduggan/Lismore neighbourhood contains commercial facilities such as the Lisduggan District (retail) Centre and the IDA industrial estate. We will encourage the further development of these facilities for the benefit of the neighbourhood and the city.

3.3.7 Ferrybank

The Ferrybank neighbourhood is divided between two local authorities, with the electoral division of Ferrybank located in Waterford City and the Kilculliheen electoral division located in County Kilkenny. The area lying with County Kilkenny is the subject of the Ferrybank and Belview Local Area Plan 2018. Ferrybank is perceived at local level to comprise of old and new Ferrybank, with the area characterised as old Ferrybank being situated in Waterford City and the newer area for the most part being situated in Kilkenny. Thus, there is a need for co-operation and joined up thinking between the two local authorities in the delivery of services, through the process of development management and planning for the future of the area. In this regard the setting up and operation of the MASP implementation body will be critical to providing balanced development across the administrative boundary with Kilkenny County Council as envisaged and supported in Policy Objectives W City 22 and 31.

As the bulk of greenfield development land in the area is located in County Kilkenny, most of the new residential development has taken place outside of our administrative area. The Ferrybank area within Waterford City is essentially built out with any future development opportunities being infill development or relating to the change of use of existing structures. In this regard the greatest opportunity for new development, including office, residential, retail, tourism and amenity, sits on the site of the North Quays Planning Scheme along with adjacent lands in and around the existing bus depot. Plans for development as part of and in support of the North Quays Planning Scheme include the relocation of the existing train station, development of an integrated transport hub, the provision of a new sustainable transport bridge linking the South Quays, public spaces, improved roads and access in the vicinity of Abbey Road and the important link between the Waterford Greenway and the Greenway to New Ross.

Ferrybank neighbourhood is served by an area of lands identified on the zoning map as general business which currently accommodates a number of local retail and commercial services. A site within the Ferrybank neighbourhood, adjoining the New Ross Road, is designated as a District Centre. A mixed-use development has been permitted on this site providing for comparison and convenience retail, retail warehousing, a medical centre, gym, office use, food court and motor sales.

Belview Port is located on the periphery of the area and is serviced via the national road network and rail network. The Port of Waterford has significant plans relating to the strategic development of the port functions and we support these in the interest of building the economic function of Waterford as a regional city of scale. Reference should be made to policy objectives W City 20 and 31 for further details.

3.3.8 MASP Rural Area

A substantial proportion of the City Area, approximately 40%, retains its rural character. This rural or urban fringe area wraps around the built-up area and provides an outer boundary to the development of the City. The area is subject to development pressures arising from the expansion of the City. The development strategy of enhancing the compactness of the city and of providing a clear demarcation between the built up and rural areas are designed to:

• Protect the special character and landscape setting of the City,

• Provide for the orderly development and growth of the built footprint of the City and prevent urban sprawl and ribbon development.

• Safeguard the countryside from encroachment by urban generated development,

• Assist in compact growth and urban regeneration by encouraging the renewal of obsolete areas within the existing built-up area.

The rural area of the City is predominantly in agricultural use. This area is subject to development pressures including demand for urban generated housing and industrial/commercial development. These pressures, combined with location on the urban fringe, can make the continuation of sustainable agriculture difficult. This area of the city will be subject to the relevant policy objectives set out in the Development Plan relating to the relevant land use zoning pertaining to the area. In addition, the rural area provides opportunities for both passive and active recreation for the citizens and this usage, where compatible with sustainable agricultural practices, will be encouraged.

3.3.9 City Centre

While the neighbourhoods set out above will facilitate population increase and sustainable growth over the lifetime of the Development Plan, we consider that the city centre and inner urban areas will play a significant role in the development of the Waterford MASP area as they give expression to Waterford's identity as a modern, dynamic, innovative European city and to its future status as a Learning City, a Smart City, and a University City.

The spatial expression of the City Centre consists of a number of distinct quarters or nodes, each presenting opportunities for change while an integrated approach to develop the node locations and link them together will contribute significantly to the change dynamic. Over time other nodes will be identified as the City Centre becomes more diverse and vibrant with more people living in or close to the City. The principle nodes can be summarised as:

• The Retail Node around City Square, George Street and developing into the Apple MarketArea.

• The Tourism and Heritage Node around the Viking Triangle and The Mall.

• The Evening and Night-time Node around John Street and Apple Market.

• The Cultural Node around O'Connell Street and Garter Lane – The Waterford Cultural Quarter.

• The North Quays Node comprising the mixed-use development of the SDZ area – the North Quays Innovation District; and,

• The Court House and Environs – Lifting the Quality of the urban environment for a wider urban area extending out from the City Centre.

Actions to influence the change dynamic and deliver the potential of these nodes includes, active land management and regeneration of underutilised lands and buildings above ground floor, actions to support the mixed use function of the city centre (including inter alia retail, residential & community,

cultural, entertainment, employment & education), enhanced public realm (particularly the South Quays), enhanced amenity spaces and enhanced mobility along with delivery of key infrastructure. The policy objectives of this Development Plan will support these actions in terms of public and private capital investment and the appropriate management of development.

The city centre has experienced significant public capital investment in recent years i.e. the Viking Triangle, Applemarket and public realm, building regeneration, flood relief works on South Quays and along John's River; however notwithstanding these recent achievements the redevelopment of the South Quays has not progressed and has heretofore remained unzoned despite its capacity to deliver transformational change in the heart of the historic city centre in terms of significant amenity spaces to assist in the delivery of the Cultural Quarter, acting as a terminus for the Waterford and New Ross Greenways and other sustainable transport and biodiversity corridors in addition to dispersed opportunities for commercial uses to complement the mixed use function of the city centre and utilising opportunities presented by heritage and other assets located along the South Quays . The Development Plan has zoned this area for Regeneration purposes while the more detailed spatial configuration for the entire area will require further consideration by way of an urban design framework to address the following:

- Site appraisal including the historic context i.e. ACA's RPS.

- Mobility links, both internal and external including that from the Waterford Greenway, riverside walkways / cycleways and connections across the South Quays carriageway.

- Significant public realm and public amenity areas as part of the broader wide-open space and amenity strategy proposed in policy objective W City 20.

- The sustainable transport bridge link to the North Quays and Ferrybank neighbourhood.

- Pockets of new commercial development.

- Traffic demand management and displacement of car parking; and,

- River leisure uses which promote and support diverse uses along the riverside and within the river including public baths and a maritime museum where feasible.

- A review of traffic management along the R680.

Given the outstanding location, the existing and potential quality of the physical environment and the existing infrastructure in the area it is therefore an objective of the Development Plan to complete an urban design framework for the South Quays area during the lifetime of the Plan. In the interim it will be possible

to progress the implementation of the final section of the Waterford Greenway, the new sustainable transport bridge and other planned public amenities and public realm improvements prior to finalising any design framework which can then incorporate these important elements.

3.4 Vitality and Viability

Vitality and Viability concepts are central to sustaining and enhancing the city centre and supporting the implementation of the town centre first concept, compact growth and placemaking. Vitality is a measure of how active and buoyant an urban centre is while viability is concerned with the commercial well-being of the centre. They both are dependent upon many factors, including its community, the range and quality of activities in a centre and its mix of uses, its accessibility and ease of mobility, and its amenity, appearance, maintenance and safety.

The overall strategy of maintaining and enhancing the role of the City Centre will be pursued by maintaining and developing policies to help existing uses, through regenerating the historic centre; through encouraging conservation and urban renewal activities; through managing and controlling traffic; and by co-ordination and collaboration between public and private actors and investment.

Many of the policies set out elsewhere in the Development Plan relating to these strategies can be applied across all urban centres throughout Waterford County and the neighbourhoods outside the city centre i.e. the retail strategy, mobility, placemaking etc. The policies set out in this section hereunder should be considered in the context of the city centre in the first instance but can be applied elsewhere as appropriate.

Vibrancy & Vitality: Land Use Mix Policy Objectives	
W City 09	In the interest of vitality and viability of the city centre and the delivery of a vibrant diverse community and mix of uses across the city centre we will:
	• Manage the spread of uses that could lead to a reduction in the attractiveness of, and the retailing function of the principal shopping streets.
	• Promote and support the provision of retail, service and employment uses across the city centre in order to enhance its commercial resilience and vitality and the experience of visitors and residents alike while managing the extent of retail and commercial developments, of a type and scale which are more appropriate to the City Centre, outside the central area;
	• Promote and enhance the evening economy in the City Centre with a view to enhancing the function of the broader City Centre area in this regard.
	• To adhere to the principle of the primacy of the City Centre as set out in the Retail Planning: Guidelines for Planning Authorities 2012 (DOECLG) and the Waterford City and County Retail Strategy; and,
	• Facilitate where appropriate "meanwhile uses" and temporary uses of vacant or underutilised properties/opportunity sites where such uses are consistent with the proper planning and sustainable development of the area.

3.4.1 Entertainment and Evening/ Night-Time Uses

The development of the evening and night-time economy is an important part of any city/town and it is essential to ensure that vitality and viability of the City/Town Centre is retained after hours. In this regard we will seek the integration of retail, leisure, restaurants and bars in development proposals and apply a series of policy objectives to ensure that the City/Town centre retains a high level of amenity for both residents and visitors and a welcoming and safe character during evening and night time periods.

Waterford City and County Council will also require proposals for casinos and gaming arcades to be subject to the relevant legislative provision of the Gaming and Lotteries Act 1956 as amended and regulate the development of such land uses accordingly.

Vibrancy & Vitality: Entertainment, Evening/ Night-Time Uses Policy Objectives	
W City 10	We will have regard to the following when considering development proposals for evening and night-time uses:
	• Avoidance of an undue proliferation of fast-food take-away outlets, pubs, nightclubs, casinos/ gaming arcades, betting offices and similar uses in any particular area.
	• Avoidance of the development of taxi/hackney offices and ranks where they are likely to cause traffic congestion or traffic hazard.
	• Proposals for new night-time uses such as fast-food take-away outlets, pubs, nightclubs, casinos/gaming arcades, betting offices and restaurants or the enlargement of such uses existing the following material issues apply:
	• The effect of the proposed development on the amenities of the area, including residential amenity.
	• The effect of the proposed development on the existing mix of land uses and activities including the retail function, in the particular locality.
	• The size, scale and location of existing similar type and mix of uses in the vicinity.

	Vibrancy & Vitality: Entertainment, Evening/ Night-Time Uses Policy Objectives
W City 11	We will support proposals for development involving evening and late-night commercial, retail, cultural, food and beverage or entertainment uses within, or immediately adjacent to, the defined city/town centres or local service centre, where it can be demonstrated that the development will enhance the character and function of the area and will not have a detrimental impact on the existing amenities of the area (including residential); this may include but is not limited to; extended opening hours, proposals for outdoor dining and event spaces, and proposals for the greater utilisation and public access to existing heritage assets.

3.4.2 Public Realm

The revitalisation of the City Centre is very much dependent upon the creation of new retail, cultural, amenity and other attractions with associated environmental improvements to the public realm. The identified opportunity sites within the City Centre present opportunities for additional new retail led mixed use developments which in turn will sustain the vibrancy and vitality of the City Centre. Accordingly, through our active land management role, we will pursue and promote the redevelopment of these sites during the period of the Development Plan period. As some of the identified opportunity sites are more peripheral to the centre investment in environment improvement along the principal intervening area and other enabling infrastructure will be required to ensure that commercial synergy between these areas and the centre is enhanced.

	Vibrancy & Vitality: Public Realm Policy Objectives
W City 12	To improve the experience of visitors and residents in the City Centre and continue the enhancement of a high-quality city centre which invites, encourages and supports sustainable movement we will: • Facilitate the development of an accessible city centre, with particular reference to persons with disabilities, pedestrians and cyclists and improve the availability of public transport, and short-term parking, within easy reach of the central area. • Continue to implement transformational enhancement across the public realm, in particular along the South Quays, Spring Garden, Jenkins Lane and the Cultural Quarter and in the delivery of a network of quality amenity/biodiversity spaces where opportunities arise. • Engage in active land management in collaboration with the LDA and landowners in order to deliver transformational change on opportunity and other redevelopment sites identified in the Development Plan and on our vacant sites register; and, • With a view to securing higher order retail uses on the main shopping streets/core shopping area and of improving the visual appearance and quality of the City Centre we will consider the preparation of a Special Planning Control Scheme for the area during the lifespan of the Development Plan.

3.4.3 City Centre Residential Neighbourhood

Providing opportunity and scope for new residents to move into the City Centre will require the continued improvement to the amenity and character of the area and we are committed to continued investment in this regard. It is recognised however that there can be significant challenges to redeveloping older properties to a modern standard of living with particular reference to achieving stringent building standard and economic barriers. There is scope however to identify innovative solutions to overcome some of these challenges. We will collaborate with key stakeholders such as SETU, the LDA and property owners in this regard over the lifetime of the Development Plan and seek capital investment through the URDF and other funding streams to improve the resilience of our building stock. We will also promote inner city living in our role as a housing authority where feasible as we did successfully at Chairman's Arch and in any mixed-use development proposals in a manner consistent with the Housing Strategy.

Vibrancy & Vitality: Residential Neighbourhood Policy Objectives

W City 13	In order to provide opportunities for the growth of a sustainable City Centre neighbourhood we will apply the following when assessing proposals for development: • In order to maintain existing residential communities and attract new residents to the City Centre permission we will discourage the conversion of residential properties to non-residential use. However, on the main entry routes to the City Centre, consideration may be given to the conversion to commercial use of the ground floor of large residential properties where the residential use can be retained. • A separate access to the above ground floor accommodation will be required where upgrade works are proposed to ground floor retail/commercial uses. • The retention of residential accommodation on the upper floors of city centre properties will be encouraged. • An innovative application of residential standards in line with Ministerial Guidelines. In terms of securing sustainable City Centre living spaces across the building stock we will be favourably disposed to the amalgamation of existing substandard sized residential units with a view to providing better living space. • New infill development across the core shopping area and its peripheral streets should be designed to facilitate flexibility in terms of multiple uses over time, for example higher floor to ceiling heights to enable easy conversion between retail/commercial/residential use if the demand so necessitates. The feasibility of developing alternatives such as live work units and professional services/own door offices in such infill schemes will also be investigated. • The retail function of the City Centre's core shopping area will be protected and we will discourage non-retail uses on the ground floors of properties fronting these streets. However, in order to facilitate a more resilient City Centre, proposals for other commercial uses will be considered on their own merits with a view to ensuring vibrancy and vitality. Furthermore, the use of an entire building for residential purposes will be considered in terms of the extent of vacancy on the relevant street and the intended tenure and mix of residential units proposed to be developed. There will be a preference for owner occupation in order to enhance the resilience of the City Centre community; and, • Proposals for commercial development which encroach on established residential areas in the centre will be considered in terms of the nature of the use, its hours of operation and the material impact on residential amenity relevant to the location.

3.5 Strategic Employment Locations

Waterford's location on the south coast accessible via our ports and airports to Dublin, continental Europe and Britain underlines the importance of Waterford as a Regional City of scale. The potential for further sustainable and resilient growth will be underpinned by expansion of a range of services and facilities to support growth in the enterprise dynamic and build critical mass into the economy. The City and its Metropolitan Area are already home to a diverse economic base including:

- Life Sciences: BioPharma, Pharmaceuticals, Medical Device, Biotechnology, and Nutraceuticals.

- ICT: Ecommerce, VR, Cloud, IoT, Retail Tech, Device Management, AI, Data Intelligence, and Mobile Development.

- Engineering: Advanced Manufacturing, Engineering, Equipment Manufacturing, and Construction.

- Financial Services: Global business, Financial Services, Fintech, Regtech, Insurtech, and Global Payments.

- Agri: Agri Food and Drink, Agri-Tech, Bioeconomy, and Ingredients manufacturing.

- Creative: Design, Craft Industry, and TV & Film Production; and,

- Tourism: Viking Triangle, Waterford Greenway, Waterford Cultural Quarter, Heritage and Natural Capital, Mt. Congreve.

In addition to our commitment to enhance the opportunities for employment across the City and County as set out in Chapter 4 Economy, Education and Retail, the function of Waterford as a Regional City of Scale will be dependent on the creation of the critical mass of an additional 9,130 jobs to 2026 and a further 4,565 jobs to 2031, based on a jobs to workers ration of 1.6:1 as envisaged in the NPF and RSES. To assist in this regard and to build capacity for expansion across our diverse economic base the following strategic employment locations have been identified:

- Waterford City Centre including Viking Triangle.

- North Quays Innovation District.

- Port of Waterford – Belview.

- The Belview Port Industrial area & IDA Lands - located approximately 5km downstream of Waterford City in the River Suir estuary. The Port at Belview is a strategic national, regional and county asset with good road and rail links. The role and status of the port nationally and regionally and its industrial land capacity should be strengthened to support and promote a balanced multi-modal freight transport policy that safeguards the importance of rail transport as a means of access to the Port.

- Waterford Airport and Business Park plays a critical role in the development of Waterford and the South East, in terms of accessibility, supporting economic development and tourism. Reflecting this, lands have been zoned at this location to facilitate the development and expansion of the Airport as 'Airport Area'.

- The Research and Innovation Centre at SETU's Carriganore Campus.

- IDA Business and Technology Park on the outskirts of Waterford city. It will be appropriate in the context of the MASP to explore potential synergies between the SETU ArcLabs Carriganore campus and the IDA Business and Technology Park adjacent to it with the view to creating an extended Knowledge Campus in support of innovation-centred industry;

- An expanded strategic land bank at Knockhouse adjacent to the N25 and accessed from the R710 outer ring road/Cumann na mBan road at SETU Arena.

- Former Waterford Crystal Site on the Cork Road; and,

- Waterford Cultural Quarter centred on O'Connell Street.

In addition to promoting and facilitating the commercial development of these strategic employment locations by way of infrastructure provision, placemaking and supporting community and amenity infrastructure to attract and support our communities and neighbourhoods, we are also aware of the need to support the continued development and expansion of the SETU, University Hospital Waterford, the Port of Waterford and Waterford Airport as key pieces of infrastructure for the region in their own right in addition to key drivers for employment and our economy.

It is important also to recognise, foster and support new growth and the underlying ecology and culture of our economy through business supports and our collaborative effort. Initiatives such as the Smart City and the UNESCO Learning City provide additional opportunities to innovate collectively as a City in how we connect to do business, how we learn and how we grow to be a more diverse and resilient economy.

Strategic Employment Locations Policy Objectives	
W City 14	In a manner consistent with Section 8 of the Waterford MASP (RSES), we will support and facilitate the continued economic expansion of our economy at the key strategic employment locations identified in the Development Plan subject to compliance with the principles of proper planning and sustainable development and the policy objectives and development management standards of the Development Plan.
W City 15	Through our Local Enterprise Office we will collaborate with other agencies such as Enterprise Ireland, South East Business Innovation Centre, SETU, Waterford Chamber, the South East Regional Skills Forum, individual enterprises and other key stakeholders to develop our knowledge base and build our critical mass of innovative and resilient enterprises.
W City 16	We will continue to seek funding through URDF and other sources to enhance the physical quality of our city centre, deliver transformational regeneration projects and innovative solutions to sustainable urban placemaking, and thereby enhance the attractiveness of Waterford City as a place in which to visit, invest and live.
W City 17	We will promote and support a diverse range of symbiotic land uses across the City and the City Centre in particular. We will facilitate the expansion of existing and establishment of new economic uses and clusters where appropriate in the interest of growing the City Centre as a dynamic and commercially resilient urban space and neighbourhood.
W City 18	We will build on existing higher education infrastructure and establishment of SETU, seek to enhance third-level provision in the City, and expand and integrate education provision more broadly in support of the designation of the city as the Regional Capital, a University City and Learning City.

3.6 Waterford City Retail Strategy

The City Centre needs to assert itself as the retail, commercial and cultural capital of the South East Region. The City's retail representation has remained static for a number of years now, so much so that other centres in the region are currently challenging for retail primacy within the South East. The redevelopment of key sites within the City Centre, such as the North Quays and Michael's Street, is of paramount importance in order for the City to strengthen its role and function and compete as a high-level retail destination. In this regard, the City Centre must be targeted and be the focus for higher order comparison retailing as well as developing as a living city.

Retail Planning Guidelines for Planning Authorities – 2012

The Retail Planning Guidelines identify five key policy objectives to be progressed by Planning Authorities in planning for and addressing the development requirements of the retail sector, these are outlined below:

1. Ensure retail development is plan-led.

2. Promote city centre vitality through the sequential approach to development.

3. Enable good quality development in appropriate locations so ensuring competitiveness.

4. Facilitate a modal shift in retail access to non-private vehicle modes and,

5. Delivering quality urban design outcomes.

Retail Design Manual – 2012

This is a companion document to the Guidelines detailed above and is intended to guide planning authorities in formulating appropriate design polices and development management responses when dealing with retail issues. They also provide relevant parties with evidence-based quality principles to ensure that new retail development meets the highest standards for design, streetscape integration and connectivity.

3.6.1 Waterford City and County Retail Strategy 2020

The Retail Strategy for Waterford City and County (Appendix 4 and Chapter 3 Part 2 of the Plan) aims to consolidate Waterford city centre retail core as the premier retail destination in the County and Region, to promote retail development in Dungarvan and Tramore town centres, suburban district/ neighbourhood centres and to cater for local retail needs of communities across the County.

3.6.2 The Retail Hierarchy

The retail hierarchy for the City and County is set out in Table 3.3. Waterford City is at the top of the hierarchy and forms Tier 1 within the retail hierarchy. The second-tier centres consist of the key town of Dungarvan, Tramore and existing district/suburban centres in the environs of Waterford City. Tier 3 consists of Urban Towns, while Tier 4 contains the Local and Neighbourhood Centres in Waterford City with Tier 5 comprising of Small Local Shops serving residential areas/ estates and shops attached to petrol filling stations etc which serve a local catchment area.

Table 3. 3 Waterford Retail Hierarchy		
Level/Function		**Centre**
Tier 1	**Metropolitan**	Waterford City Centre
Tier 2 (L1)	**Sub-Regional**	Dungarvan Town Centre
Tier 2 (L2)	**District/Suburban Centres**	Tramore Town Centre
	(In excess of 10,000 Population)	Ardkeen/Farronshoneen
		Ferrybank Centre Abbeylands
		Kilbarry, Tramore Road, Inner Relief Road
		Waterford Shopping Centre, Lisduggan
Tier 3	**Small Towns and Rural Areas**	Dunmore East
	(1,500 – 5,000 Population)	Portlaw
		Lismore
		Tallow
		Kilmacthomas
		Cappoquin
Tier 4	**Local Shopping**	Ballinakill
		Ballybeg
		Carrickphierish
		Cleaboy
		Hypermarket, Morgan Street
		Kilcohan
		The Outer Ring Road Williamstown, Ballygunner Road (opposite Meadowlands).
		Knockboy
Tier 5	**Other**	Local Shops in Waterford City
		Villages in Waterford County

3.6.3 Assessment of Retail Developments

In accordance with the Retail Planning Guidelines, a number of relevant development management criteria have been identified for the assessment of retail developments. It is important to note that these criteria should be read in conjunction with other requirements of the Plan, in particular those set out in Volume 2 Development Management Standards, as well as the Retail Strategy in Appendix 4.

3.6.4 Multifunctional and Flexible City Centre

The centre of Waterford City needs to become more resilient and adaptable to change. The City Centre must evolve to become a multifunctional and flexible space which, in addition to providing important retail uses, also provides a range of other uses including residential, leisure, recreation, employment, tourism, civic, community, cultural, health and education for the communities they serve. The combination of these uses will assist in further adding to the vibrancy and vitality of existing uses and can help to foster a real sense of place, identity and inclusivity for local residents and visitors alike.

While this section focuses primarily on Waterford City, the principles can be applied to Dungarvan and Tramore as well as small towns and villages as multifunctional centres in the wider context of retail planning policy, it also draws on the approach to the creation of a sense of place (please also refer to policy objectives of Chapters 7 and 8).

In general the retail sector as a whole has undergone significant change in recent years due to a shift in shopping patterns and the rise of internet shopping, 'click and collect' and the emergence of 'omni channel consumers', who use a combination of traditional brick and mortar retailing combined with online platforms to make their purchases.

The focus going forward in physical retailing is on what is referred to as 'experiential' retail, with a resultant shift from a town centre dominated by comparison retail offer to one where more time is spent on 'experiences' such as leisure, culture, heritage, food, beverages and retail services. Traditional economic indicators alone are no longer sufficient to measure the performance of a town in what is now a much more diverse and complex offer.

This new departure presents considerable opportunity for Waterford. The City already provides an array of leisure, employment, housing, cultural/heritage and education opportunities in addition, to a broad retail offer. The trends identified above can only help to strengthen the city. Other larger urban, suburban district, neighbourhood and small towns/ villages centres also stand to benefit from the trends identified above, in particular the increased popularity of neighbourhood and local shopping.

3.6.5 Core Shopping Area

The core shopping area of Waterford City is identified on Figure 3.5. The area extends from the North Quays southwards and includes Barronstrand Street, Broad Street, John Roberts Square, Georges Street, Gladstone Street, Little Patrick Street, Patrick Street, Arundel Square, Conduit Lane, Exchange Street, Kiezer Street, Henrietta Street, New Street, Stephen Street and Michael Street and the blocks between these streets.

In order to facilitate a multifunctional/ flexible approach to the city centre as well as maintaining and strengthening the retail character of the core shopping area, which can be adversely affected by dead frontage and lower-order retail uses, the retail core has been designated into Zone 1 and Zone 2 streets. The function of these zones area explained below, with lands use criteria set out in Table 3.4 and their location displayed in Figure 3.5 and 3.6.
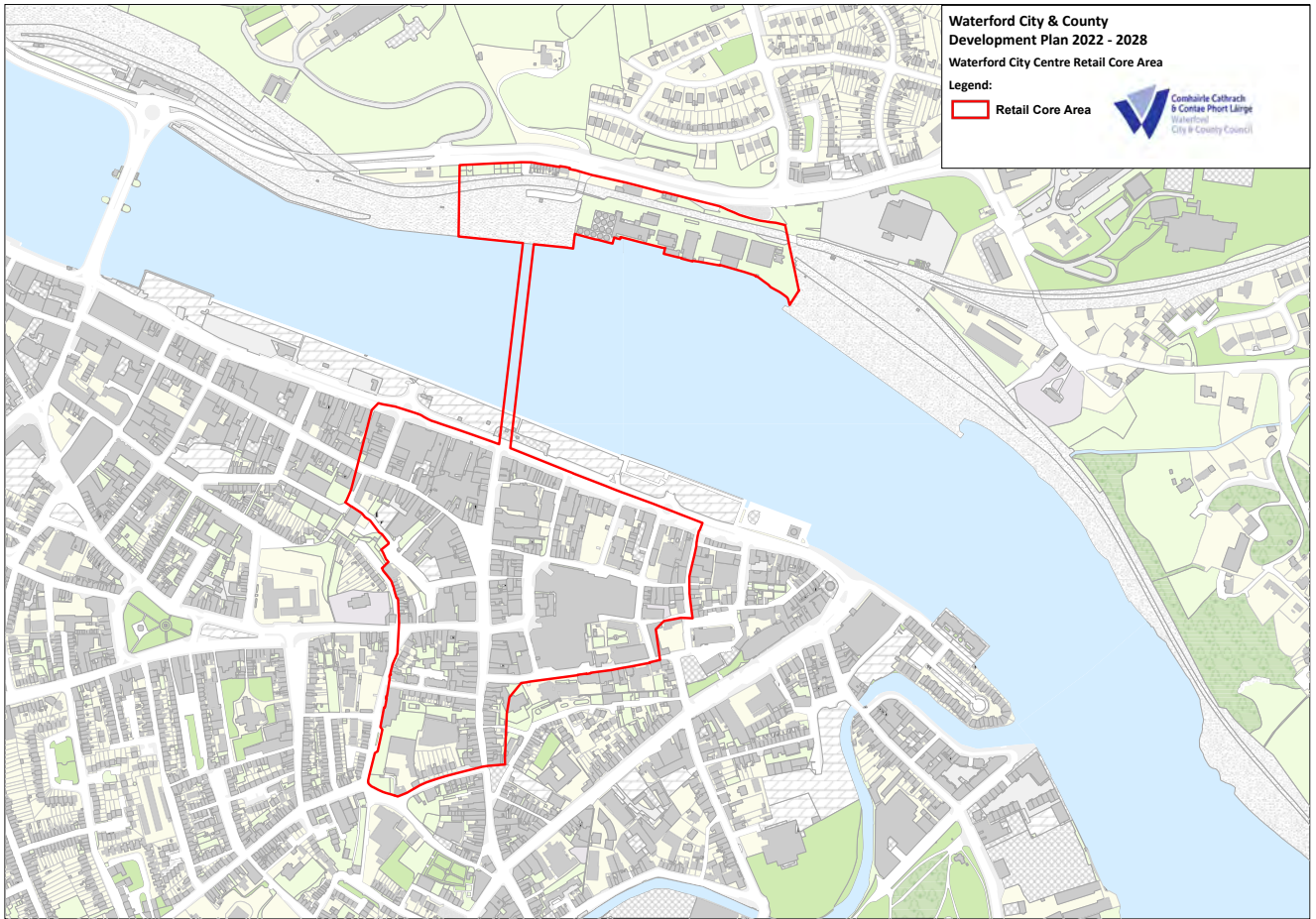
Figure 3.6 Waterford City Retail Core Area

Figure 3.7 City Centre Precincts (Source North Quays Planning Scheme)

Table 3. 4 Core Retail Area Street Types	
Type	**Description**
Zone 1	Includes the main shopping streets of Michael Street, Broad Street, Barronstrand Street, Great George's Street, Blackfriars Street, Arundel Lane, Arundel Square and Peter's Street within Waterford City Core Retail Area. In order to strengthen the retail offer of these streets, the land-use objectives will be in favour of higher/medium order retail use at ground floor level. Proposals for service outlets such as, call centres, bookmakers, take-aways, amusement arcades and casinos will be discouraged at ground floor level. Other non-retail uses such as pubs, cafés, restaurants, will be considered on their merits; such developments will be permitted provided the primary retail function of the street will not be undermined.
Zone 2	Includes all other streets and lanes within the Core Shopping area. These streets already have a mix of retail and nonretail uses. In order to strengthen the retail character of these streets, further development of retail frontages will be encouraged. Complementary non-retail uses such as a café and restaurants that add to the vibrancy of the street and create a mixed-use environment to provide for a more integrated shopping and leisure experience, will be considered favourably but with regard also to the primary retail function of the street. Applications for other retail service outlets and other uses such as internet cafés, call centres, bookmakers, take-aways, off-licences, amusement arcades, 'vape-shops', 'cash for gold' and 'Pound' type shops, car rental, financial institutions and offices at ground floor level will be assessed on their merits, and may only be permitted where such development would not result in a predominance of such similar non-retail frontages on the street.
Other Areas	Within other areas of the City Centre the Planning Authority will seek to promote the revitalisation of vacant / derelict properties / shop units as a priority. Any proposals for new retail/commercial developments or the conversion of existing residential buildings for retail/commercial uses will be assessed on their merits and in accordance with the sequential approach to retail/commercial development. Applications for other retail service outlets and other uses such as internet cafés, call centres, bookmakers, take-aways, off-licences, amusement arcades, 'vape-shops', 'cash for gold' and 'Pound' type shops, and other uses that can adversely affect the character of an area will be assessed on their merits, and may only be permitted where such development would not result in a proliferation of such similar frontages/uses on the street.

The purpose of Zone 1[3] is to protect the primary retail function of the core shopping area with an emphasis on higher/medium order comparison retail and a rich mix of uses, while Zone 2 streets designation allows for a more flexible and multifunctional approach to be taken to uses on these streets

3.6.6 City Centre First/ Sequential Approach

Where the location of a proposed retail development is in an edge-of-centre or out-of-centre location, a sequential test must be applied in line with the Retail Planning Guidelines.

The order of priority for the sequential approach is to locate retail development in Waterford City Centre core shopping area and the suburban district centres, and only to allow retail development in edge-of-centre or out-of-centre locations where all other options have been exhausted.

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3   Zone 1 includes the following streets: Michael Street, Broad Street, Barronstrand Street, Great George's Street, Blackfriars Street, Arundel Lane, Arundel Square and Peter's Street.

Applicants will be required to consider altering their formats and considering smaller sites and multi-storey options. In accordance with RPO 151(f) and (g) of the Regional Spatial and Economic Strategy, adequacy of parking provision at non-residential sites will not be considered as a measure for site suitability in sequential tests.

Where retail development in an edge-of-centre site is being proposed, the applicant must demonstrate that there are no sites or potential sites including vacant units within a city centre or within a designated district/ suburban centre that are (a) suitable (b) available and (c) viable, can that edge-of-centre site be considered.

3.6.7 Suburban District Centres and Local Shopping

Retail provision has an important role to play in the creation of vibrant centres and sustainable neighbourhoods in both existing and new areas and will become more important in the creation of the City's 10-minute neighbourhoods. The Council will encourage appropriate retail provision throughout the city in accordance with the Retail Planning Guidelines (2012) and the settlement and retail hierarchy, core strategy and retail strategy.

3.6.8 Retail Warehousing

The Waterford City and County Retail Strategy highlights that there will be limited demand for further retail warehousing floorspace in Waterford City or County in the short term.

The Retail Planning Guidelines, state that individual retail units should not be less than 700 sq. metres and not more than 6,000 sq. metres in size. These figures are gross floor area, including storage and garden centres. In respect of retail warehouse developments outside town centres, it is essential that the range of goods sold is restricted by planning condition to bulky household items such as DIY products, carpets, furniture, and electrical goods. Failure to do so may have a negative impact on the vitality and viability of the town centre area.

The Guidelines provide for a cap on large-scale single retail warehouse units in excess of 6,000 sq. metres gross (including any ancillary garden centre) due to their potential impact on the road network and their potential for creating local monopolies which would inhibit competition within local catchment areas. However, the 6,000 sq. metre gross cap can be relaxed in the exceptional circumstance. The scale of such outlets requires a regional, if not a national, population catchment. Accordingly, proposed exceptions to the 6,000 sq. metres retail warehouse cap may be considered on the merits of individual development applications in the five cities of Dublin, Cork, Waterford, Limerick/Shannon and Galway. In order to be acceptable from a planning perspective, any proposal for an individual large-scale retail warehouse with a floorspace in excess of 6,000 sq. metres gross must demonstrate compliance with the criteria set out in the Section 4.11.2 of the Retail Planning Guidelines.

3.6.9 Joint Retail Strategy for the Waterford MASP Area

The Retail Planning Guidelines (2012) states that 'Joint or Multi-Authority Retail Strategies must be prepared' for urban areas and identifies Waterford and Counties Kilkenny, Tipperary and Wexford as the planning authorities which should participate in the preparation of the Joint Retail Strategy.

Having regard to the provisions of the Retail Planning Guidelines, 2012, and in particular paragraph 3.5 'Joint or Multi-Authority Retail Strategies', and the Southern Regional Assembly 'Regional Spatial Economic Strategy', 2040, Waterford MASP Policy Objective 19 (a), the Council is committed to delivering a Joint or Multi-Authority Retail Strategy for the Waterford MASP Area.

Waterford City Retail Policy Objectives

W City Retail 01	**Retail Guidelines** Ensure that all proposed retail development accords with the relevant policies of the Development Plan and the requirements and criteria as established within the Retail Planning Guidelines 2012, the accompanying Retail Design Manual and the Waterford City and County Retail Strategy 2020 (or any subsequent updates of the above).
W City Retail 02	**Retail Hierarchy** Retail development should be of a type, size and scale appropriate to the centre, having due regard for the retail hierarchy and the appropriate level of development at each tier. The appropriate level of development at each tier is defined in Section 4.12.6 of the Development Plan.
W City Retail 03	**Primacy of City Centre** To affirm, maintain and protect the status of Waterford City Centre's retail core area as the primary shopping area for high and medium order retail goods in the Southeast Region, affording a variety and mix of shopping, cultural and leisure attractions.
W City Retail 04	**City Centre First Approach/ Sequential Approach** The retail core area will form the main focus and preferred location for new retail development. The Council will apply the sequential approach to retail development proposals outside the city centre retail core area. Edge of centre sites or out of town centre sites will only be considered when it has been clearly demonstrated that all suitable available and viable sites in the city retail core area/ suburban district centres have been fully investigated and considered in accordance with the Retail Planning Guidelines and in particular the sequential test.
W City Retail 05	**Suburban and Neighbourhood Centres** To promote retail provision in the following location: • Suburban district centres, • Neighbourhood centres, • Local convenience shops in residential areas (where there is a clear deficiency of retail provision by permitting developments of up to 100m2 net sales area), subject to protecting residential amenity, and • Forecourt shops at service stations (up to 100m2 net sales space). The type of retail should be of an adequate level, type, scale and the nature of the floorspace proposed should be appropriate to that centre in the context of the guidance set out in the Retail Planning Guidelines (2012) or any update thereof. Any proposal for significant comparison floorspace should be supported by a clear assessment as to whether such development would have a material impact on Waterford City Centre. The sale of high and middle-high order comparison goods will be restricted to the City Centre area to protect and strengthen its retail primacy.

Waterford City Retail Policy Objectives	
W City Retail 06	**Multifunctional Centres** We will support the development of Waterford City Centre, Suburban District Centres and Neighbourhood Centres as accessible, multifunctional centres which are of a high quality urban realm and placemaking standard, which provide a variety of uses at an appropriate scale, which facilitate the development of the City's 10 minute neighbourhood concept and meet the needs of the communities they serve. In relation to the core retail area in Waterford City Centre we will promote active uses at street level on the principal shopping streets in the city centre retail core having regard to the criteria for Zone 1 and Zone 2 streets set out in Table 3.4.
W City Retail 07	**Retail Warehousing** The Council will strictly control additional new retail warehousing in Waterford City for the duration of the Plan. Any application for retail warehousing will be required to demonstrate that the proposal will not impact adversely on the vitality and viability of the City Centre in accordance with the criteria set down in the Retail Planning Guidelines for Planning Authorities (2012) or any update thereof and the Retail Strategy.
W City Retail 08	**Joint Retail Strategy** Within one year of adoption of the Waterford City and County Development Plan we will prepare a Joint Retail Strategy for the Waterford Metropolitan Area in conjunction with Kilkenny County Council/adjoining relevant local authorities and the Southern Regional Assembly, in accordance with the Retail Guidelines (2012) and Waterford MASP policy Objective 19, and we will vary the Development Plan as necessary following completion of the Joint Retail Strategy.

3.7 Waterford Cultural Quarter

Waterford Cultural Quarter is located along the spine of O'Connell Street and its peripheral streets and spaces (as displayed across) linking Great George's Street to Waterford Distillery and is the focus of culture-led regeneration in the city. The linear streetscape of fine buildings which was once the business and enterprise hub of Waterford now offers an opportunity to repurpose the area to support liveability, knowledge, experimentation, creativity and innovation. To support the delivery of the Cultural Quarter and a vibrant, diverse and resilient city centre Waterford City and County Council produced the first strategic plan for the area in 2017 which recognised the important role culture plays in developing identity for city neighbourhoods and in delivering social and economic outcomes. We have now prepared a strategic plan for the period 2021-2025 which focuses on buildings and uses, the public realm and placemaking and collaboration. We are committed to supporting the vibrancy and diversity of the area and developing its potential for a new generation and an enriched city centre neighbourhood/community.

A CULTURAL QUARTER
FOR WATERFORD

Waterford City Cultural Quarter Policy Objective

| W City 19 | In support of RSES MASP Policy Objectives 6, 19 and 20 which seek to enhance the regeneration, vibrancy, tourism and strategic employment opportunities for Waterford City through delivery of the Waterford Cultural Quarter, we will implement the actions set out in the Waterford Cultural Quarter Strategic Plan 2021-2025 and seek further opportunities and sources of funding to support the collaborative efforts of key stakeholders and community groups in building the creative and innovative potential of the Cultural Quarter and its associated communities. |

3.8 Citywide Amenity & Recreation

The planned unprecedented growth of the Waterford Metropolitan Area will see increased demand for access to sporting and recreational amenities, parks and open spaces. Development of easily accessible new regional parks and recreation areas across the city and it metropolitan area are essential to provide an attractive place with a high quality of life while providing space for nature and biodiversity, health and wellbeing and enhancing our resilience to climate change.

Strategic planning for significant amenity and biodiversity spaces has not heretofore occurred in the City. We do however have significant natural capital already across the City in areas like the River Suir and River Barrow, Waterford Estuary/Harbour, St. John's River and other water channels, Kings Channel area, the municipal golf course, Waterford Nature Park and Kilbarry Nature Park, Peoples Park, Ballybricken Green, Kilbarry pNHA, Coady's pond and other biodiversity sites/wetlands, Waterford Greenway, trees stands, significant mature treelines and woodlands and the potential for enhanced pollinator planting within our public green spaces and across our carriageway verges (See Appendix 11 for further details).

The Development Plan has identified a number of these assets and has utilised land use zoning objectives to enhance interconnectivity in the interest of developing a network of amenity spaces easily accessible by way of sustainable modes. This will set the foundation for the preparation of the Metropolitan Wide-Open Space and Greenbelt Strategy referred to in policy objective W City 20 below. This concept is graphically represented in Figure 3.7 and the proposed land use zoning map for the city.
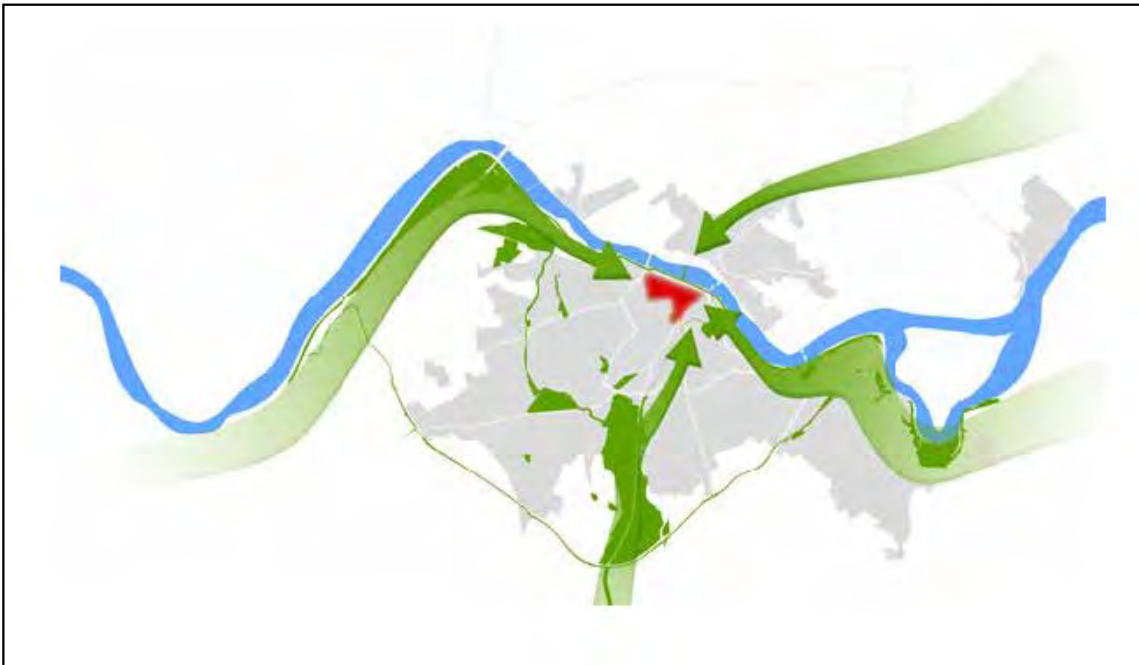
Figure 3.8 Wide Open Space, Recreation and Greenbelt Strategy Concept Map
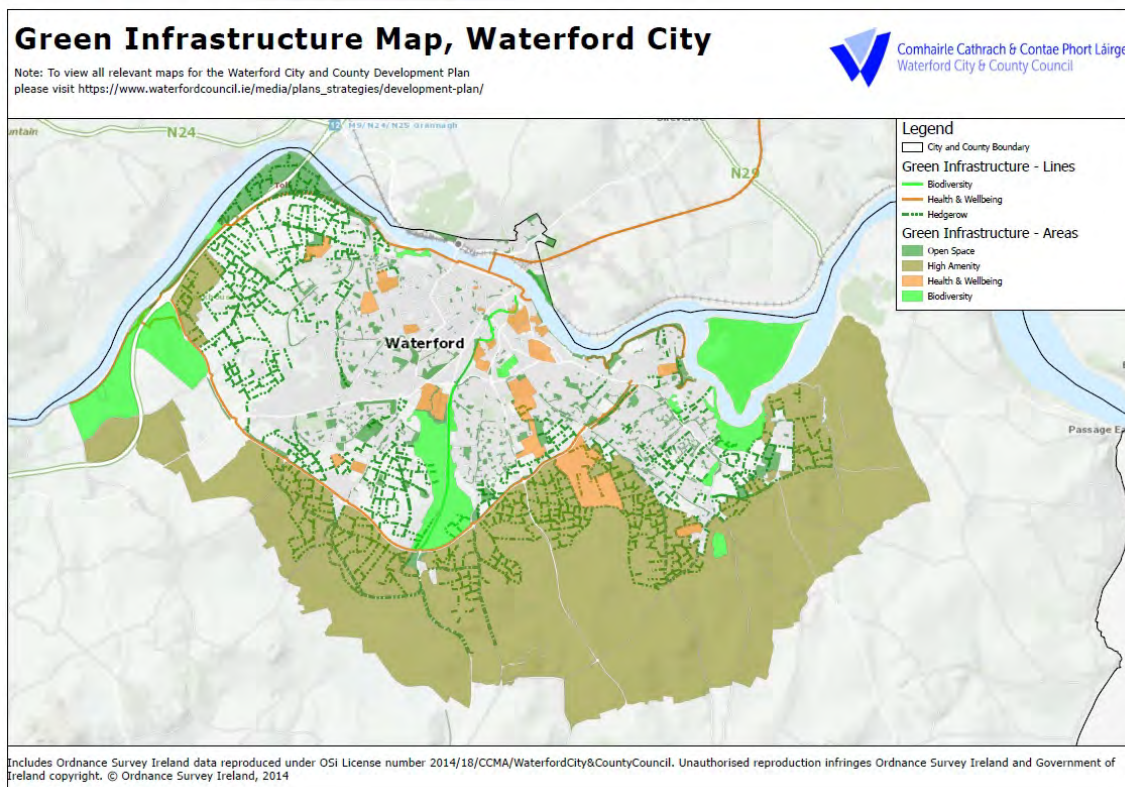
Figure 3.9 Green Infrastructure Map, Waterford City

Taking the initial steps towards developing this Strategy, the Development Plan has identified extensive lands for amenity use. These include inter alia along the Waterford Greenway linking Mt. Congreve to Bilberry with potential for significant biodiversity gain, along the R710 Cumann na mBan linking Waterford Greenway at Carriganore to the Kings Channel area and all intervening amenity areas (including future Greenway to Tramore), enhanced access to Kilbarry Nature Park from Kilbarry, an extension of Waterford Nature Park to border the emerging City South West neighbourhood at Kilbarry and Ballybeg, areas located along the riverside walkway linking Blenheim to the city centre and linking Rice Bridge to our administrative boundary with Kilkenny at Abbeylands, lands along the upper portion of Bilberry overlooking the river, pocket parks along Carrickphierish Road, the South Quays, grounds of St. Otteran's and St. Johns.

In addition, green and blue infrastructure or Nature Based Solutions have considerable potential to play a role in the sustainable development of the City and it is important to consider that the better integration of biodiversity into economic and development decisions will ensure enhanced outcomes from projects and will mitigate against unforeseen negative consequences of climate change.

In support of MASP Policy Objective 21, we will prepare a Metropolitan Wide-Open Space and Greenbelt Strategy during the initial lifetime of the Development Plan. This will involve collaboration within departments within Waterford City & County Council and collaboration with key stakeholders such as Irish Water, NPWS, OPW, SRA, SETU, Wexford Co. Co. and Kilkenny Co. Co. and the integration of a number of key elements already mentioned above while also considering the future economic and recreational function of Waterford Harbour and the River Suir through the preparation of a Strategic Integrated Framework Plan for the Harbour, having due regard to our obligations in terms of the Habitats and Water Framework Directives.

Citywide Amenity/ Recreation and Blue Green Infrastructure Strategy Policy Objective	
W City 20	In support of MASP Policy Objective 21 and delivery a more climate resilient and sustainable city and metropolitan area for the county and region, we will prepare a Metropolitan Wide-Open Space and Greenbelt Strategy during the initial lifetime of the Development Plan in collaboration with key stakeholders such as Irish Water, NPWS, OPW, SRA, SETU, Wexford Co. Co. and Kilkenny Co. Co. This will include a Blue Green Infrastructure Strategy for the City. This will also identify a location for a Regional Scale Park within the Waterford Metropolitan Area as well as the development of neighbourhood parks and open spaces' in a manner consistent with Waterford MASP Policy Objective (PO) 21 (c) as identified in the RSES.

3.9 Waterford City Decarbonising Zone

While the Development Plan has set out a number of climate change policy objectives which incorporate our Climate Adaptation Strategy and policy objectives to guide Waterford towards a more climate resilient low carbon city and county, our obligations under the National Climate Action Plan has identified a number of specific actions to be undertaken to assist in our just transition. In particular Action 165 specifically requires identification of one location or area in each local authority that would be subject to a plan for a Decarbonising Zone (DZ). These are defined as spatial area in which a range of climate mitigation, adaptation and biodiversity measures and action owners are identified to address local low carbon energy, greenhouse gas emissions and climate needs to contribute to national climate action targets.

Plans for the identified DZ should also consider the economic and social benefits of decarbonising including just transition and health. The principal projects and actions required to deliver the Decarbonising Zone include:

• Electricity sourcing.

• Heat management.

• Reducing needs for travel and shifting travel modes towards active and public transport.

• Enhanced building energy efficiency.

• Carbon sequestration; and

• Energy storage and management systems.

In addition the associated benefits aligned to the above relate to benefits of improved air quality, health, biodiversity, embodied carbon, agricultural practices, sustainable land management, lower noise levels, waste, water, circular economy etc., and should integrate with smart data and 'smart cities' initiatives (as relevant). The Development Plan has prepared the way for the DZ in terms of its core strategy and policies relating to renewable energy, climate change, active travel, placemaking, amenity/open space and Blue Green Infrastructure. It is envisaged that lessons learned in the DZ can be applied universally across our administrative area and beyond.

Waterford City, in its role as the Regional Capital and regional driver of employment and population growth is ideally placed to play a significant role in decoupling our economic growth from that of our carbon emissions. Waterford City and County Council will commit to meeting an average 7% per annum reduction in overall CO2 emissions from 2021 to 2030 (a 51% reduction over the decade) within the DZ. The implementation of this DZ reduction targets by 2030 is the first phase for "**Waterford City in achieving carbon neutrality by 2040"**.

As a first step we will develop a **Spatial Energy Demand Analysis (SEDA)** under the guidance of the Department of Housing, Local Government and Heritage (DHLGH) together with a comprehensive DZ Implementation Plan by the 31stDecember 2021 and set up a dedicated DZ Office to develop and implement the Waterford 2030 Decarbonising Zone Plan and to work towards a Carbon Neutral Waterford by 2040.

Waterford Decarbonising Zone Policy Objective	
W City 21	In order to ensure Waterford City fulfils its role as the Regional Capital and regional driver of change in terms of economic and population growth in a manner that is sustainable in terms of reducing our carbon emissions in line with our international targets, we will collaborate with key stakeholders such as CARO, SEAI, EPA, DECC, SETU, Kilkenny Co. Co., the SRA, NTA and other business operators and representative groups such as Waterford Chamber to fully devise and implement actions to achieve the Waterford City Decarbonising Zone. We will support and facilitate projects which contribute towards achieving the carbon emission reduction targets.

3.10 Waterford City and MASP Policy Objectives

Waterford City and MASP Policy Objectives	
W City 22	**MASP Implementation** Plan for, and deliver, the concentric city envisaged in the Waterford PLUTS and Waterford City MASP, as a leading member of the MASP implementation body, in collaboration with the Southern Regional Assembly, Kilkenny County Council, and other principle stakeholders with regard to governance and implementation, service and infrastructure delivery.
W City 23	**New Sustainable Neighbourhoods** We will promote and support consolidation of Waterford City in two new neighbourhoods as identified in the RSES i.e. City South West Neighbourhood (University/ Ballybeg/ Kilbarry/ Lacken), and City North West Neighbourhood (Carrickphierish/ Gracedieu), in a manner that implements the place making strategy and housing strategy of the Development Plan, and supports the role of Waterford City as an international location of scale, and a primary driver of economic and population growth in the Southern Region.
W City 24	**The Regional Capital** Utilise the opportunities and strengths of Waterford City and its key growth enablers, in order to secure a city of scale to drive broader regional economic growth, and to further develop a vital and vibrant city core which facilitates an appropriate mix of commercial, heritage, cultural, riverside, and residential uses.
W City 25	**Transformational Change** We will implement the Development Plan strategies and policy objectives over the period to 2028 to deliver transformational change across Waterford City consistent with the NPF, SRES and MASP. To this end we will seek associated investment through the National Development Plan, the Urban Regeneration Development Fund and other available funding mechanisms.

Waterford City and MASP Policy Objectives

W City 26	**The Rural MASP Area** In the rural area of Waterford MASP we will ensure: 1. The protection of the integrity, special character and landscape of the rural parts of the MASP and City, by ensuring that the growth of the City takes place in an orderly fashion, which is economic and sustainable in relation to land use and the provision of public infrastructure. 2. The maintenance of a clear demarcation between the rural and built up areas and to prevent urban sprawl. 3. The promotion of the use of the rural areas of the City for sustainable agriculture; and, 4. The preservation and promotion of the use of existing public rights of way in the rural area of the City.
W City 27	**Critical Transport and Mobility Infrastructure** We will ensure that the growth of the city takes place in an infrastructure led manner that is Transport-Orientated and sustainable in terms of integrated land use and transportation planning, and which reduces congestion, air pollution and enhances the quality of the urban environment. To inform our future decision making in this regard we will review PLUTS during the lifetime of the Development Plan on the completion of WMATS and its associated demand management study. This process will identify a number of new objectives; however, in the interim a number of objectives include inter alia: • Further improvement to the carriageway on sections of the Old Kilmeaden Road between IDA Industrial Estate and Sanofi. • Significant traffic calming on the Carrickphierish Road and on the Cork Road at SETU and Kingsmeadow. • Improvement to Bilberry Road following completion of the Waterford Greenway while facilitating space to link Waterford Suir Valley Railway into the city centre over the long term. • Enhanced link from Cumann na mBan Road at SETU Arena to Industrial Zoned Lands east of the roundabout. • Improvement along Quarry Road. • Carry out traffic study of movement on Dunmore Road and Williamstown Road and devise actions relating to carriageway layout and priority movement. • Implement innovative solutions to enhance the safety of school streets and general street layout across the city and in particular those in the vicinity of Peoples Park/Newtown and the city centre. • Prioritise critical junctions for active and sustainable transport modes. • Deliver alternative and segregated active travel routes across the city and in particular along the banks of the Suir east and west of Rice Bridge, links to and between key trip generators such as educational, employment and health facilities which utilise existing amenity spaces where feasible and wider links to areas outside the MASP area such as Tramore; • Facilitate and support the implementation of enhanced road access to Belview Port in collaboration with Kilkenny County Council in a manner consistent with the provisions of Section 5.2.2. of the Ferrybank Belview Local Area Plan 2017. • Development of an integrated bus/rail transport hub on the North Quays/ within the City Centre. In addition, we support the development of transformational infrastructure such as an additional city centre river crossing, a down-stream river crossing and an outer orbital route which will enable the concentric city to develop and the city centre to be fully reconfigured to cater for the needs of its visitors, residents and business community. Indicative locations and routes for these infrastructural elements will be finalised during the life of the Development Plan. Proposals for development shall ensure no adverse impacts on the integrity of the River Suir SAC.

Waterford City and MASP Policy Objectives	
W City 28	**City Neighbourhood Strategy** We will continue to implement the Neighbourhood Strategy in order to provide for the development of sustainable, inclusive and diverse neighbourhoods, focused on neighbourhood/ district commercial centres with a mix of uses, densities, community facilities and neighbourhood centre uses. Furthermore, we will implement measures to enhance permeability within and between neighbourhoods to deliver the 10-minute neighbourhood concept through active travel modes.
W City 29	**City Suburbs** To retain, protect and improve the environmental qualities of the existing suburban areas; to reinforce their neighbourhood/district commercial centres and to provide for additional community youth and public services, amenities and facilities as required.
W City 30	**South Quays Design Framework** During the lifetime of the Development Plan we will prepare a Design Framework for the South Quays. This will be dominated by public amenity and biodiversity spaces building on the imminent Waterford Greenway and Waterford to New Ross Greenway interconnection and be interspersed with commercial uses which respect the built form and historic fabric of the South Quays while interfacing with new development of scale on the North Quays.
W City 31	**Ferrybank Collaboration** While we recognise the independence of statutory planning in the Ferrybank area of South Kilkenny as expressed in the Ferrybank and Belview Local Area Plan 2018, we will collaborate with Kilkenny County Council and other key stakeholders in order to implement priority actions to deliver the shared vision, to achieve a concentric city and the enhancement of all our communities and neighbourhoods.

Chapter 4

Economy, Tourism, Education and Retail

Sustainable Compact Growth

Sustainable Tourism

Accessibility and Connectivity

Diverse Economy and Education

Rural Economy

Climate Action

Chapter 4: Economy, Tourism, Education and Retail

Strategic Objectives

To assist and ensure that:

i.   Waterford City is enabled to build its critical mass and fulfil its role as a driver for regional development in the South East Region, and
ii.   The provision of key investment priorities throughout the city and county is facilitated, whilst ensuring they develop in a sustainable way with a good quality of life and opportunities for all citizens.

To provide opportunities which encourage sustainable low carbon and resilient economic growth, innovation, and commercial activity and create opportunities for new economic growth and employment, in both urban and rural areas that are both appropriate for, and attractive to, the needs of different industries, while at the same time identifying, coordinating and improving the provision of infrastructure necessary to allow Waterford City and County to grow and prosper over the long term.

To develop, deliver and promote Waterford as a year-round world class tourism destination, with authentic, memorable experiences which attracts local, regional, national and international visitors generating long term and lasting benefits to enhance and support local communities and realise additional economic growth, jobs and prosperity for the people of Waterford.

To develop and market Waterford as a 'UNESCO Learning City', and to provide the necessary infrastructure, education and employment opportunities, complete with a university of significance, and associated accommodation, amenities and the quality of life to enable Waterford to compete at a national and international level as a modern European city of scale and significance. Key elements to this will be 'talent retention and talent attraction' with the South East Technological University, headquartered in Waterford City, playing an active part in creating the kinds of educational and employment opportunities required to support this Objective.

To ensure that Waterford City asserts itself as the primary retail and commercial destination of the South East Region through the meaningful redevelopment of key sites within the City Centre and the strategic development of the North Quays.

4.0 Introduction

Our vision is to support a strong, sustainable, resilient and successful economy, underpinned by tourism, enterprise, innovation and skills, and access to quality education for all.

This will be facilitated by creating places that can foster enterprise and innovation, and attract investment and talent, and can be achieved by building regional economic drivers for Waterford as listed in the RSES and by supporting opportunities to diversify and strengthen the economy/circular economy, to leverage the potential of places.

Access for all to a range of quality education facilities is a defining characteristic of attractive, successful and competitive places. There is an acknowledged link between educational attainment and quality of life. Education is positively related to economic growth, with greater levels of attainment giving access to wider sections of the labour market; and education reduces the risk of social exclusion and poverty, and encourages social participation. We will achieve this by supporting the growth and development of all learning institutions and promoting and fostering links with business/ enterprise and technological innovation. The development and enhancement of Lifelong Learning and Healthy City initiatives in Waterford will be essential components of achieving UNESCO Learning City/ Region status. The Development Plan will also support the development of the Learning City/ Region initiative to other urban and rural centres of population through existing networks (e.g., the Library Service), and support the preparation and implementation of a Learning Region Strategy.

The Council supports the planned transition of WIT to South East Technological University (SETU), headquartered in Waterford City, this development will act as a key enabler to transform Waterford into the South-East Regional Capital and into a modern European University City. The new university will engage in a wide variety of activities, its contribution to the city and county will be far reaching and will involve the following:

a. a scaling up of higher education provision

    i.   to increase the level of educational attainment amongst the regional population,

    ii. to address the outward migration of talent from the region, and

    iii. to increase the flow of students and others into the region.

b. the deepening of impact on regional society and the economy through increased high-quality research and innovation activity

    i.   increasing the knowledge capital of the region through enhancing the excellence of the research from within the academy,

    ii. focusing the application of that knowledge to drive the social and economic development of the region in domains of regional specialism and high impact,

    iii. as well as providing high-end, high-impact, well-paid employment opportunities for graduates, post-graduates, researchers and technical professionals.

Employment and economic growth play a vital role in the planning system in delivering sustainable goals for the public good, improving the social and economic prospects of all residents, and the economic health and resilience of our city and county. Waterford must be "open for business" to become a successful, resilient and sustainable place, meeting the many different and changing needs and location requirements of the different sectors and sizes of business. Such an outlook also requires a concentrated, co-ordinated and collaborative cross-sectoral and cross-departmental approach, which seeks to deliver initiatives in a targeted manner and with a strategic focus.

A proactive and active land management process, with strategically located land banks (brownfield and greenfield), is key to facilitate economic growth and development. To promote a diverse and resilient economy we will have to build on our existing assets (natural, cultural, and built environment), and put into practice new ideas from our colleges, research organisations, and our skilled workforce. We also need to improve our connections through upgrades to our transport and high-speed digital communications networks and play a more proactive role towards a low carbon economy.

In respect of the key broad functions and core elements which the Development Plan can support in relation to economic development, these include:

- Setting out a planning framework for economic development that is in line with the plan hierarchy, settlement hierarchy and Development Plan Core Strategy and supports communities across Waterford.

- Ensuring an adequate supply of zoned and serviced land for economic and employment-generating uses and growth at appropriate locations.

- Developing a strategy for retail and tourism/ leisure.

- Promoting and facilitating an improvement in the quality of life in all parts of the City and County.

- Supporting the provision of education facilities and the knowledge economy in order to assist in fostering a culture of innovation, lifelong learning and life skills.

- Facilitating and supporting entrepreneurial activity and clustering opportunities.

- Supporting sustainable employment growth around Waterford's natural resources.

- Supporting key sectors for growth, including those at strategic transport/ access locations.

- Provide a consistent approach to economic development that in turn generates certainty and clarity for applicants, developers and investors involved in the development process; and,

- Provision of a framework of development management standards to promote best practice implementation of development in order to ensure and contribute towards a sustainable and high-quality environment.

Our approach to assisting in delivering balanced economic growth and development is underpinned by four priorities:

- Investing in our people and our infrastructure in a sustainable way.

- Fostering a culture of innovation, research and development.

- Promoting inclusive growth and creating opportunity through local and regional cohesion; and,

- Promoting integrated connectivity to boost our collaborations, trade and investment, health and wellbeing.

4.1 Context

In terms of locations of employment, the CSO's POWSCAR data offers a valuable insight. Figure 4.1 below provides a visual indication on the major areas of employment. The map details the number of local jobs within the Waterford Electoral Divisions (EDs). In total, there are 44,901 persons resident in Waterford who are at work. Of these, 38,423 jobs are located within Waterford, with 71% (27,345 being located in Waterford City (based on location of job via POWCAR, 2016).
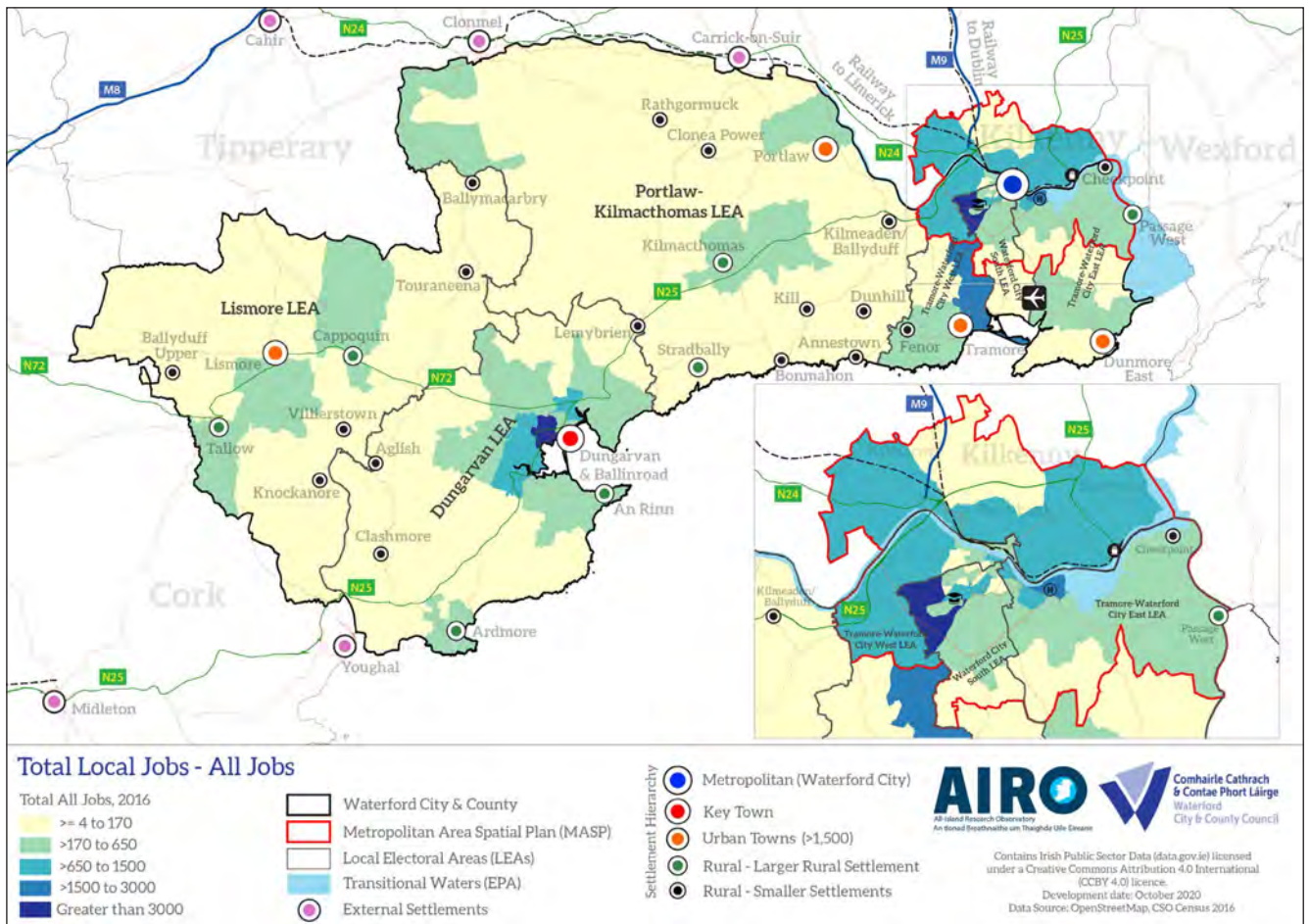
Figure 4.1 Location of Jobs in Waterford

This shows the significance of the MASP area, Waterford City and indeed Dungarvan as the main employment centres in Waterford. Darker shaded areas are those where there is a higher proportion of persons employed, relative to residents. Workplace zones in, or adjacent to, larger settlements show higher concentrations of employees. However, there are several rural workplace zones that also record high proportions of workers. Waterford's economy has traditionally depended on strong agricultural and manufacturing sectors, with retail also comprising a major contributor to the City's economy. The 2016 census demonstrated that the economic baseline has expanded, and the Waterford economy is well supported in:

• manufacturing (16.3%).

• commerce and trade (20.9%); and,

• professional services (25.3%).

Employment opportunities thus cover a broad-spectrum including Biotechnology, ICT and engineering, manufacturing and processing, professional services, tourism and hospitality, and local services. Economic sectors are likely to continue to be restructured. This is likely to include further broadening and addition of higher value-added activities in the pharmaceutical, life science, engineering, international business services sectors, as well as tourism. Agriculture in Waterford also supports thousands of jobs in the rural economy, both directly in food and drink processing and also in the wider agri-industry.

4.2 Location

Generally, new employment generating enterprises will be encouraged to base themselves in the city or existing towns, villages and settlement nodes, in support of the Development Plan Core and Settlement strategies, and in proximity to existing infrastructure, services and concentrations of employment. As such, policies relating to economic development and shaping our businesses, echo the key economic principles of the Southern Region's RSES[1].

4.3 Strategic Employment Development/ Growth Areas

Projects and strategic employment areas identified through the NSOs and RSOs (included in Table 4.1), are regarded as key growth enablers for the City and County. They are also central to achieving sustainable economic and employment development, resilience, and growth. This will enhance and support our quality of life, together with the integrated provision of enabling infrastructure and utilities generally, including that of green/ blue infrastructure and improved public infrastructure and services.

1   (i) Smart Specialisation (ii) Clustering (iii) Capacity Building (iv) Knowledge Diffusion, and (v) Placemaking for Enterprise Development.

4.4 Networks, Clustering, Innovation/Enterprise Hubs and Social Enterprise

In addition to the active land management of economic sectors, the council aims to support and facilitate clustering/ innovation hub initiatives within and across sectors. Strengthening and developing clustering or innovation hub potentials (e.g. engineering, food, circular economy, creative industries, ecommerce, crafts, and tourism) will further attract and embed foreign owned companies and stimulate the growth and start-up of more innovative Irish owned enterprises.

Within the urban context, Waterford has existing clusters/ innovation hubs, including life sciences, communications technology, and manufacturing, centred around and supported by a number of high-quality research centres. These include TQS in Lismore, the Telecommunications, Software and Systems Group (TSSG), the Pharmaceutical and Molecular Biotechnology Research Centre (PMBRC), Crystal Valley Tech and the South Eastern Applied Materials Research Centre (SEAM), as well as the ArcLab Research and Innovation Centre which is a focus for tech start-ups, and RIKON, a centre of Innovation in Business Technology Management, all with links to SETU. A number of these also support the wider city region. The Council will support the construction, and enhancement, of an extensive city and county-wide innovation network that will link all enterprise centres and related facilities through the SETU ArcLabs Innovation centre into one powerful ecosystem with significant resources, access to high quality research, business support, and other infrastructure.

In addition to the above, clustering initiatives in the rural context, with communities working together, have resulted in the identification of a number of distinctive strategic areas within geographic clusters forming rural economic development zones[2] within their respective areas as per Table 4.1.

Such initiatives assist in providing a network and connected nodes of support for start-up business, learning, and co-operative initiatives throughout the city and county, and the Council will continue to assist in facilitating and supporting the provision of facilities which will support and strengthening these.

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2   Functional economic areas where the 'boundaries' reflect patterns of economic activity (e.g. Travel-to-work) rather than administrative areas

It is recognised that important symbiotic relationships exist between settlements/areas which advance enterprise and innovation at both a sub-regional and local level. Settlements and areas can share similar economic strengths and specialism's, which combined, provide strategic opportunities to drive the regional economy, contributing to and interacting with the larger centres of growth such as key towns and metropolitan areas. These networks present opportunities for collaborative projects and shared benefits from strategic infrastructure investments, particularly from improved inter-regional connectivity (transport networks and digital communications) perspective.

Regional Policy Objectives RPO 28 – Collaboration/partnership, RPO 29 – Rural Settlement networks and RPO 30 – Inter-Urban Networks as Regional Drivers of Collaboration and Growth recognise the important role of the development plan in fostering and supporting collaborative partnerships. The RSES also identifies the following potential networks which are supported through the policy objectives of the Development Plan:

- Limerick – Waterford Transport and Economic Network: This potential network along a strategic east-west axis across the region links the cities and MASP areas of Limerick and Waterford and the Atlantic Economic Corridor and Eastern Corridor along with the Key Town of Clonmel and the towns of Carrick-on-Suir, Cahir and Tipperary. Early initiatives along this axis include the River Suir Blueway.

- Waterford-Kilkenny-Carlow-Dublin M9/Rail Network: A potential inter-regional network and opportunity for economic collaboration connecting the Waterford Metropolitan Area and Key Towns of Carlow and Kilkenny City on a strategic road and rail corridor linking the region to the Dublin Metropolitan Area and Eastern and Midland Region.

- Cork, Limerick-Shannon and Waterford Metropolitan Area Network.

- Cork to Waterford Transport and Economic Network including the River Blackwater Blueway and inter-county Greenway network.

- Eastern Corridor (Dublin Belfast Economic Corridor extending to Rosslare Europort including Gorey-Enniscorthy- Wexford & strong connectivity to New Ross, Waterford/Belview Port)).

Waterford City and County Council supports partnership and collaboration and the delivery of sub – regional, inter-urban and local networks which enhance the sustainability and resilience of communities in Waterford and across the broader region, while also supporting improved intra-regional connectivity between networked settlements by means of public transport, rail, inter-urban walking and cycling routes, greenways and e-mobility initiatives. Opportunities for networks and clusters are identified in Table 4.1 while transport connectivity is considered further in Chapter 5.

Social Enterprise is considered to be critical to the continuing improvement in welfare and living standards of people living in rural and urban communities in Waterford and will continue to be supported by the Council. It acts on enterprise, employment, second chance education, climate action, security, mental and physical health, transport, childcare and elderly care, performing arts, sport and recreation, social and economic inclusion, community services, infrastructure, facilities and all types of people and infrastructural programs.

Table 4.1 Strategic Employment Locations	
Employment Opportunities	Strategic Development Areas
Increased densities and brownfield regeneration in existing built-up areas	• City Centre (including Viking Triangle, • Waterford Cultural Quarter centred on O'Connell Street • Former Waterford Crystal Site, Cork Road • 'Gas Works' site (Johnstown Industrial Estate) • Millers Marsh • Bolton Street Car Park • Brooks Site • Waterford City East/Dunmore Road
Employment and retail hubs in accessible locations to complement city/ town centre	• North Quays SDZ • City Centre – Michael Street • Bilberry – former Waterford Stanley Site • Dungarvan (former Glanbia site) • Tramore –Riverstown and Pickardstown
Commercial and research synergies in proximity to hubs such as a University/ Hospital/ Airport/ Port	• SETU/ Research & Innovation Centre • Knowledge Campus • University Hospital, Waterford • Waterford Airport • Port of Waterford (Belview).
Strategic regional and rural enterprise sites for campus-style/ space intensive uses to strengthen local employment base	• IDA Business and Technology Park, Butlerstown, • Waterford Industrial Estate, Cork Road, • Existing Enterprise Centres: Dungarvan, Portlaw, Tallow, Lismore, Cappoquin, Dunmore East, Kilmacthomas, Dunhill • Additional/ New Enterprise Centres/ Co-working hubs: Dungarvan, Tallow, Lismore, Cappoquin, An Rinn (Gaeltacht na nDéise), Villierstown and Portlaw.
Sub-Regional, Inter-Urban, Urban and Rural Networks and clustering synergies to leverage 'connectedness' and collective and collaborative efforts	• Limerick – Waterford Transport and Economic Network • Waterford-Kilkenny-Carlow-Dublin M9/Rail Network • Cork, Limerick-Shannon and Waterford Metropolitan Area Network • Cork to Waterford Transport and Economic Network. • Eastern Corridor (Dublin Belfast Economic Corridor extending to Rosslare Europort, New Ross and Waterford/Belview Port)). • SETU Carriganore Campus/ SETU Research and Innovation Centre; IDA Business & Technology Park • Blackwater Valley and Blueway • Copper Coast • Comeragh Uplands • Waterford Estuary • Waterford Greenway • Gaeltacht na nDéise.

Economic Policy Objectives

ECON 01	We will support and facilitate regeneration, consolidation and growth at strategic employment and nodal locations along strategic public transport corridors, and maximise commercial and employment development opportunities so as to foster more sustainable economic growth, diversity and resilience in accordance with the Core and Settlement Strategies by:

- Providing appropriate and adaptable zoning and use provisions throughout the city and county;
- Maximising the efficiency of zoned lands by advocating for and facilitating the provision, upgrade or refurbishment of necessary and timely supporting infrastructure, sustainable transport opportunities, and utilities.
- Work closely with the Southern Regional Assembly, neighbouring Local Authorities, TUSE, the Chamber's, the IDA and other agencies to build and maintain a shared evidence base and monitoring framework to guide and enable the sustainable growth of our economy and communities.
- Collaborating with government departments and agencies to build our shared bidding expertise and capacity so as to identify infrastructure deficits and opportunities, prepare strong business cases and identify funding sources, to bid, and successfully attract competitive funding which will deliver on the goals of the NPF and RSES and other national strategies that support regional and local authority statutory plans, associated strategies and local economic and community plans;
- Supporting the development of small-scale ancillary services in large industrial and business parks where they do not detract from the vitality and viability of the city or town centres in the subject settlement.
- Favourably considering the redevelopment of brownfield sites and disused agricultural or commercial buildings in urban and rural areas for industrial, enterprise or cultural developments, subject to normal planning considerations.
- Ensuring that significant employment development is located at strategic locations as identified in Waterford MASP, in Table 4.0 and that other new employment generating enterprises base themselves in the city or existing towns, villages and settlement nodes, in proximity to existing infrastructure, services and concentrations of employment.
- Supporting and facilitating a business environment that is attractive, accessible and healthy, and places Waterford City at the forefront of destinations for inward investment in the state and supports its role in the city region as the regional driver of growth.

ECON 02	**Strategic Employment Locations**

To support significant employment growth and development at strategic employment locations as identified within the Waterford MASP, Waterford Airport, The Port of Waterford, Dungarvan Key Town, Tramore and Kilmeaden, having regard to service availability, accessibility by sustainable transport modes, place-making for business, and the built and environmental context.

We will also promote and facilitate employment in all our settlements where investment can be focused on:

- Creating additional and multi-purpose employment opportunities to secure the long-term sustainable social, and environmental development of rural areas.
- Encouraging economic diversification.
- Supporting research, innovation and enterprise development, including through the support for/ provision of, incubation facilities.
- Support the development of a network of digital hubs in order to attract new and start-up business; and
- Facilitate the growth of rural enterprises and sustain a local rural hinterland.

Economic Policy Objectives

ECON 03	**Planning for Appropriate Economic Growth** To encourage, promote and facilitate economic and employment growth, resilience, diversity, social enterprise and the regeneration of underutilised areas. Development proposals will be supported which demonstrate that: • The proposed development is of a high standard of design, layout, access, parking, and landscaping, and integrates and contributes positively to the built quality and amenity of the site and its surroundings. • The proposal contributes positively to the quality and amenity of the receiving environment, built or natural, and the amenity of any residential properties in the vicinity. • The proposal is readily accessible by public transport (where available), bicycle and foot, or contribute towards provision of new routes to serve the area. • The proposal, where likely to result in at least 50 employees commuting to the site, contains a Green Commuter/ Mobility Management Plan showing how at least 33% of the workforce will commute without driver-only occupancy of a private motor vehicle. • The proposal incorporates SuDS and other nature-based solutions to manage surface water and ensure that run-off rates do not exceed existing site or greenfield (in the case of undeveloped lands) rates, and/ or improve these where they may be problematic; and, • The proposal demonstrates clear compliance with Volume 3 Development Management Standards of the Development Plan. *Note: For further details of the Council's partnerships with private and public sector organisations to regenerate the city and county's economy and employment, refer to the Waterford Cultural Quarter (WCQ) Strategy and other relevant strategies, e.g. The Rural Waterford Visitor Experience Development Plan; Waterford LEADER Local Development Strategy (LDS).* *For details of the MASP proposed public transport, cycle and pedestrian infrastructure, refer to the Chapter 3, 5 and Volume 2 Development Management Standards of this Development Plan.*

Economic Policy Objectives	
ECON 04	**City and Town Centre First Approach** We will support national policy as stated in Town Centre First: A Policy Approach for Irish Towns (DHLG&H/ DRCD) 2022 across Waterford City and County. When considering advancing local authority initiatives, and submitted development proposals, we will adopt a city and town and city centre first approach in a manner consistent with the principles of compact growth and mixed-use development, as committed to in 'Town Centre First'. We will support and enable vibrant and viable centres to accommodate a diverse range of commercial, community, heritage, riverside/ marine, amenity and residential uses to ensure they fulfil their role in supporting sustainable communities. Where proposals are not appropriate to, or cannot be accommodated in a settlement centre, we will adopt a sequential approach to identify the most appropriate location in line with the policies and development management standards of the Development Plan. To this end, the Council will promote, facilitate, and undertake works and initiatives aimed at: • An integrated and 'whole of local government' approach to packaging relevant funding schemes (e.g., TVRS; Outdoor Recreation; FLAG; CLAR; URDF; RRDF) towards town/ village renewal/ rejuvenation plans. • Encouraging and facilitating increased 'living over shops' and above-the-shop conversions to expand the availability of housing and contribute to greater vitality and vibrancy. • Enhancements to our streetscapes and public/ urban spaces, including those that support active transport. • Ensure 'added value' is included in all public works programs, for example in respect of include Green Infrastructure/ low carbon elements, and measures which include/ provide for increased social interactions and experiences. • Promoting a 'Town Centre First Approach' founded on the 'Collaborative Town Centre Health Check Program' as set out in the Guidelines, and utilising a cross departmental approach to address identified issues. • Supporting a transition from traditional villages to Smart Villages status (EU Action for SMART Villages Initiative), and the revitalisation of rural communities through social and digital innovation, and connectivity. • Incentivising the regeneration, upgrading and reuse of underused and vacant building stock.
ECON 05	**Collaboration** We will continue to actively undertake a leadership role to progress and secure the economic strategy and policy objectives of the NPF and RSES/MASP, the South-East Regional Enterprise Plan, South East Regional Skills Forum, the Local Economic and Community Plan (or any subsequent revisions of these) and the Development Plan and its Core and Settlement Strategies. In providing this leadership role, the Council will foster a whole of local government collaborative approach to proactively, engage with communities, stakeholders, sectoral interests and adjoining authorities to achieve collective support and successful implementation of the Development Plan, in line with the policies and objectives set out in national, regional and local strategies.
ECON 06	**Regeneration** We will facilitate and participate in regeneration projects so as to revitalise under-utilised business parks and industrial estates and promote the regeneration of obsolete and/or under-utilised buildings and lands that could yield economic benefits and/or social enterprise, with appropriate uses, subject to compliance with the policies and development management standards of the Development Plan.

Economic Policy Objectives	
ECON 07	**Active Land Management** To carry out the functions of the local authority in a co-ordinated manner in order to assist in the proactive targeting of underutilised, vacant and derelict lands and buildings, and general building stock, in pursuing the achievement of the policy objectives of this Development Plan), and in order to facilitate an Active Land Management approach to the sustainable growth and development of Waterford City and County. This will be achieved/ assisted by: • The establishment of 'working team' (or similar), consisting of a multidisciplinary team drawing from the existing established expertise of a number of different units within Waterford City and County Council. • The strategic management of public, local authority owned land, including planning and design. • Using the Planning and Infrastructural Assessment (Appendix 14 and 17) to identify the readiness of lands to accommodate development. • Facilitating the timely co-ordination of support infrastructure and utilities in order to foster and progress plan and infrastructure led development. • Measures to support the change of use from vacant commercial units to residential, using the Council's statutory powers, where appropriate, under the Derelict Sites Act 1990 (as amended) and the Urban Regeneration and Housing Act 2015 (as amended). • Promote and facilitate a greater understanding of the exempted development provisions in relation to 'Use Classes', i.e. Part 4 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended). • The acquisition by agreement or compulsory purchase, of vacant, derelict or underutilised sites or buildings, in order to address incidents of urban decay and vacancy, ensure revitalisation and conservation of our built heritage; regeneration of underutilised sites/ buildings, and bring about long-term economic and social/ community development and sustainability; • A co-ordinated focus on identifying appropriate and new funding streams and/ or initiatives aimed at supporting and facilitating the sustainable development of our City and County. • An integrated, 'whole of local government' approach to packaging relevant funding schemes (e.g. TVRS; Outdoor Recreation; CLAR; URDF; RRDF) aimed at town/ village renewal and rejuvenation initiatives. • Ensuring the successful management and progression of existing initiatives approved for grant funding under the URDF and RRDF • Proactive engagement and collaboration with stakeholders, including the LDA; Housing Agencies, and other bodies, and through the MASP Implementation. • Targeted collection and appropriate use of the vacant sites levy as a site activation measure to ensure the beneficial (re)use of vacant land. • Investigate options and opportunities for Joint Venture partnership approaches to the assembly, integration, development, and release of land to progress and ensure the realisation of the Development Plan objectives. • Driving strategic land assembly (i.e. such as being done by the LDA) working with landowners (public and private) to smooth out peaks and troughs of land supply, stabilising land values and delivering increased affordability

Economic Policy Objectives	
ECON 08	**Creative Industries** To work in conjunction with the Waterford Local Enterprise Office (LEO), LEADER and all relevant stakeholders to support and deliver the further development and expansion of new workspace for SMEs, the creative industries, film industry, artists, and the fashion and craft industries in Waterford, and particularly in new commercial and mixed-use developments, or where underutilised buildings are being brought back into use. Larger-scale commercial development proposals should consider the scope to incorporate a range of sizes of business units, including for SMEs. Flexible workspace can include a variety of types of space including serviced offices, co-working space and hybrid industrial space. What constitutes a reasonable proportion of workspace suitable for SMEs should be determined on the circumstances of each case, and strategies in place (such as the Waterford Cultural Quarter (WCQ) in the Viking Triangle Area of Waterford City).
ECON 09	**Fostering and Supporting Economic Collaborative Partnerships** We recognise and support collaborative economic partnerships at a local, sub – regional and inter – urban scale and recognise its capacity to act as a multiplier delivering growth of scale. We will work with project proponents, neighbouring local authorities, state agencies and statutory providers to build and enhance our networks, our shared assets and specialism and identify and support strategic opportunities particularly through the provision of sustainable and shared infrastructure.

4.5 Waterford Regional Airport

At a national level, as we are a peripheral country in Europe, air transport is essential for trade, inward investment and tourism. The UK's exit from the EU in 2019 highlights the importance of NSO 6 (High Quality International Connectivity) and the importance of continuing investment to further improve the quality of airport and port[3] facilities, given their role in maintaining transportation linkages with crucial EU markets. The requirements for increased connectivity, to proactively develop aviation enterprise and to maximise the aviation sector's contribution to the economy have also been identified in national policy[4] which "recognises the important role that regional airports play in their areas and in regional development".

In the context of the RSES, the return of scheduled passenger services to Waterford Airport and associated investment infrastructure is highlighted as one of the key elements in making the Waterford Metropolitan Area a successful enterprising economic engine thriving metropolitan and regional enterprise growth. Waterford Regional Airport has a central role to play in supporting and increasing the economic development, tourism and critical mass of Waterford, and in improving the connectivity of the South East Region. A Masterplan for the Airport and the Airport Business Park is included at Appendix 12.

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3   €140m investment is planned for the region's deep seaport – the annual value of goods through the Port has been estimated at €1.7 billion in 2017, with 1,000 jobs directly and indirectly supported. An estimated +4% per annum growth is projected to 2040 - with Belview Waterford Port and Rosslare being the closest Irish ports to mainland Europe,

4   A National Aviation Policy for Ireland, Department of Transport, Tourism and Sport, August 2015

Airport Policy Objectives

ECON 10

Waterford Airport

In line with EU national and regional policy support in respect of air access from regional airports, we will, where it would contribute towards the proper planning and sustainable development of Waterford and comply with all environmental legislation and policies and objectives contained within this Plan and higher level planning documents, including the National Planning Framework and Southern Regional Spatial and Economic Strategy

- Support the Airport's mission statement and provide marketing support and identification of additional support mechanisms and potential route opportunities for tourism and cargo services.
- Identify and assist in obtaining/ securing capital investment in order to advance and implement infrastructure, utility and facility improvements at Waterford Airport in order to unlock the local, regional and international economic potential of the airport.
- Work towards promoting, facilitating and developing a cluster of business aviation companies with a focus on developing a Centre of Excellence for Business Aviation on the Business Park zoned lands at Waterford Airport.
- Facilitate development proposals in the Business Park which are consistent with the Waterford Regional Airport Masterplan, as set out in Appendix 12 of this Development Plan; and
- Have due regard to the operational and safety requirements of the Airport when considering development proposals in the vicinity.

4.6 The Port of Waterford

The Port of Waterford is Ireland's closest multi-modal port to Continental Europe with significant capacity for growth. A Port of National Significance (Tier 2) and a Comprehensive Port on the Ten-T Network, it currently handles 1 million tonnes of bulk product (primarily Agri-Related) and 100,000 tonnes of break bulk (timber, steel). The Port of Waterford Master Plan provides a framework to provide for future infrastructure investment requirements for enhanced capacity, which includes quay extensions, widening and deepening of shipping channels and installation of walling to reduce requirements for dredging, deeper berths at quays, and a larger turning basin.

The RSES supports development of freight rail services and facilities at the Region's ports. For the Port of Waterford, this will require improvements to the Waterford to Limerick rail line as a key strategic freight corridor to build the Region's international connectivity. For the Port to function effectively for the State and support modal shift freight rail as part of wider climate action programmes, effective financial incentives should be provided. The Port has a significant industrial hinterland including the IDA's 55 ha Strategic Industrial land bank and the port has identified the need for further additional land and facilities to support port activity in the Master Plan.

Port Policy Objectives	
ECON 11	**The Port of Waterford** Waterford City and County Council will (in conjunction with Kilkenny County Council) support the development of the necessary port infrastructure and associated road and rail connectivity required to support the development of the Port of Waterford Belview and to support the role of the Port as an Economic Driver for the South-East.

4.7 Rural and Marine Economy

Achieving real and sustainable competitive advantage, diversity and resilience in our rural areas and economy, based largely around our local assets (i.e. community, geography; distinctiveness of character), and connectedness between the rural towns and villages and within clusters, is key to realising and boosting individual and collective innovation, diversity, efficiency and prosperity in the rural economy.

The rural economic strategy of the Council is aimed at providing our rural areas with the necessary support, tools, and financing mechanisms (where available), to develop and execute an effective strategy for the individual rural areas and clusters. One of the ways in which the Council is seeking to support this, is through the formulation of a Waterford Rural Visitor Experience Development Plan (VEDP). The VEDP is intended to complement the work of 'Visit Waterford' in promoting Waterford as a destination and create and promote coherent rural visitor experiences throughout our County, based around our distinct rural clusters and their distinctive and unique collective offerings.

The Council acknowledges that the development of rural enterprise and employment opportunities are vital to sustaining the rural economy and will continue its support of the sector through appropriate policy formulation and support for rural based enterprises and supporting infrastructure, including digital infrastructure. In accordance with the economic strategy for Waterford, appropriately scaled enterprises should be directed to small towns, villages and business/ industrial zoned lands in Waterford City and our larger towns, in accordance with the core and settlement strategies.

Agriculture, horticulture, forestry, tourism, aggregates, renewable energy production and rural resource-based enterprise will also be facilitated, as will appropriate on-farm agricultural diversification[5]. The Council recognises a balance between rural development, including diversification and protection of the rural environment, requires careful management. The Council will also support micro-enterprises and cottage style industries in rural areas, where they do not detract from the rural character of the area, or have a negative effect on the surrounding environment or land uses.

The Council recognises that with appropriate care in initial site selection, process design and environmental monitoring, mineral extraction can be compatible with a wide range of appropriate adjacent land uses and habitats. Figure 4.2 identifies the location of significant aggregates across Waterford derived from the Geological Survey of Ireland aggregate potential mapping and exploration records. All new applications for quarries will be assessed having regard to DoEHLG Guidelines such as the "Quarries and Ancillary Activities, 2004" and Development Management DM 35, Volume 2 of the Development Plan.

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5   Typical uses could include those such as defined as examples of farm-based diversification into non-agricultural activities in the CAP Rural Development Programme 2007-2013 (p141).
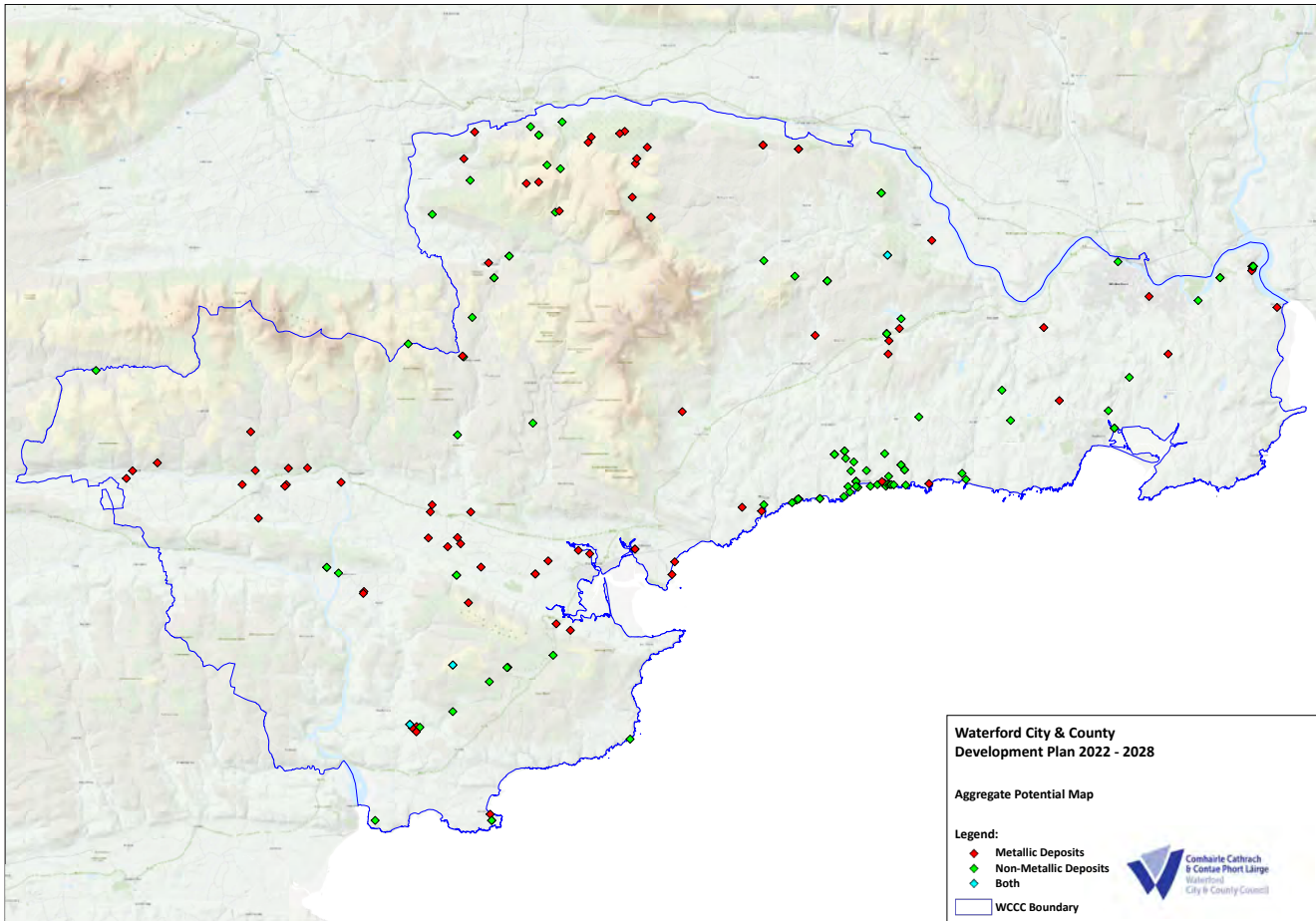
Figure 4.2 Aggregate Potential Map

It is also important that opportunities are afforded and maximised, where appropriate, for home-based working. Home working can contribute significantly to a local economy, and the general sustainability of local areas, as such working arrangements can benefit individuals, families and the local community in addition to contributing to more sustainable land use patterns by reducing the need for commuting.

Advancements in technology mean that there is more scope for residents to work from home, either in a purpose built live-work unit, or by utilising an area in an existing dwelling. By supporting small-scale economic activity and an entrepreneurial culture, there is potential for some of these businesses to expand and take up conventional, larger business premises in our rural settlements, towns and villages, and contribute to the growth of the rural economy.

In relation to our marine economy, the Port of Waterford is regarded as a main port for passenger and cruise ship visits, with potential for expansion. There are also strong location, functional, economic, social and administrative links between Belview Port and Port of Waterford. The future development of Rosslare Port and the Port of Waterford and various interrelated and integrated sectoral linkages, places increased demands on the existing transport road and rail) network, in particular the road network, with the potential for large freight transport. The need for improved accessibility and associated additional investment to achieve this is recognised, and the Council will support and promote the critical need and implementation of such infrastructure.

Marine and river-based fisheries support and sustain small coastal and rural communities across the County, and active fishery harbours in Waterford are located in Dunmore East, Dungarvan, Heilbhic (Helvick), Passage East and Tramore. Dunmore East (a National Fishery Harbour Centre) is particularly noteworthy as a primary landing port and main fishing harbour with regard to economic turnover and landing, whilst the Gaeltacht is a significant contributor to the national aquaculture industry.

Rural and Marine Policy Objectives	
ECON 12	**Rural Economy** To support and facilitate the provision of enabling infrastructure and utilities in our smaller towns and villages so as to cater for appropriate and sustainable economic growth and development. Commercial development proposed within settlements should be at a scale which is appropriate to the settlement function as identified in the Settlement Hierarchy. Development proposals should be compliant with the policies and development management standards of this Development Plan and should underpin the proper planning and sustainable development of the area.
ECON 13	**Rural Resources** To facilitate farm or rural resource related enterprises and diversification, including food production and processing on farm/ agricultural holdings, mineral and aggregate extractive industry, aquaculture and marine, the circular economy, and proposals which support rural tourism initiatives which are developed upon rural enterprise, social enterprise, natural/ cultural heritage assets and outdoor recreational activities, subject to the capacity of the site and the location to facilitate the proposal. Subject to environmental policies and the development management standards of this Development Plan, the nature and scale of any proposed development will be assessed having regard to a number of factors, including nature and scale of the existing operation, building, or tourist attractions, source of material (where appropriate), traffic movements, water and wastewater requirements, capacity to reuse existing and redundant buildings, and likely impacts on amenity and the environment and the Natura 2000 Network.
ECON 14	**Local Workspaces** To engage in local partnerships with stakeholders/ community groups, and social enterprise, together with other funding organisations, to assist in identifying, facilitating and promoting smart working locations and economic enterprise and growth/ regeneration, by encouraging and facilitating the provision (subject to funding availability), of local workspaces, small business units, new Enterprise Centres /Co-working hubs, and/ or grouped 'units' or spaces which can provide a multi-functionality of purpose and use, adding vitality and vibrancy to an area. Social enterprises running repair, reuse and recycling initiatives will also be encouraged where considered appropriate.

Rural and Marine Policy Objectives	
ECON 15	**An Gaeltacht** To support the implementation of Plean Teanga na nDéise 2018 – 2024 in collaboration with Údarás na Gaeltachta, Comhlucht Forbartha an nDéise, and the broader community by: • Further developing the capacity of Dungarvan to function as a strategic Key Town and Gaeltacht Service Town to Gaeltacht na nDéise. • Facilitating cultural tourism and associated facilities, accessible to both tourists and the local community. • Providing a high standard of physical infrastructure within the Gaeltacht to encourage private investment in business through the medium of the Irish language. • Supporting delivery of the Údarás Business Park at Sean Phobal in order to attract new business activity. • Facilitating and supporting digital innovation through the 'Gteic' digital hub concept. • Facilitate increased connectivity between Gaeltacht settlements, Ardmore, Dungarvan, and areas of cultural interest through the delivery of a network of trails. • Supporting the delivery of social and cultural facilities in An Sean Phobal and Baile na nGall respectively; and • Facilitating a mix of social and affordable housing that supports the aim of the Language Plan. • The Council will require all proposals for commercial development in Gaeltacht na nDéise to be accompanied by a Language Impact Assessment which should demonstrate that the proposal will not have a negative impact on the linguistic viability of the area.
ECON 16	**Home-based Working** To encourage and support the provision, where appropriate, of home-based economic activity[6] (i.e. 'working from home') including the provision of small-scale individual enterprises. Proposals for such development will be required to demonstrate the following: • The dwelling remains as the main residence of the practitioner. • The nature and scale of the proposed development is appropriate to, and compatible with, the character and amenity of the surrounding/ adjoining area. • The proposed development will not be detrimental to surrounding amenity with particular regard to hours of operation, noise, smells and general disturbance. • The anticipated level of traffic generation (type and frequency) does not adversely impact on public and traffic safety. • The generation, storage and collection of waste; and • The proposed development will not materially impact on the integrity of any European Site.

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6   Home based economic activity is defined as small scale commercial activity carried out by residents of a house which is subordinate or ancillary to the use of the dwelling as a place of residence.

Rural and Marine Policy Objectives	
ECON 17	**Marine Development** We will facilitate the sustainable growth and development of the aquaculture, fisheries and marine leisure sector, including in relation to improved water quality. The development of marinas, water sport based activities, improvement of harbours, quays and slipways, and enhanced interpretation and safety, should be considered as part of a broader strategy for these facilities to be carried out during the lifetime of the Development Plan and should be designed so as to avoid landscape/seascape or environmental/water quality degradation and adverse effects on designated sites in the area.
ECON 18	**Strategic Integrated Framework Plan for Waterford Estuary** In collaboration with relevant local authorities, the Southern Regional Assembly, government departments and state agencies, and the SETU, and in order to support the implementation of Waterford MASP Policy Objective 21, during the life of the Development Plan we will prepare an Integrated Framework Plan for the sustainable development of Waterford Harbour, in order to harness the economic, tourism, cultural and recreational potential and protect the environmental and heritage qualities of the area for all users

4.8 Climate Action and Jobs

The challenges to our society, biodiversity and economy resulting from climate change are significant and will require investment in innovative solutions to be developed and employed in order to decouple continued growth needed to deliver NPF and RSES targets from carbon emissions and build resilience across our communities and economic sectors. The RSES sets out a number of key policy objectives to develop sustainable economic pathways to achieve a reduction in our CO2 emissions with particular reference to electricity generation, the built environment, agriculture/forestry, transport and the circular bioeconomy. The Development Plan supports these policy objectives.

The economic consequences of climate change imply a strong call for action and mitigation across sectors. Fig 4.2 illustrates those areas which have been subject to economic losses from climate-related extremes during the period 1980-2017. Ireland is one of the more affected countries in Europe.
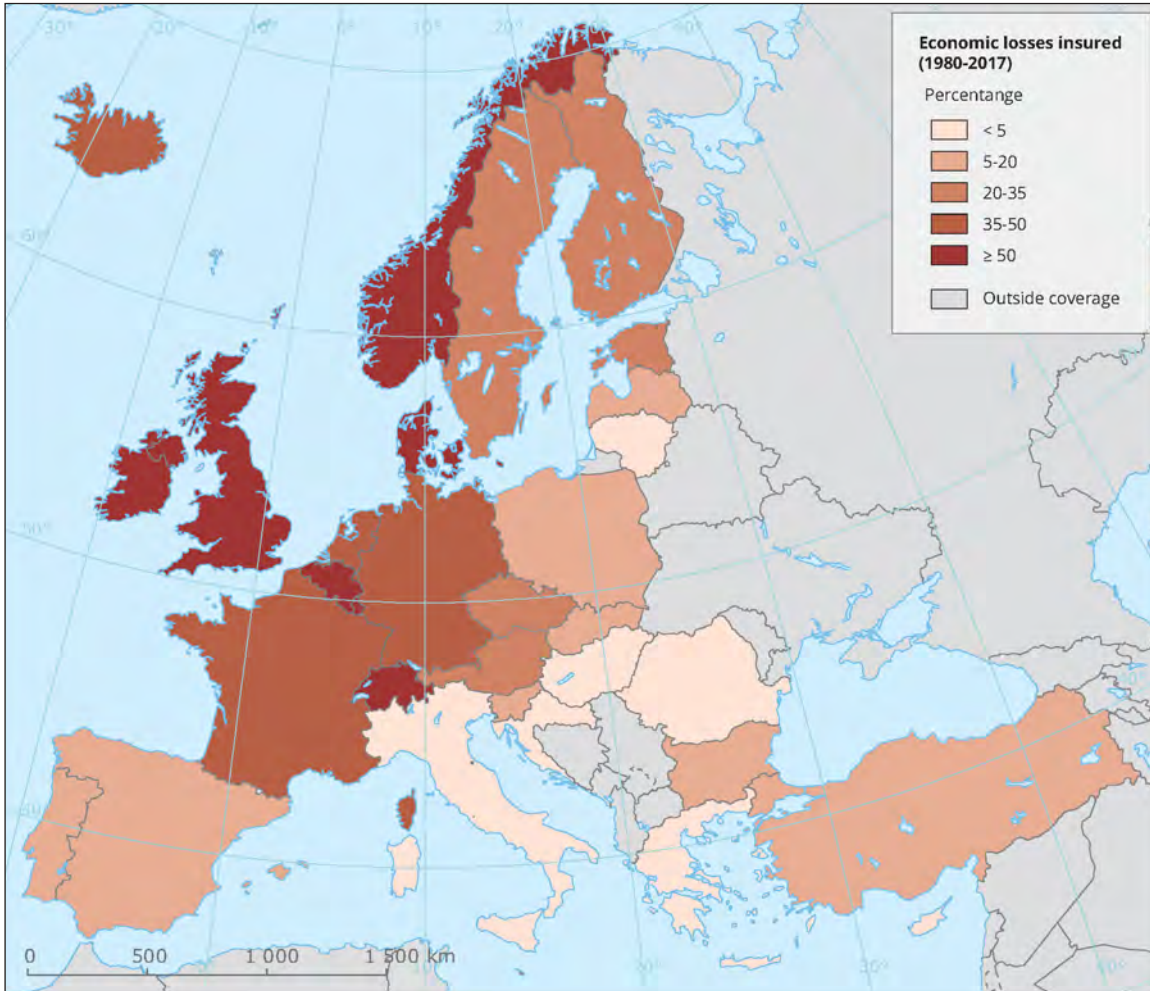
Figure 4. 3 Economic Losses due to Climate Change

Source: https://www.eea.europa.eu/data-and-maps/figures/economic-losses-insured-percentage-1

Climate change mitigation and adaptation can bring multiple benefits to the environment, society and the economy. Tackled together they open up new opportunities to promote sustainable local development including building inclusive, climate resilient and energy efficient communities, enhancing the quality of life, stimulating investment and innovation, boosting the local economy and creating jobs and reinforcing stakeholder engagement and cooperation.

Climate Action Policy Objectives

ECON 19	**Energy Efficiency** We will support investments in energy efficiency of existing commercial and public building stock with a target of all public buildings and at least one-third of total commercial premises upgraded to BER Rating 'B'. We will report annually on energy usage in all public buildings and will achieve a target of 33% improvement in energy efficiency in all buildings in accordance with the National Energy Efficiency Action Plan (NEEAP).
ECON 20	**Green Technology & the Just Transition to a Low Carbon Economy** We will support the development of sustainable economic pathways to achieve a reduction in our CO2 emissions across all sectors and the development of low carbon and green tech businesses and industries throughout Waterford City and County.

4.9 SEVESO Directive/ Major Accidents

The Seveso III Directive 2012/18/EU is an EU Directive to prevent major accidents involving dangerous substances and to limit the consequences of such accidents on people, property and the environment. It applies to establishments where dangerous substances are or may be present in specified threshold quantities. In Irish law, the current regulations through which the Directive is transposed is the Chemicals Act (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2015; S.I. 209 of 2015.

Stafford's Wholesale Ltd. T/A Stafford's Bonded, Lockheed Avenue, Airport Business Park is a Designated Lower Tier Seveso III Establishment and Trans-stock Warehousing and Cold Storage Ltd., Christendom, Ferrybank, Co Waterford is a Designated Upper Tier Seveso III Establishment under the Directive, with regard to such sites, consultation distances are established within which there is an obligation to consult with the Health and Safety Authority and Waterford City and County Fire service, in respect of any development proposals.

Industrial developments coming within the ambit of the Seveso Directives shall be given special consideration and shall be controlled under the EU Control of Major Accident Hazards involving Dangerous Substances Regulations 2000. (Refer to Development Standards, Volume 2). Overall, the Development Plan supports the development of sustainable employment generating business and economic growth at appropriate locations and subject to relevant development management standards[7].

Major Accidents Policy Objective	
ECON 21	**SEVESO III Sites** We will take into account the provisions of the Major Accidents Directive, relating to the control of major accident hazards involving dangerous substances, and the recommendations of the Health and Safety Authority in the assessment of all planning applications located within the consultation distance of such sites.

4.10 Sustainable Tourism

Sustainable Tourism is defined as 'tourism that takes full account of its current and future economic social and environmental impacts, addressing the needs of visitors, the industry, the environment and host communities'.

Waterford is a destination that is rich in assets, with a historic city, picturesque towns and villages, beautiful mountains, tranquil countryside, stunning coastline, world class visitor attractions, a wide range of festivals, activities and accommodation options , as well as a vibrant food tourism and entertainment industry.

Waterford has a reputation as an urban/ coastal/rural/cultural/ heritage destination with a mix of attractions and activities that appeal to a wide variety of visitors. Waterford's being 'Ireland's oldest city' sits well within Fáilte Ireland's branding Ireland's Ancient East and is underpinned by the strong heritage and culture theme of the Waterford Viking Triangle, Waterford's historic area. The unique combination of accessible city breaks with authentic heritage, coastal and rural outdoor activities and value for money has placed Waterford in a strong position to become one of the top visitor destinations in Ireland.

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7   Economic development satisfies the needs of everyone but in a manner that sustains natural resources and the environment for future generations

Tourism in Waterford has undergone a considerable transformation over the past ten years with significant investment in flagship tourism attractions, activity tourism and the establishment and support of high-quality festivals and events. The transformation came about as the result of several policy decisions and from the enormous effort by key organizations including Waterford City & County Council, Fáilte Ireland and key industry stakeholders who together initiated and/or supported tourism related developments that include, but are not limited to the following:

•   The development of the Viking Triangle.

•   The relocation of the global brand and visitor centre House of Waterford Crystal.

•   The opening of five Waterford Treasures Museums: Medieval Museum, Bishop's Palace, Reginald's Tower; Irish Silver Museum and Irish Museum of Time

•   The Waterford Greenway 46km off road cycling /walking trail.

•   The development of Lismore Heritage Centre

•   UNESCO Global Geopark status for the Copper Coast

•   The development of 39 accredited recreational walking and cycling trails

•   Investment in infrastructure and public realm; and,

•   Investment in flagship festivals, including Winterval, Spraoi, Tall Ships, West Waterford Festival of Food, Waterford Harvest Festival, Blackwater Valley Opera Festival and Comeragh's Wild.

Waterford is the main regional centre for the Southeast and has an environment that encourages entrepreneurship and investment. This factor, together with the upturn in the Irish economy, have in turn helped to stimulate private sector investment, with the potential of further tourism related developments to come, all of which combine to ensure that Waterford is now considered to be one of the fastest growing tourism destinations of choice in Ireland.

Valued at over 100 million Euros, Waterford's tourism economy needs to keep growing in real terms to ensure Waterford, its businesses, communities and its resident's benefit. While the tourism sector took a significant hit as a result of the Covid-19 pandemic, the rise in staycations will continue to add value to the Tourism Industry in County Waterford into the future. A successful, sustainable and accessible tourism industry will provide the backbone for Waterford as a desirable place in which to live, work, invest and to visit.

Tourism development must be balanced with the protection of the natural environment, a key attractor itself, and the people who live in these areas. Ongoing environmental management of amenities and managing visitor expectation is crucial to the promotion of sustainable tourism in the County.

Sustainable tourism facilities, when properly located and managed and particularly if they are easy to get to by a range of transport modes, will encourage longer visitor stays, help to extend the tourism season and add to the vitality of settlements throughout the year. In this regard, tourist accommodation facilities (hotels, B&Bs, Guest Houses, self-catering, caravan & camping, glamping etc), visitor centres and commercial/retail facilities serving the tourism sector will be supported (where deemed appropriate) and should generally be located within towns and villages and developed with the principles of universal design to ensure they are accessible for all. This will help to foster strong links to a range of other economic and commercial sectors and sustain the host settlement and its community. Proposals for tourist accommodation in towns and villages must be proportionate in size, appropriate in scale, siting and design to its host settlement. There are some exceptions where tourist related developments will be considered outside of towns and villages, this will be location/site specific and subject to the scale of the proposal and the receiving capacity of the area.

Waterford has a broad range of tourist amenities and attractions which include, inter alia:

- Ardmore Round Tower & Cathedral
- Blackwater Valley
- Blue Flag Beaches - Clonea, Counsellors' Strand in Dunmore East, Dunmore Strand, Tramore Beach and Ardmore Beach
- Coastal Destination Towns - Dungarvan, Tramore, Dunmore East etc
- Comeragh Mountains
- Copper Coast UNESCO Global Geopark
- Countywide accredited recreational walking and cycling trails, woodlands and parks
- Countywide Food and Restaurant Tourism
- Curraghmore House, Portlaw
- Heritage towns of Ardmore, Lismore and Portlaw
- House of Waterford Crystal
- King of the Vikings – Virtual Reality Experience in the Waterford Viking Triangle
- Lafcadio Hearn Japanese Garden, Tramore
- Lismore Castle and Heritage Centre
- Little Island and Waterford Castle
- Mahon Falls
- Mount Congreve House and Gardens
- Mount Melleray Abbey
- Saint Declan's Way
- Tomb of Edmund Rice
- Tramore Racecourse

- Waterford Greenway

- Waterford Viking Triangle

- Waterford Treasures Museums: Medieval Museum, Bishop's Palace, Reginald's Tower; Irish Silver Museum and Irish Museum of Time

- Waterford and Suir Valley Railway

- Waterford County Museum

Waterford, and the city in particular, has a strategic location in the southeast and key access and regional connectivity (high quality road/rail) to the surrounding counties such as Kilkenny, Wexford and Cork, as well as its own airport and port positioning it as a focal point of the South East Region.

While in recent years tourism development has focused on Waterford City, and the coastal destination towns such as Dunmore East, Tramore and Dungarvan and in particular with the recent success of the Waterford Greenway, there are many other areas in County Waterford that have significant sustainable tourism potential such as the West and North of the County including the Comeragh Mountains and its numerous historic towns and villages and the Blackwater Valley with its unspoiled scenery along a historic river.

The Council will seek to develop its key flagship tourism projects within the lifespan of the Plan including the North Quays Regeneration Project which has the potential to act as a significant catalyst for both the City and the wider County in terms of economic investment and attractiveness to tourists and will include a new transport hub for Waterford City, the 'Guardian of the Déise' which will be a landmark of international standard overlooking Waterford, the further development of the Waterford Experience centred on the Waterford Viking Triangle and Waterford Crystal Visitor Centre, the extension of the Waterford Greenway through the city centre to connect with the New Ross Greenway as well as extending the Greenway to the west of Dungarvan and developing a Waterford to Tramore and a Waterford to Portlaw/Carrick-on-Suir Greenway, the development of the Waterford Cultural Quarter, the development of Blueways along the River Blackwater, River Suir and Waterford Estuary, improved access to the River Suir and Waterford Harbour, to maximise the potential of Waterford as a cruise ship destination , the development of a looped route(s) around County Waterford, the development of a regional scale park within the Waterford Metropolitan Area, the development of Mount Congreve House and Gardens as a major tourist attractor, improved access to the Metal Man in Tramore, Interpretation of Waterford Medieval City Walls, and the development of world class activity facility centres for water-sports in Ardmore and Tramore in association with Failte Ireland.

The tourism objectives of the County Development Plan have been prepared in line with national, regional and local strategies. The Government's Tourism Policy Statement 'People, Place and Policy Growing Tourism to 2025' sets the Government's primary objectives for tourism i.e., to increase overseas visitors and revenue and the associated employment whilst protecting our natural, built and cultural assets. The 'Action Plan for Rural Development Realising our Rural Potential (Department of Rural and Community Development 2018) highlights the potential of activity tourism to contribute to economic growth in rural areas.

Waterford has also developed a Tourism Statement of Strategy and Work Plan (2017-2022) which will build on the existing co-operation between the public and private sectors to arrive at a 'whole- of-sector' approach to tourism. A unity of purpose between Waterford City & County Council, state agencies, the tourism industry and other stakeholders will result in an overall improvement in tourism performance that will contribute even more significantly to communities throughout Waterford. The Council will continue to support the goals and objectives of this Strategy as well as any updates to the Tourism Strategy that are adopted.

Tourism Policy Objectives	
ECON 22	**Sustainable Tourism** We will cooperate with various stakeholders and tourism agencies to build on the strengths of Waterford City as the regional capital, Dungarvan as a Key Town and County Waterford in their promotion as a tourism destination of choice. To this end, we will facilitate and encourage: Sustainable tourism 'products' and activities/ attractors in appropriate locations which are based on and reflect the city and county's distinctive history, natural and/ or cultural heritage, agri-food, marine and horticultural sector, and outdoor pursuits and recreation. Sustainable modes of transport – public transport, active transport (cycling and walking) etc; and Encourage and support investment in digital technology in the tourism sector, with a particular focus on sectors such as visitor attractions and activities with low digital presence and/or integration.
ECON 23	**Key Flagship Tourism Projects** The Council will seek to develop its key flagship tourism projects within the lifespan of the Plan including: • The North Quays Regeneration Project, • The 'Guardian of the Déise' Project' • The further development of the Waterford Experience centred on the Waterford Viking Triangle and Waterford Crystal Visitor Centre, • The extension of the Waterford Greenway through the city centre to connect with the New Ross Greenway' • Extending the Greenway to the west of Dungarvan, • Developing a Waterford to Tramore and a Waterford to Portlaw/ Carrick-on-Suir Greenway, • Development of sites of interest along the existing Waterford Greenway e.g. Woodstown Viking Site, Train Station in Kilmacthomas • The development of the Waterford Cultural Quarter, • Improved access to the River Suir and Waterford Harbour • The development of Blueways along the River Blackwater, River Suir and Waterford Estuary, • To maximise the potential of Waterford as a cruise ship destination. • The development of a looped route(s) around County Waterford taking in the many tourist attractors, amenities, trails and heritage assets. • The development of a regional scale park within the Waterford Metropolitan Area. • The development of Mount Congreve House and Gardens as a major tourist attractor • The development of world class activity facility centres for watersports in Ardmore and Tramore in association with Fáilte Ireland. • Improved public access to the Metalman in Tramore • Interpretation of Waterford Medieval City Walls.
ECON 24	**Tourism Accommodation** We will continue to support the development of a variety of accommodation types at appropriate locations throughout Waterford City and County (hotels, B&Bs, Guest Houses, self-catering, caravan & camping, glamping etc), which can improve the economic potential of increased visitor revenue, increase dwell time and meet visitor needs. Tourist accommodation should generally be located within towns and villages (unless otherwise justified to the satisfaction of the Planning Authority) and developed with the principles of universal design to ensure they are accessible for all.

Tourism Policy Objectives	
ECON 25	**Camping/Campervan Sites** We will ensure that all camping sites are of a standard which do not adversely impact on environmental and landscape quality and amenity, avoid adverse effects on Natura 2000 sites and build and uphold the reputation of Waterford as a high quality destination for guests from home and abroad. Proposals for camping sites should be consistent with the development management standards of Volume 2 and comply with one of the following: • **Settlements**: Camping sites should be located at appropriate locations within or adjacent to existing settlements where such proposals demonstrate the provision of safe pedestrian links to the settlement. • **High Potential Tourism Attractors**: Camping sites to service a high potential tourism attractor such as the Waterford Greenway, coastline, rivers, Comeragh Mountains, walking and tourism trails, outdoor recreational amenities or Blueways, should be located at existing settlements or at established centres which provide existing services to tourists, subject to the capacity of the site and the location to facilitate the proposal. • **All Other Locations**: We may facilitate proposals for camping sites which support rural tourism initiatives developed upon rural enterprise, natural heritage assets and outdoor recreational activities and which are located at a rural location removed from any settlement or high potential tourism attractor, subject to the capacity of the site and the location to facilitate the proposal. The scale of any tourism accommodation will be determined by the nature and scale of the existing tourist attractions and/or the extent of existing underutilised agricultural/commercial/ancillary building stock available for reuse for the purposes of tourist accommodation and ancillary services. • **Campervans**: Proposals for the provision of standalone campervan facilities i.e. designated parking bays/electrical supply, within car parks will be considered in terms of the availability of surplus car parking and the capacity of the site and the location to facilitate the proposal.
ECON 26	**Tourism Product and Infrastructure** In collaboration with landowners, local communities, relevant stakeholders and social enterprise, we will promote, facilitate, encourage investment, and deliver improvements to our tourism product, infrastructure and facilities, including improved car, bus and bicycle parking, walking and cycling trails, directional signage/information boards, and service/rest facilities. Proposals for development shall ensure no adverse impacts on ecological integrity including the Natura 2000 Network. Tourism product developments and infrastructure/ facilities will be subject to normal planning and environmental criteria. The potential environmental effects of a likely increase in tourists/tourism-related traffic volumes in particular locations/along particular routes shall be considered and mitigated as appropriate. Such a consideration should include potential impacts on existing infrastructure (including drinking water, wastewater, waste and transport) resulting from tourism proposals. Any such works shall incorporate and integrate elements of green infrastructure, where appropriate, and be designed in accordance with the principles of universal design. In particular we will continue to advance initiatives such as the INTERREG 'Local Flavours' programme aimed at encouraging, strengthening and delivering investment and improvement to rural economic development and tourism and heritage assets in the following principle (rural cluster) areas and tourism-related initiatives: • Blackwater Valley • Waterford Blueways • Coastal Walks • Comeragh Uplands • Waterford Greenway • Copper Coast Geopark • Waterford Estuary • Gaeltacht na nDéise

Tourism Policy Objectives

ECON 27	**DEDPs/ Ireland's Ancient East** a) To support the delivery and implementation of Destination Experience Development Plans (DEDPs) through continued collaboration with Fáilte Ireland and other tourism stakeholders. b) To continue to actively engage, invest, encourage and promote the development of the Ireland's Ancient East regional experience brand through sustainable tourism, which will enable visitors to have enjoyable experiences while having regard for the social, cultural heritage and environmental impacts, including the protection of designated sites.
ECON 28	**Tourism Strategy** To support the development of any update to Waterford's Tourism Statement of Strategy and Work Plan (2017-2022), and to support the creation of a Strategy for the further development of Greenways, Blueways and Trails in County Waterford incorporating walking, cycling and other activities to support tourism development, and to assist in seeking funding opportunities for their development.
ECON 29	**Tourism Marketing** To support the marketing and promotion of Waterford City and County, as a significant tourism destination, by continuing to work with and develop the Visit Waterford Destination Marketing Group.
ECON 30	**Tourism Cluster** To support the development of a Tourism Cluster in the South-East focused around key tourist sites and attractions in conjunction with adjoining local authorities, Fáilte Ireland, Tourism Ireland and other key stakeholders.

4.11 Education and Learning City/ Region

Key Economic Goal 6 of the Waterford Local Economic and Community Plan (2015-2020) seeks to "Support pathways to economic participation and opportunity". Such a goal is founded on a number of factors, including that of an improved quality of human capital and the availability of a skilled workforce. For more than fifty years WIT/ SETU has acted as an important change agent for Waterford city and county and the wider South East, generating intellectual and human capital assets for use by civil society and the economy, and facilitating, moderating and sustaining partnerships in support of positive change with and between various other agents including the state and the private sector.The expansion and enhancement of activity in higher education in Waterford, including that associated with the transformation of WIT through its merger with Institute of Technology, Carlow into the South East Technological University (SETU), represents an opportunity for Waterford to place learning and education to the fore in its future development and also presents opportunities for future schools/campus expansion within the city core by unlocking underutilized sites and/or by developing new schools/campus(es) within the North Quays area. There is also potential for a higher education satellite campus being developed in Dungarvan by partnering with Educational institutes in Ireland and abroad.

Research and consultation as part of this Development Plan process, has also highlighted the need for at least two additional secondary school facilities one in the City and another in the County, as well as a potential need for adaptable resources and facilities around training, upskilling, and lifelong learning/ education including in outreach and/ or remote 'hubs'.

As such, Waterford commits to a policy objective which places 'Learning' at its core; by learning from Cork City's journey as a Learning City[8] and Region, and taking measures to implement these and become a Learning City and County (joining the UNESCO Global Network of Learning Cities (GNLC)). Implementing measures towards 'building' a learning city will assist in ensuring that Waterford develops a culture of learning opportunity and support that is intended to lead to socially and economically sustainable communities, and will also support attainment of the Sustainable Development Goals at the local level and achieving aspects of the RSES economic vision and principles.

Expansion of the SETU and other tertiary education and training facilities closer to the city centre, and improved public transport and connectivity, will also assist in generating academic and tourist related investment and spending within a 'Campus/ Living City' concept. The Creative Ireland programme and planned development of a creative industries ecosystem in the Waterford Cultural Quarter will support cultural and economic growth including in employment, tourism and Waterford's status as regional capital of the South East.

Education Policy Objectives	
EDU 01	**Education Facilities** In collaboration with the Department of Education, Coiste Cúram Leanaí - Waterford Childcare Committee, SETU, Waterford and Wexford Education and Training Board and other agencies we will support the provision of education facilities such as childcare, first and second level schools, and tertiary/ lifelong learning across all providers; in so doing, the Development Plan will seek to ensure that an adequate quantity and range of serviced and appropriately zoned land is available for the provision and expansion of education facilities throughout the City and County. While having a flexible approach to the reuse and redevelopment of redundant educational buildings/ facilities and sites for future educational use; we will protect certain sites where this would support the provision or improvement of education facilities and secure the provision of mixed use, compact 10-minute neighbourhoods. Schools and educational facilities should: • Be provided in accordance with the guidance set out in Guidelines on Sustainable Residential Development in Urban Areas. • Be located so as to be easily accessible by public transport and/ or active modes. • Be delivered at appropriate locations and in support with new residential developments. • Take into account, in the design and layout of the facility, the development management standards set out in Volume 2 the Development Plan. • Be provided in recognition that new residential communities can generate demand for additional school places, and that it is vital to the process of supporting sustainable communities, that the necessary increased capacity in school facilities, either in the form of new schools, or the expansion of existing schools, is provided; • Have regard to other policies of this Development Plan, insofar as they relate to proper and sustainable development, and supports an ecosystem services approach to provision and our just transition to a low-carbon economy.

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8   Cork 2002-2012: Imagine Our Future: Cork City Development Board, 2002

Education Policy Objectives

EDU 02	**SETU** To support the continued enhancement of the facilities and campus (es)/ consolidation of the SETU, in a manner consistent with the policy objectives of the RSES and MASP. Future developments of university campuses in Waterford should take a "smart campus" approach to design and development. This will include the Cork Road Campus expansion, Waterford Knowledge Campus, the provision of third and fourth level research, unlocking underutilised sites within the city core and/or by developing new schools/campus(es) within the North Quays area,collaboration and course provision in centres throughout the city and county on an outreach/ remote campus basis, such as Nemeton TV – an outreach campus in the Gaeltacht, and supporting the potential for a higher education satellite campus in Dungarvan by partnering with Educational institutes in Ireland and abroad. Development proposals for the SETU should ensure that: • They form part of a comprehensive development strategy that will ensure that the continued evolution of the SETU estate is properly coordinated and managed within its wider environs. • They support an increase in the proportion of staff, students and visitors who access the university, and move between its campuses, by public transport, cycling and walking. • They take advantage of opportunities for greening the campus environment, renewable energy, and using nature-based infrastructural solutions (e.g. SuDS and permeable paving); and, • That they seek to promote links/ synergies between the city centre, business sectors, enterprise and innovation, and SETU skills and research strengths in support of the Learning City/ Region.
EDU 03	**Learning City/ Region** To support the development of Waterford as a University and Learning City/ Region through the following measures: • Creating an inclusive and Learning Region, building on our existing universities, colleges, and learning partnerships, and establishing the new technological university of SETU, a new Learning Region Network, and developing a SMART Region. • Working with the education and training sectors to develop the skills of Waterford's people to match the needs of existing and future businesses. • Seeking to integrate learning opportunities in all aspects of development, such as enabling people to understand better their natural environment and local history. • Facilitating education facilities and shared learning spaces at appropriate locations across Waterford. • Facilitating the continued growth and appropriate development of SETU, and other tertiary education, training and research organisations. • Supporting the development of new incubation and training facilities, including within existing employment areas, and the provision of apprenticeships where possible. • Supporting the provision of outreach educational facilities and centres across public libraries and through other education/ training providers. • Ensuring the provision of high-quality neighbourhoods, amenity areas, the public realm and a mix of affordable new homes that can help to attract and retain skilled staff; and, • Promoting the integration of 'smart city' technology within buildings and spaces, to facilitate the more efficient and effective management of the built environment for the benefit of residents and businesses. • Recognises and support the ongoing development and evolution of our unique skill sets in Waterford which includes glass blowing and cutting, traditional building skills, our brewing/ distilling, artisan food production and equine and bloodstock etc.

4.12 Retail Strategy

The retail sector is a key element of the economy in terms of employment, economic activity and maintaining the vitality of our city and towns. A Retail Strategy (Appendix 4) has been prepared as part of the Development Plan preparation process. The purpose of the retail strategy is to:

- Implement Policy Objective 19a of the MASP and the objectives of the Retail Planning Guidelines, with a key aim being to ensure that Waterford City fulfils its role as the principal retail destination and major economic driver in the County and the South East region, and

- Ensure that the towns of Dungarvan and Tramore continue to play important complimentary and supportive roles within their respective catchment areas.

- Support an appropriate range of retail facilities at a local and rural level throughout the County.

4.12.1 Waterford County Retail

The Council seeks to achieve sustainable urban centres and communities through facilitating multifunctional uses in town and village cores, investment in public realm projects and supporting residential uses back into town and village centres. Our urban centres require regeneration and rejuvenation as well as investment in environmental assets to ensure their resiliency and vitality into the future. The Council will favour development which encourages people, jobs and activity back into and within existing urban centres of all sizes. We will also support the Government's policy (NPO 16) in relation to addressing vacancy rates in small town and village centres to reduce rural decline and encourage the viability and vibrancy of rural areas.

4.12.2 Retail Context

For more detail on Retail Context and below heading please see Waterford City Retail Strategy in Part 2 Chapter 3 and the Retail Strategy Appendix 4.

- Retail Planning Guidelines for Planning Authorities – 2012.

- Retail Design Manual – 2012.

- Waterford City and County Retail Strategy 2020.

- The Retail Hierarchy.

- Assessment of Retail Developments; and

- Covid 19 and Retail

4.12.3 Multifunctional and Flexible Centres

Waterford's urban centres need to become more resilient and adaptable to change. They must evolve to become a multifunctional and flexible space which, in addition to providing important retail uses, also provides a range of other uses including residential, leisure, recreation, employment, tourism, civic, community, cultural, health and education for the communities they serve. The combination of these uses will assist in further adding to the vibrancy and vitality of existing uses and can help to foster a real sense of place, identity and inclusivity for local residents and visitors alike

The focus going forward in physical retailing is on what is referred to as 'experiential' retail, with a resultant shift from a town/village centre dominated by comparison/convenience retail offer to one where more time is spent on 'experiences' such as leisure, culture, heritage, food, beverages and retail services. Traditional economic indicators alone are no longer sufficient to measure the performance of a town in what is now a much more diverse and complex offer. This new departure presents considerable opportunity for Waterford to strengthen our urban centres.

4.12.4 Core Retail Area (CRA)

Waterford City (CRA): Waterford City is dealt with in detail in Part 2 Chapter 3.

Dungarvan Town (CRA): The core retail area of Dungarvan Town is identified on Figure 4.3 and incorporates the following Streets:

- Grattan Square,

- Parnell (Main) Street,

- High Street

- Mary Street.

- O'Connell Street
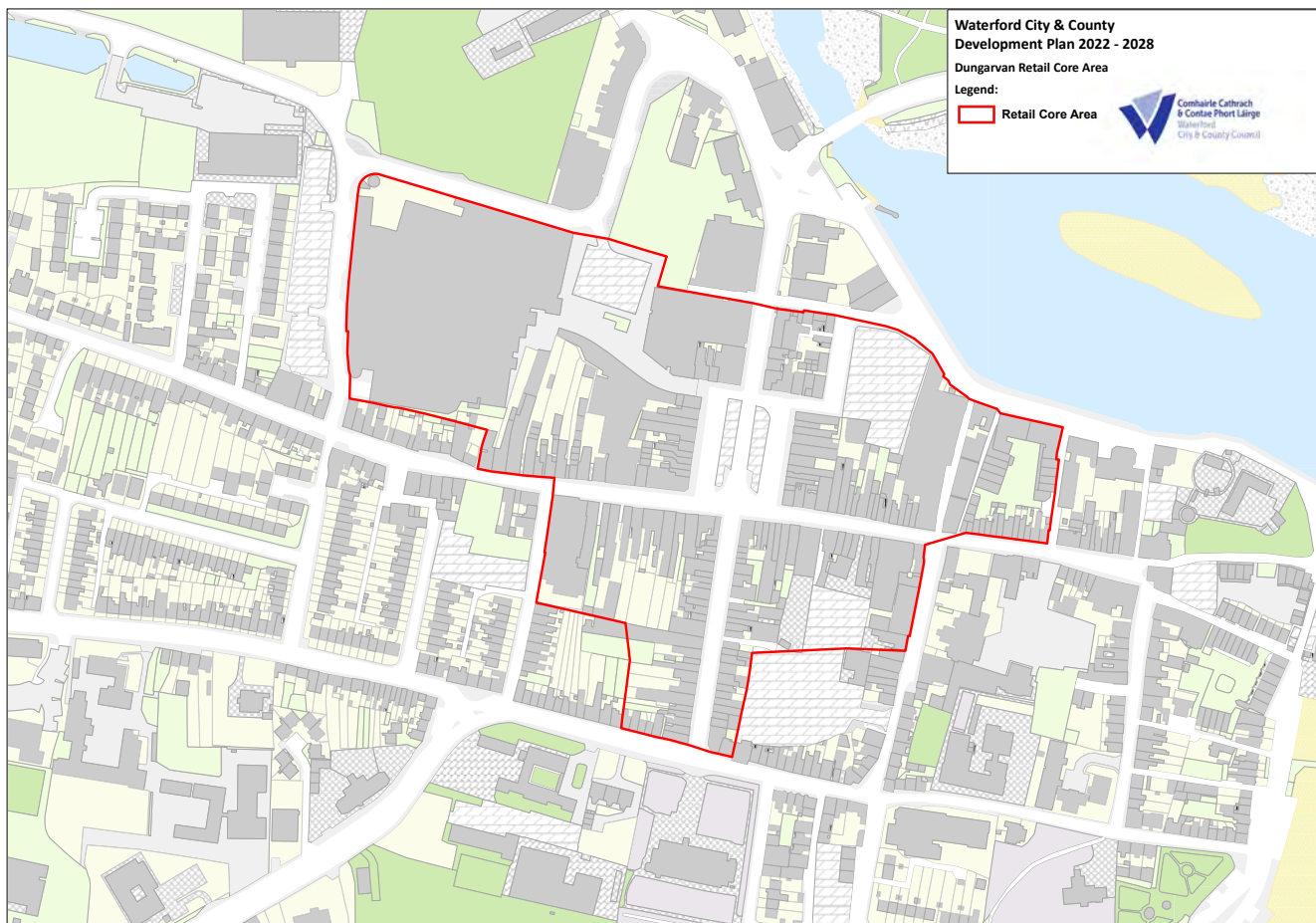
Figure 4.4 Dungarvan Core Retail Area

Tramore Town (CRA)

Tramore does not have a well-defined core retail area, but the main spine (Main Street/Strand Street) from the lower to upper town is important in retail terms. The focus for new retail development should be on lands zoned M2 Town Centre or M5 General Business in the vicinity of the town centre.
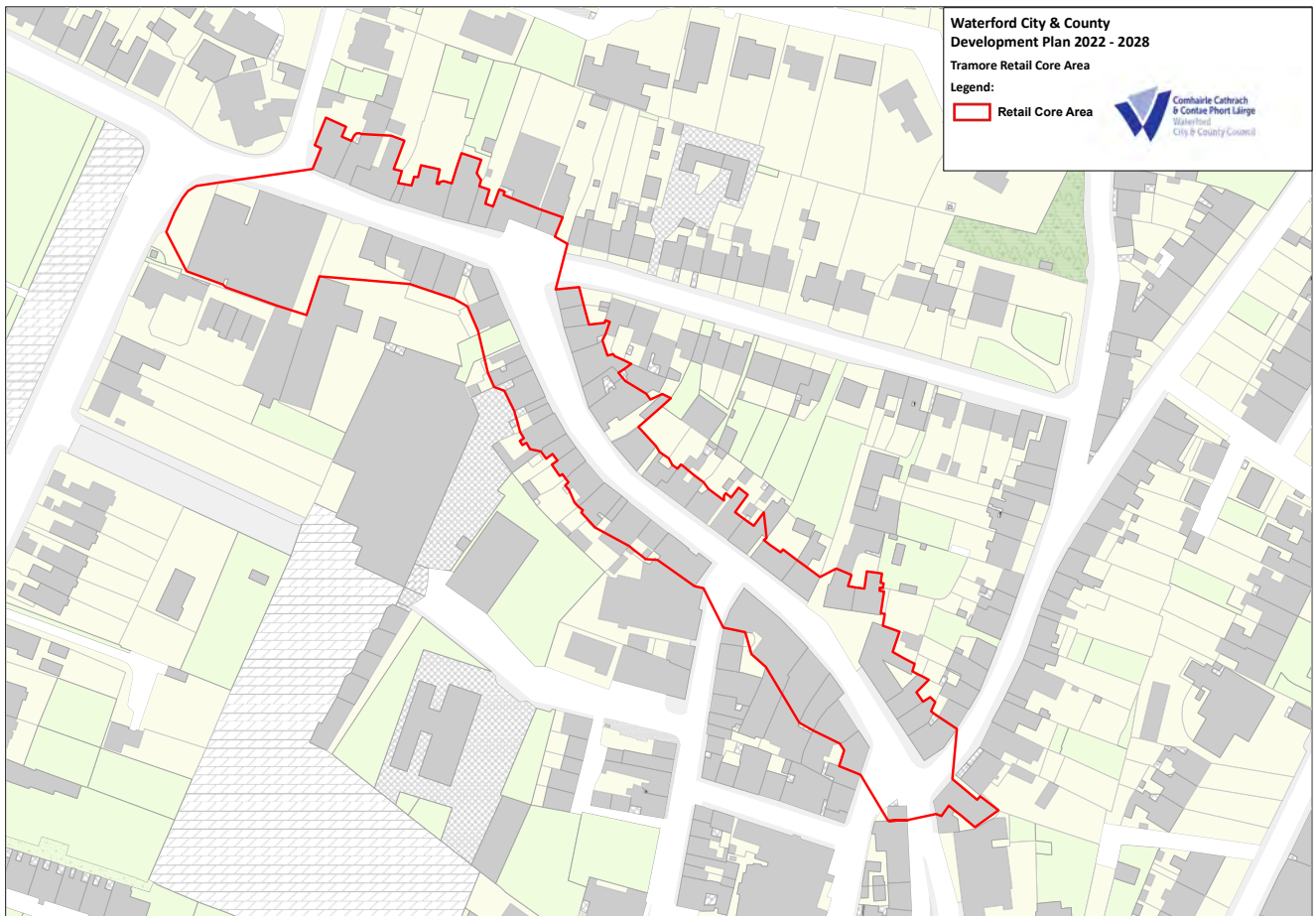
Figure 4.5 Tramore Core Retail Area

Both Dungarvan and Tramore town centres need to maintain and strengthen the retail character of their CRA's, which can be adversely affected by dead frontage and lower-order retail uses. They also need to become more flexible and multifunctional with regards to their retail function. Both CRA's already provide a mix of retail and nonretail uses. However, in order to strengthen their retail character, further development of retail frontages will be encouraged within the CRA. Complementary non-retail uses such as a café and restaurants that add to the vibrancy of the CRA and create a mixed use environment to provide for a more integrated shopping and leisure experience, will also be considered favourably but with regard also to the primary retail function of the CRA's. Applications for other retail service outlets and other uses such as internet residential, cafés, call centres, bookmakers, take-aways, off-licences, amusement arcades, car rental, financial institutions and offices at ground floor level will be assessed on their merits, and may only be permitted where such development would not result in a predominance of such similar non-retail frontages in the CRA.

Other Urban Centres

For Urban Towns, Rural Settlements and Rural Nodes, as listed in the settlement hierarchy, the retail offer does not warrant a Core Retail Area in the same way that is appropriate for Waterford City, Dungarvan and Tramore. However, the focus for new retail development should be on lands zoned M2 Town Centre or M5 General Business or within area identified as town centre on the settlement maps.

4.12.5 Town Centre First / Sequential Approach

Where the location of a proposed retail development is in an edge-of-centre or out-of-centre location, a sequential test must be applied in line with the Retail Planning Guidelines.

The order of priority for the sequential approach is to locate retail development in town centre core retail areas, on lands zoned M2/M5 or within areas identified as town centre on settlement maps, and only to allow retail development in edge-of-centre or out-of-centre locations where all other options have been exhausted.

Where retail development in an edge-of-centre site is being proposed, the applicant must demonstrate that there are no sites or potential sites including vacant units within a city centre or within a designated district/suburban centre that are (a) suitable (b) available and (c) viable, can that edge-of-centre site be considered.

4.12.6 Retail Hierarchy and Local Shopping

Retail provision has an important role to play in the creation of vibrant centres and sustainable communities. In the smaller rural centres of the County, the Council will support a positive approach to promoting appropriate retail provision, in keeping with the scale and character of the town/ village in accordance with the Retail Planning Guidelines (2012) and the settlement and retail hierarchy. Table 4.2 provides such examples.

Table 4.2 Appropriate Level of Retail Development			
Tier	Settlement Class & Type	Settlement	Appropriate Level of Retail Development
1	Regional City	Waterford City Centre	Major retail destination within the Region, offering a wide variety of convenience and comparison goods along with an extensive offer of retail, financial and business, leisure services including arts and cultural facilities. Provides a range independent and specialist shops.
2 Level 1	Sub Regional Key Town	Dungarvan Town Centre	Key shopping destination offering a variety of convenience and comparison goods, along with a range of retail and leisure services and some financial and business services
2 Level 2	Sub Regional District/Suburban Centres	Tramore Town Centre Ardkeen/ Farronshoneen Waterford Shopping Centre Lisduggan Tramore Road/ Inner Relief Road, Ferrybank Centre Abbeylands	Key shopping destination offering a variety of convenience and comparison goods, along with a range of retail and leisure services and some financial and business services
3	Urban Towns (>1500 Pop) Large	Dunmore East Portlaw Lismore Ardmore Kilmacthomas Cappoquin Tallow	Local shopping destination serving the surrounding hinterland with a limited offer of convenience and comparison goods, and retail and leisure services.
5	Rural Towns (<1500 Pop) Large	Gaeltacht na nDéise inc Sean Phobal Passage East/ Crooke Stradbally Neighbourhood Centres Waterford City	
5	Rural Villages (<400 Pop) / Local Shops in Waterford City	Various	Limited retail offer generally comprising a local convenience store, public house, fuel filling station and post office.

Retailing in rural areas should generally be directed to existing settlements; development for this purpose in the countryside should be resisted. However, that there may be exceptional circumstances where the development of certain types of retail units in rural areas could be acceptable. The retail units in question could be:

- A retail unit which is ancillary to activities arising from farm diversification.

- A retail unit designed to serve tourist or recreational facilities, and secondary to the main use.

- A small-scale retail unit attached to an existing or approved craft workshop retailing the product direct to the public; and/or,

- A small-scale retail unit designed to serve a dispersed rural community.

4.12.7 Retail Warehousing

The Waterford City and County Retail Strategy highlights that there will be limited demand for further retail warehousing floorspace in Waterford city or county in the short term.

The Retail Planning Guidelines, state that individual retail units should not be less than 700 sq. metres and not more than 6,000 sq. metres in size. These figures are gross floor area, including storage and garden centres. In respect of retail warehouse developments outside town centres, it is essential that the range of goods sold is restricted by planning condition to bulky household items such as DIY products, carpets, furniture, and electrical goods. Failure to do so may have a negative impact on the vitality and viability of the town centre area.

Waterford County Retail Policy Objectives	
Retail 01	**Retail Guidelines** Ensure that all proposed retail development accords with the relevant policies of the Development Plan and the requirements and criteria as established within the Retail Planning Guidelines 2012, the accompanying Retail Design Manual and the Waterford City and County Retail Strategy 2020 (or any subsequent updates).
Retail 02	**Retail Hierarchy and Urban Centres** To promote retail provision in the following location: • Dungarvan and Tramore Town Centres, • Urban Towns, • Rural Settlements; and, • Rural Nodes The type of retail development should be of an adequate level, type, size, scale and the nature of the floorspace proposed should be appropriate to that centre having regard to the retail hierarchy, the appropriate level of development at each tier of the settlement hierarchy (as set out in Table 3.3) and in the context of the guidance set out in the Retail Planning Guidelines (2012) or any update thereof. Due regard should also be had to the policies, action and vision and the assessment criteria for future retail development as set out in Chapters 7 and 8 respectively of the Retail Strategy (Appendix 4 of the Development Plan).

Waterford County Retail Policy Objectives

Retail 03	**Town Centre First Approach/ Sequential Approach**
	The core retail area/town or village centre will form the main focus and preferred location for new retail development. The Council will apply the sequential approach to retail development proposals outside the core retail area or town/village centre. Edge centre sites or out of town centre sites will only be considered when it has been clearly demonstrated that all suitable available and viable sites in the town core retail area/ town/village centres have been fully investigated and considered in accordance with the Retail Planning Guidelines and in particular the sequential test.
Retail 04	**Multifunctional Centres**
	To embrace and support the development of Dungarvan and Tramore Town Centres and other urban centres as accessible, multifunctional centres which are of a high quality urban realm and placemaking standard, provide a variety of uses at an adequate and appropriate scale, which facilitate the development of 10 minute communities/neighbourhoods.
Retail 05	**Retail Warehousing**
	The Council will strictly control additional new retail warehousing/retail park floorspace throughout the County for the duration of the Plan. Any application for retail warehousing will be required to demonstrate that the proposal will not impact adversely on the vitality and viability of established retail centres in accordance with the criteria set down in the Retail Planning Guidelines for Planning Authorities (2012) or any update thereof.
Retail 06	**Retail Impact**
	To require the submission of Retail Impact Assessment and Traffic and Transport Assessment reports in support of applications for significant retail developments which due to their nature, scale and/or location, may impact on the vitality and viability of Waterford City Centre or any other key/urban town centres as designated in Table 3.3 and Table 4.2 (Tiers 1&2).
	A Local Retail Health Check Assessment shall be required in support of applications for moderate scaled retail developments in any other urban and rural settlements as designated in Table 3.3 and Table 4.2 (Tiers 3-5).

Chapter 5
Transport and Mobility

Sustainable Compact Growth

Infrastructure

Sustainable Places and Communities

Accessibility and Connectivity

Climate Action

Chapter 5: Transport & Mobility

Strategic Objectives
To achieve a sustainable, integrated low carbon transport system with excellent connectivity within and to Waterford.
To make efficient use of transport networks and ensure that all new developments contribute towards reducing the need to travel long distances and encourage people to walk, cycle or use public transport.
Provide public and active transport infrastructure and services to meet the needs of neighbourhoods, towns, villages and rural areas in facilitating the "10 minute" city and town concept, to achieve this development of permeability measures in Tramore, Dungarvan and Waterford will be a priority of this Development Plan. Such infrastructure should be designed to be universally accessed, sustainable and safe particularly for women and children and have appropriate lighting (Please see 'Travelling in a Woman's Shoes' TII 2020).

5.0 Setting the Scene: Transport Policy Context

There are a number of National and Regional Policies and Plans which provide the context for the following transportation chapter and policies, these are as follows:

- National Planning Framework 2040.
- Southern Regional Assembly Regional Spatial and Economic Strategy.
- Climate Action Plan 2021.
- The National Climate Mitigation Plan and Climate Adaptation Framework.
- National Energy Efficiency Action Plan (NEEAP).
- Building on Recovery: Infrastructure and Capital Investment 2016-2021.
- Smarter Travel – A Sustainable Transport Future - A New Transport Policy for Ireland 2009-2020 (Department of Transport, 2009).
- The National Cycle Policy Framework 2009-2020 (Department of Transport).
- National Cycle Manual (NTA, 2012).
- A Best Practice Guide to Permeability, produced by the NTA in 2015.
- Spatial Planning and National Roads - Guidelines for Planning Authorities 2012.
- Design Manual for Urban Roads and Streets, 2020.
- Strategy for the Future Development of National and Regional Greenways, 2018.
- Local Link Rural Transport Programme Strategic Plan 2018 to 2022; and
- Rural Transport Initiative – Local Link.

5.1 Integration of Land Use Planning and Transport

A key strategic objective of this Plan as set out in the core strategy is the creation of a compact and connected City and County, as reflected by National Strategic Outcome (NSO) 1 of the NPF. Key to achieving this objective is the integration and implementation of land-use and transport policy and in this regard the most efficient settlement and land use patterns are based on those that locate the largest proportion of the population within walking and cycling distance of their work, schools, shops and other services. For the purposes of the Development Plan three key policy interventions underpin this integration:

- Transport planning – PLUTS (review having regard to the WMATS).

- The 10-minute neighbourhood with compact growth/mixed use development; and,

- A shift to sustainable transport modes. (Need to add a short narrative on compact/mixed use development.

Strategic Policy

- Mainstream the principle of an integrated sustainable transport system with a significant shift toward public transport, walking and cycling, prioritising active and sustainable transport and reducing car dependency across the City and County.

- Integrate land-use and transport planning, aligned with the delivery of infrastructure, to achieve the concentric city, higher-density, infrastructure-led development in strategic locations.

- Promote a modal shift away from private car usage by supporting improved facilities and service frequency of public transport across the city and county, and thereby developing a viable and attractive alternative to private transport.

Integration of Land Use Planning and Transport Policy Objective	
Trans 01	We will actively support the integration of land use planning and transport in the following way: • Ensure that land use zonings are aligned with the provision and development of high quality/capacity public transport systems in a manner that reduces reliance on car-based travel, promotes more sustainable transport choice and co-ordinates particular land uses with their accessibility requirements. • Larger scale, trip intensive developments, such as offices, retail and education, will be focused into central and other locations highly accessible by sustainable transport modes. • Develop a 10-minute neighbourhood framework for all new and existing urban areas across Waterford and map and identify infrastructural requirements to facilitate its implementation. • Support the development of a low carbon transport system by continuing to promote modal shift (as per modal ambitions and potential as set out in Table 5.1 and Table 5.2) from private car use towards increased use of more sustainable forms of transport such as cycling, walking and public transport. • Designing and develop permeable links for walking and cycling in new development areas and retrospectively implement accessible, safe walking and cycling facilities and infrastructure into existing neighbourhoods, particularly at peripheral locations of our urban areas, where feasible and practicable. This will be done through the provision of appropriate pedestrian and cycle facilities. All work to the public realm must take into account the 'whole journey approach' which refers to all elements that constitute a journey from the starting point to destination. All developments must ensure that universal design approach to the built environment is taken into account, including but not limited to footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters.

5.2 Waterford Metropolitan Area Transport Strategy (WMATS), Waterford Planning and Land Use Transportation (PLUTS) Study and Local Transport Plans (LTPs)

The Transport Strategy for the Waterford Metropolitan Area prepared by the NTA in collaboration with Waterford City and County Council, Kilkenny County Council, the Southern Regional Assembly and Transport Infrastructure Ireland covers the period up to 2040 and addresses all land transport modes. The objective of the Transport Strategy is to provide a long-term strategic planning framework for the integrated development of transport infrastructure and services in the Waterford Metropolitan Area.

The development of the Transport Strategy is guided by the objectives of the RSES for the Southern Region, and in particular by the objectives of the MASP for Waterford as set out in the RSES, including the development of:

• A Concentric City, with balanced and Compact Growth north and south of the river, supported by integrated land use and transport planning.

• A Metropolitan Area bus network.

• A Metropolitan Area cycle network.

• Develop enhanced integration between rail transport with the Metropolitan Area bus and cycle network to ensure the optimal use of the rail network, connecting Waterford at a regional and national level, in catering for the movement of people and goods including development of commuter rail services into Waterford.

• Development of a more Walkable City; and

• Other supporting measures including Transport Demand Management and Transport Integration.

The Council will support the priorities and strategies identified in WMATS, and the use of LTPs, based on the Area Based Transport Assessments (ABTAs) guidance. These strategies and plans will assist in integrating national and regional transport policies and objectives to a local level.

The development strategy for Waterford City has been guided by the PLUTS since 2004. The PLUTS was initiated to provide a strong planning framework for the development of the City and Environs over the period up to 2020. Many of its growth expectations have not be realised by the strategic framework's end horizon but are still considered sound and the growth estimates initially envisaged will now take longer to achieve. We will undertake a review of PLUTS during the lifetime of the Development Plan.

Connecting Ireland

In addition to the WMATS project, the NTA is currently progressing Connecting Ireland, a public transport programme that aims to improve the quantity, quality and utility of public transport outside of the major urban areas, to introduce a systematic and strategic approach to planning new routes and services and to apply a partnership approach to bus network planning.

- Quantity – Connecting more people to more places

- Quality – Providing an attractive service

- Utility – An integrated and joined up network

The methodology applied in this process is based on the following three elements:

- The application of a settlement hierarchy in order to categorise every urban settlement in the State

- The assessment of connections provided by public transport services, between settlement and the identification of gaps in the services provided

- The design of new services to enhance existing services or to provide new service connections.

In addition to conventional scheduled services, Connecting Ireland is also exploring the potential of non-conventional measures in addressing the current mobility deficit, including the expansion of existing Demand Responsive Transport Services (DRT), the examination of new technology in DRT and the piloting of new approaches to increasing mobility, for example, the integration of non-emergency HSE services.

A general context for Connecting Ireland and its objectives will be the identification and promotion of complementary measures that reduce the need to travel, including the integration of land use and transport planning, the localisation of service provision and the development of technology hubs.

Strategic Policy

Support the delivery of WMATS, and work with all stakeholders, including the NTA and TII, to change how we move in and around Waterford City into the future, including the identification and protection of key strategic transport routes and corridors, and the construction of a new transport hub located on the North Quays.

County Transport Plan

The County Transport Plan will be informed by an assessment of inter-settlement travel patterns across the county and to key settlements in neighbouring counties, in order to better understand travel patterns and associated transport infrastructure and services requirements. Of particular importance in this process will be the examination of commuting patterns to Waterford City, the key town of Dungarvan and the large urban town of Tramore. This profiling will be used to better understand the relationship between current land use patterns and associated travel patterns. In doing so, it will also inform the formulation of land use policies which can affect more sustainable travel pattern outcomes, as well as the transport infrastructure and services need to meet future inter-settlement travel demand. The development of a County Transport Plan in time will also inform and be informed by the preparation of Local Transport Plans for designated settlements across the County.

Waterford Metropolitan Area Transport Strategy (WMATS) and Local Transport Plans (LTPs) Policy Objective	
Trans 02	We will support the priorities and strategies identified in WMATS/PLUTS subject to required appraisal, planning and environmental assessment processes for the sustainable development of transport infrastructure and services in the Waterford Metropolitan Area.
Trans 03	We will support the priorities and strategies identified in the Regional Transport Strategy, Connecting Ireland, as well as the transport priorities for Waterford Metropolitan Area and investment objectives as highlighted in Section 6.3 of the RSES.
Trans 04	It is a Policy Objective to prepare Local Transport Plans (LTPs) (using the Area Based Transport Assessments (ABTAs) method) in tandem with the preparation of Local Area Plans (LAPs) and also prepare LTPs for key strategic land banks within adopted LAPs, if required, subject to the availability of funding and in accordance with the NTA and TII Guidance Note on Area Based Transport Assessments 2018 or any subsequent updates thereof. The Council will prepare LAPs and LTPs for Dungarvan and Tramore within one year of adoption of the Development Plan.
Trans 05	We will develop Waterford City as a concentric city in accordance with the integrated land use and transportation framework set out in the Waterford Planning, Land Use and Transportation Strategy (PLUTS) and we will undertake a review of PLUTS which is based on balanced and compact growth north and south of the River Suir and is supported by integrated land use and transport planning including the development of: • A Metropolitan Area bus network. • A Metropolitan Area cycle network. • Development of a more Walkable City; and Other supporting measures including Transport Demand Management and Transport Integration.
Trans 06	To prepare a County Transport Plan, during the life of the Development Plan, and that such a plan should take account of WMATS, Connecting Ireland, other NTA public transport programmes and the development of Local Transport Plans.

5.3 The 10 Minute Neighbourhood

Compact growth which supports mixed use development coupled with efficient active and public transport links between places of work, community and cultural facilities and residential locations will facilitate easier circulation and mobility within our neighbourhoods and communities.

The "10-minute" neighbourhood concept is founded on the availability of a range of community facilities and services (e.g. homes, schools, cafe/restaurants, employment centres) being accessible in short walking and cycle timeframes, and/ or are accessible by high quality public transport services connecting people to larger scaled settlements that deliver these services. The 10 Minute Neighbourhood will play a vital role in creating sustainable communities and this concept is explored further in Chapter 8.

5.4 Achieving Modal Change

The Council will support and encourage sustainable and compact forms of development, which, if realised will facilitate a more balanced pattern of movement across the city and county and result in a modal shift to more sustainable modes of transport and a low carbon transport system.

The term mode share is a way to describe the proportion of people who travel by the various available modes i.e. forms of transport. Travel demand is derived from the need for people to access employment, schools, goods and services, as well as social and leisure trips. How this demand is met, and the choice of travel mode is a function of the availability and quality of both the transport infrastructure (by all modes) and the service provision.

Information derived from POWSCAR data (provided by the NTA via Modal Share database) can be used to assess the existing baseline for both the Development Plan and in future Local Area Plan assessments. POWSCAR data provides the mode share for all settlements (including at small area level) for all modes of transport.

Waterford City and County Council in conjunction with the NTA have performed analysis on mode share data for large urban settlements within the County as identified through the NTA's Methodology for Analysis of Modal share in Settlements. The study outlined how mode share data which is linked to trip length distribution data for individual settlements can be used to inform the development of mode share potential and ambitions at settlement level for travel to work trips. Table 5.1 sets out the mode share potential for urban settlements within the County if everyone in that settlement was to choose an appropriate mode for the length of each trip taken. Table 5.2 sets out the Councils realistic growth ambition for each mode in each settlement up to 2028.

Trip Length Distribution

There is a general association between trip length and mode choice as there are distances which the average person may be willing to walk or cycle to access goods, services or employment, and there are distances at which these modes are less attractive options than alternative modes. Short distance trips by public transport may be unattractive compared to alternative modes as the wait time could be a significant proportion of overall journey time. In terms of distance, trips generally break down into: Short – generally serviceable by walking or cycling Medium – generally serviceable by cycling, public transport or car; and Long – generally serviceable by public transport or car. The generic relationship between trip length and mode is presented visually in the Figure below.
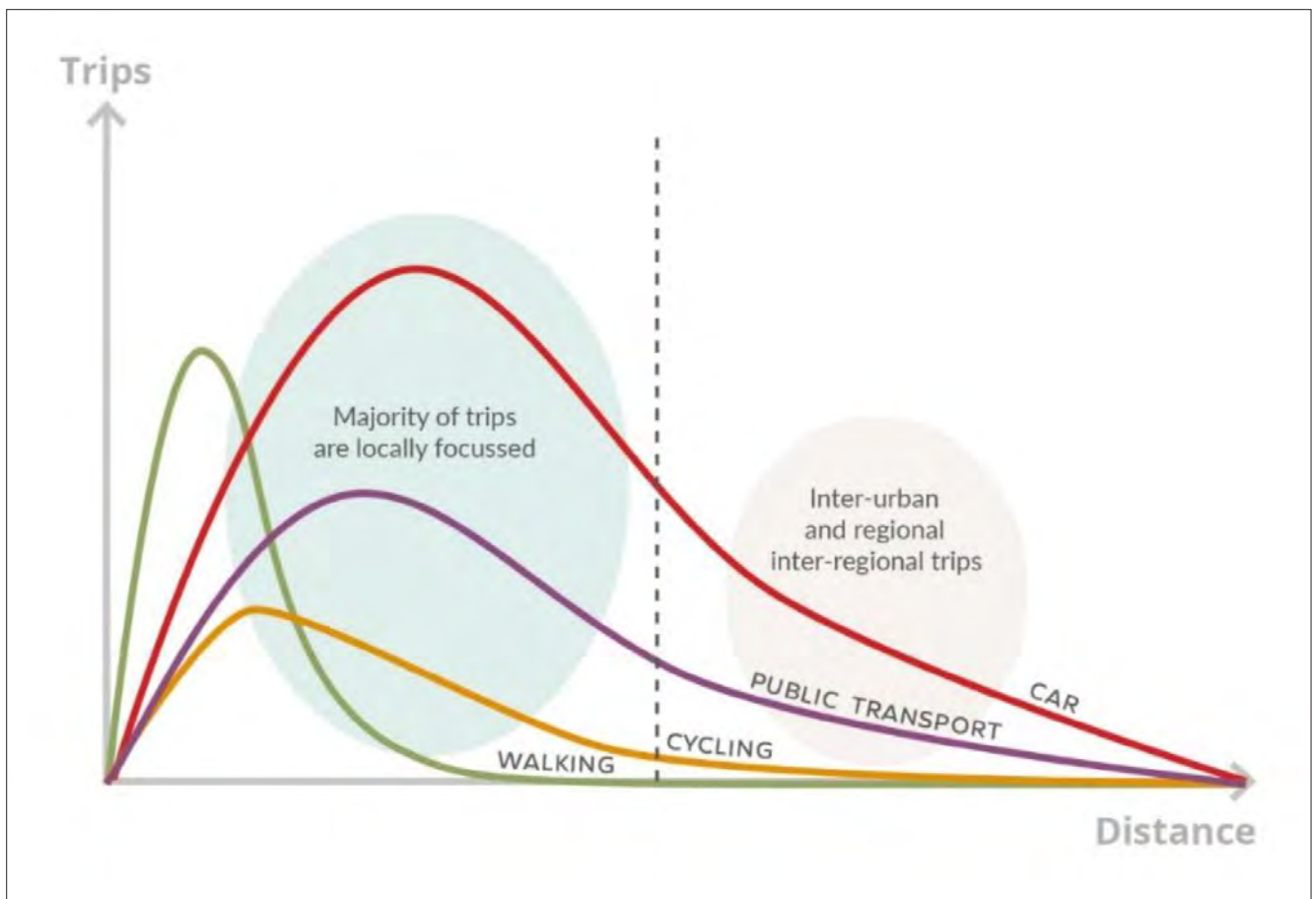
Figure 5.1 Relationship between trip length and mode (Source, NTA, 2021)

Table 5.1 Maximum Mode Share Potential for 2028 (Source NTA)[1]														
		CSO-Pop 2016 Data			CSO-Pop 2016 Data					POWSCAR-Dataset 2016				
					Mode Share					Trip Length Distribution				
					Current Modal Metric					Maximum Potential				
										Walk	Cycle	Cycle	Public Transport (PT)	PT & Car
Category	Settlement	Population	Employment	Pop/ Emp ratio	Walk	Cycle	PT	Car	Other	Emp 0-1.5km	Emp 1.5-3km	Emp 3-5km	Emp 5-10km	Emp 10+km
C1-1	Waterford	53,653	23,904	0.44	13%	2%	3%	70%	13%	24%	28%	20%	11%	17%
C2-5	Tramore	10,235	1,453	0.14	6%	1%	3%	78%	12%	18%	4%	2%	28%	47%
C3-3	Dungarvan	9778	4,240	0.43	15%	2%	1%	67%	14%	32%	17%	8%	5%	38%
C4-4	Lismore	1,581	453	0.29	11%	1%	1%	66%	22%	18%	11%	1%	8%	62%
C4-5	Ballinroad	1,266	37	0.03	1%	1%	1%	84%	13%	4%	7%	22%	17%	50%
C4-5	Portlaw	1,999	209	0.10	5%	1%	1%	78%	15%	7%	1%	2%	13%	76%
C4-5	Dunmore East	1,749	198	0.11	6%	1%	2%	74%	17%	13%	3%	1%	6%	78%

The Method

- Settlements were grouped according to size. There are four categories ranging from less than 5,000 to 20,000+.

- The second level of refinement was dividing the settlements according to their population to employment ratios. The reason this was applied was to reflect the varying levels of opportunity for work trips within the settlements. For example, where there is a very low employment base i.e. Tramore, the opportunity to walk or cycle to work is vastly reduced. In these settlements it would be expected that there would be a higher reliance on the private car, but similarly it may also indicate that there is an opportunity to provide inter-settlement public transport options. One way of increasing sustainable travel mode share is locating more employment in areas with a low employment base.

- Another layer of information was added which contains the trip length distribution for each settlement. This shows how many work trips are less than 1.5km, between 1.5 - 3km, 3 - 5km, 5 – 10k, and 10km +. Combined with the mode share data, this indicates the number of trips currently made by each mode, while understanding the number of trips which fall within each distance band. This can be used to show the opportunity or potential that may exist to increase the walking and cycling mode share. For example, where it is shown that there is a high percentage of trips made by car that are less than 1.5km, yet the walking mode share is low, this illustrates that there is the opportunity to convert these car trips to walking for example in Waterford City and Dungarvan. Where a significant portion are under 3km or 5km the opportunity to cycle is available.

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1   In the analysis undertaken by the NTA as part of the 'NTA Mode Share Assumptions 2021' the Car was considered in all bands of the POWSCAR dataset. However, in settlements where it is shown that there is a high percentage of trips made by car that are less than 1.5km, yet the walking mode share is low, this illustrates that there is the opportunity to convert these car trips to walking. Where a significant portion are under 3km or 5km the opportunity to cycle is available.

Mode Share Ambitions

The data illustrates the opportunities that exist within each settlement in the County for use of active modes. The 'Potential' figures in Table 5.1 sets out the theoretical maximum potential for modal share in the large urban settlements in the County up to 2028 based in CSO 2016 figures. Table 5.2 provides what the Council considers to be a realistic growth ambition for each mode over the life of the Development Plan. These reduced figures give allowances for persons that cannot cycle, walk or access public transport due to a variety of reasons. It is considered that 80% achievement of the theoretical maximum potential that is set out in Table 5.1 is considered appropriate.

Table 5.2 Waterford Ambition Percentage Growth Per Mode for Active and Sustainable Transport to 2028[2] Based on 80% Achievement of Potential						
Settlement	Walking		Cycle (1.5 – 5km)		Public Transport	
	WCCC Ambition	Relative % Growth from 2016 to 2028 Ambition	WCCC Ambition	Relative % Growth from 2016 to 2028 Ambition	WCCC Ambition	Relative % Growth from 2016 to 2028 Ambition
Waterford City	19%	47%	38%	1920%	9%	335%
Tramore	15%	146%	5%	535%	22%	712%
Dungarvan	25%	66%	20%	814%	4%	525%
Lismore	15%	34%	10%	948%	6%	1185%
Ballinroad	3%	159%	24%	1769%	13%	1588%
Portlaw	6%	16%	3%	435%	11%	718%
Dunmore East	11%	77%	2%	352%	4%	190%

The inclusion of mode share ambitions within the Development Plan illustrates a clear commitment by the Council to work towards achieving modal shift and promoting sustainable forms of transport. It must be noted that the NTA through the Active Travel grants, the development of Cycle Network Plans and the continuing programme of improvement in public transport for example through the Connecting Ireland programme, will work with the Council to assist with funding and delivering projects which will help to meet these objectives.

The Council in conjunction with the NTA is developing WMATS for Waterford City and will undertake Local Transport Plans for all the Local Area Plan locations which will provide a more granular level of how the above mode share ambitions will be achieved. During this process the above data may be amended due to more up to date data being available.

In order to achieve the ambitions in providing an alternative choice to the private car financial commitments from Government with regards to funding vital infrastructure/ public transport services are required. A behavioural change is also necessary from individuals with regards to how we decide what mode we choose to move in/ around and between our settlements.

5.5 Active Transport: Cycling and Walking

The total population travelling to work/ education using Green modes (walking and cycling) is 10,487 and accounts for 14.6% of the total population within the county - marginally lower than the State average (16.6%).

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2   WCCC Ambition in Table 5.1 was calculated by multiplying POWSCAR Dataset 2016 in Table 5 by 0.8 which reflects the 80% achievement of the theoretical maximum potential. The relative % growth was calculated by dividing WCCC Ambition by CSO 2016 Mode Share Data in Table 5 - for the purpose of these calculations cycle (1.5 -3km and 3 – 5km were grouped together).

Transport Mode - Green Mode (Census 2016, Small Areas)
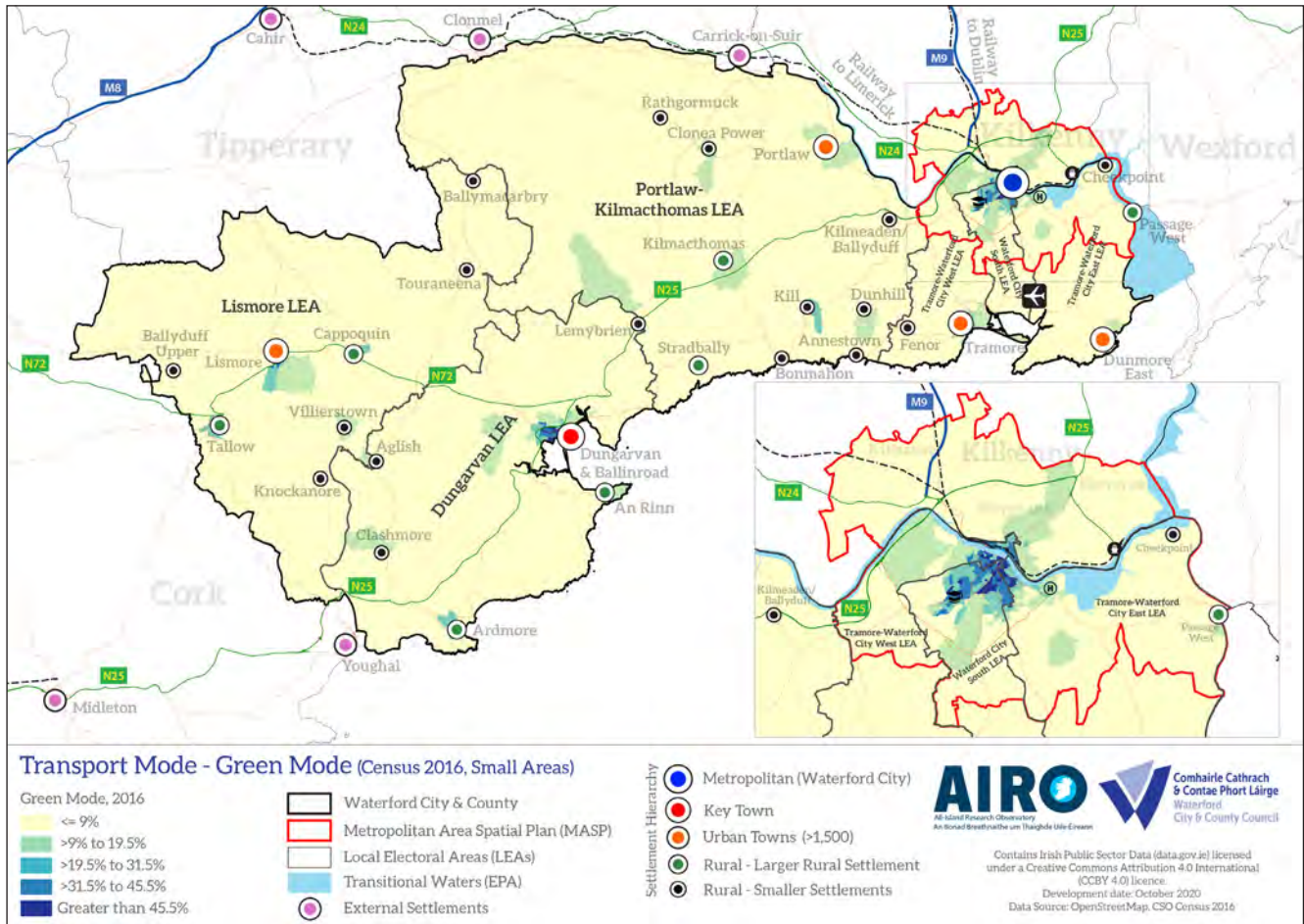
Figure 5.2 Green Modes of Travel

Table 5. 3 Green Modes of Travel		
Location	Count	%
Waterford County	10,487	14.6%
Waterford City and Environs	6,063	20.9%
Waterford MASP	6,723	18.4%
Waterford Metro MD	7,382	17.8%
Dungarvan-Lismore MD	2,402	12.3%
Comeragh MD	703	6.4%

Across the settlement hierarchy there is a lot of variation with rates ranging from 1.7% (Kilmeaden) to 28.3% (Lismore). Of all the settlements detailed in the hierarchy graphic (18), six settlements have more than 20% of the total population travelling to work/ education using Green modes: Lismore (28.3%), Tallow (26.1%), Kill (24.2%), Dungarvan/Ballinroad (22.2%), Ardmore (20.9%) and Waterford City and Suburbs (20.1%). Figure 5.3 details the Public Transport Mode usage at the Small Area Level across Waterford.

A key aim of Smarter Travel is to ensure that walking and cycling become the mode of choice for local trips. This not only supports active health initiatives and healthy communities, but also encourages the transition to sustainable modes of travel. Where pedestrian and cycle networks are being designed and delivered the following four core principles of DMURS should be clearly demonstrated:

• connected networks.

• multifunctional streets.

• a pedestrian focus; and,

• a multi -disciplinary approach.

Active Transport: Cycling and Walking Strategic Policy

Enhance the public realm, and develop active, walkable streets, permeable neighbourhoods and places to create attractive, safe and accessible environments for all ages and abilities.

Support initiatives and develop new green and blue links between population, employment and education centres which promote active transport modes.

Active Transport: Cycling and Walking Policy Objective

Trans 07	**Supporting Active Travel** We will promote walking and cycling as efficient, healthy and environmentally friendly modes of transport by delivering a comprehensive network of safe walking and cycling routes, and investigate the potential for quiet routes which will be a high quality, fully connected and inclusive, across the Waterford City and County with associated placemaking, green infrastructure corridors and public realm improvements in accordance with best accessibility practice and promotion of the initiatives contained within Smarter Travel, A Sustainable Transport Future 2009 – 2020 or any update thereof. All proposals shall ensure no adverse impacts on ecological integrity including the Natura 2000 Network.
Trans 08	**Priority Routes** In order to develop a network of safe walking and cycling routes, we will put in place priority footways and cycleways on rural roads, when the opportunity arises and sufficient road width and route options exists so as to provide for improved pedestrian access to and from villages/towns and public transport and to counteract rural isolation.
Trans 09	**Connectivity and Permeability** Ensure that all developments can provide full connectivity/permeability to the adjacent road network (pedestrian, cycle and vehicular) and/or to adjacent lands which are zoned for development and lands which may be zoned for development in the future. Access should be also provided to adjoining amenities such as Greenways, Walkways and other recreational areas and have regard to 'Ireland's Government Road Safety Strategy 2021–2030.
Trans 10	**Route Networks** We will continue to develop an integrated network of greenways/ blueways and green/ blue routes within Waterford and linking to adjoining counties. All proposals shall ensure no adverse impacts on ecological integrity including the Natura 2000 Network.
Trans 11	**Cycling Plan** We will prepare a city and county cycling plan which will outline how cycling for transport and recreation will be increased and how the cycle network will be developed and implemented.
Trans 12	**Bike Rental** We will support the provision of bike and other rental schemes (pedal and e-bike) as well as the use of cargo delivery in Waterford City and other urban centres across the County.
Trans 13	**Support Facilities** We will support the provision of accessible public amenities such as, showers, bike racks, safe cycle parking and bike storage to enable and promote walking, cycling and other forms of mobility in new and existing developments.

5.6 Public Transport

The provision of good quality public transport infrastructure and associated services has the potential to provide the capacity needed to move large volumes of people who travel to work, education, shops and leisure facilities around the City, County and beyond each day.The total population travelling to work/ The
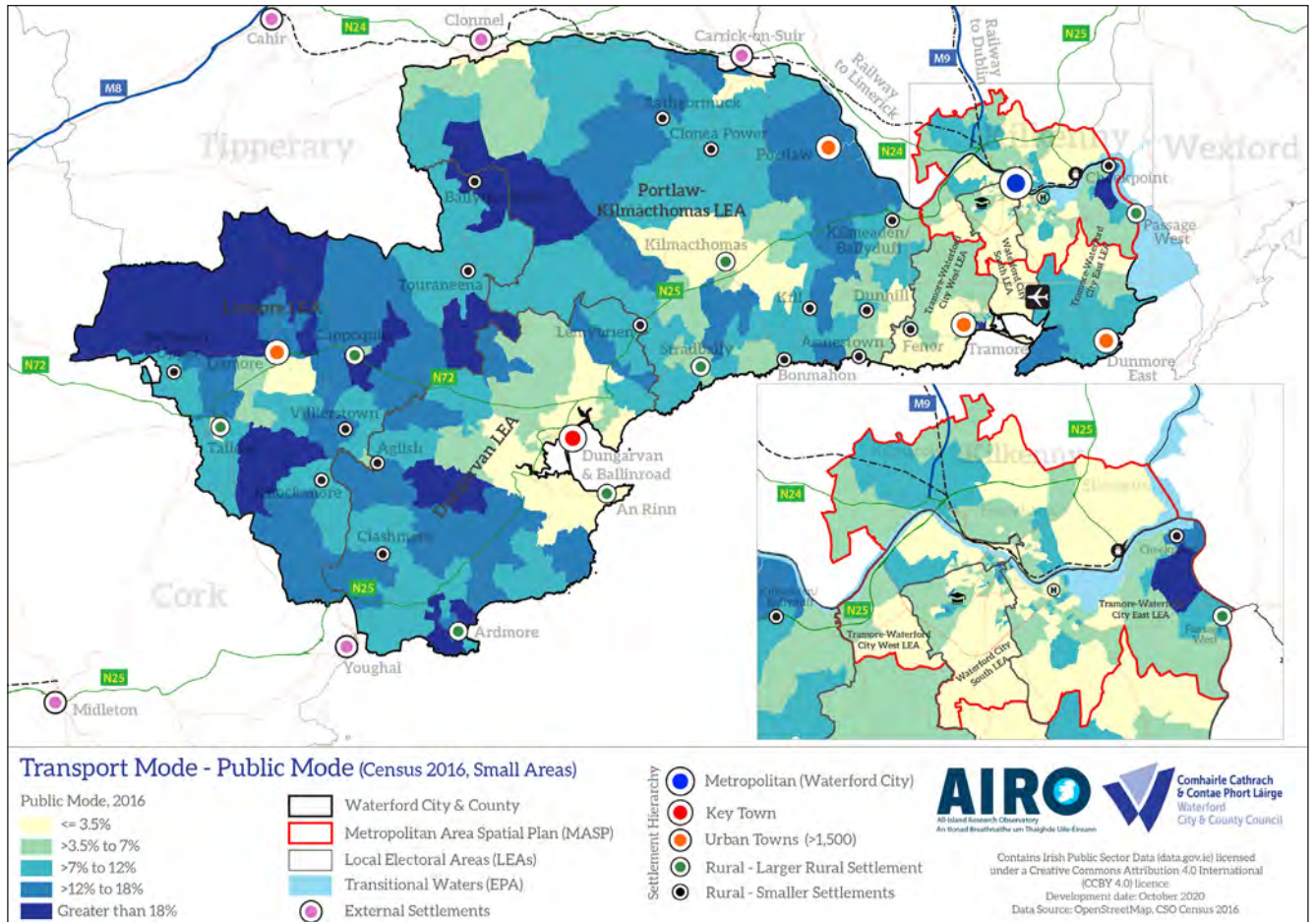
Figure 5.3 Public Transport Modes

The total population travelling to work/ education using Public Transport modes is 4,600 and accounts for 6.4% of the population within the county - this is approximately half the State average (12.9%) and the lowest mode rate in the State.

Table 5. 4 Public Transport Modes		
Location	Count	%
Waterford County	4,600	6.4%
Waterford City and Environs	1,301	4.5%
Waterford MASP	1,676	4.6%
Waterford Metro MD	2,032	4.9%
Dungarvan-Lismore MD	1,570	8.1%
Comeragh MD	998	9.1%

Waterford City and Environs recorded a rate of 4.5% (1,301) and is well below the rate in all other cities: Dublin (21.2%), Cork (9.25), Limerick (7.32) and Galway (9.7%).

Across the settlement hierarchy there is a lot of variation with rates ranging from 1.2% (An Rinn) to 15% (Cheekpoint) - although numbers are very low. The map on the opposite page details the distribution at the SA level across Waterford. Highest rates are certainly evident in areas outside the MASP area and in the west of the county. Within Waterford City rates are very low with only a small number of urban SAs with rates >20% modal share.

The availability of public rural transport, such as Local Link Waterford3, plays an important role in overcoming social isolation, particularly in rural areas, and can act as a catalyst in creating models of partnership, where key sectors actively engage in transport provision, to ensure equality of access for all. We acknowledge the importance of high-quality public transport services and will support and facilitate the roll out of new and expanded networks and associated infrastructure in order to make public transport a more attractive mode of travel.

Under the National Development Plan investment in public transport infrastructure will be accelerated to support the development of an integrated and sustainable national public transport system consistent with the NPF NSOs of Sustainable Mobility and Compact Growth. A number of sustainable transport projects will be delivered during the life of the Development Plan to support a move to use of public transport. These include:

- Continued investment in bus and train fleets and required infrastructure.

- Delivery of the BusConnects programme for Waterford City, inclusive bus corridors, new bus stops and bus shelters.

- Transition to low emission buses, including electric buses.

- Delivery of a comprehensive cycling and walking network for Waterford; and,

- Supporting programmes of rail and bus station improvement/development, traffic management investment, passenger information programmes, public bicycle share schemes, accessibility enhancements.

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3   https://www.locallinkwaterford.ie/

Table 5.5 Transport Mode	
Bus	• Bus services are the backbone of the regional and metropolitan public transport system and investment will be focused on improving connectivity between Waterford and Regional settlements and enhancing the reliability and the level of service within key settlements. Integrating transport solutions between rail, regional/ metropolitan bus, and active travel will also be supported. • The NTA provides rural transport through the Local Link Rural Transport Programme which aims to address rural social exclusion and the integration of rural transport services with other public transport services. Within the Waterford MASP, continued investment in bus infrastructure and services is a priority for sustainable mobility. This includes the BusConnects programme for Waterford City, inclusive of bus corridors, additional capacity and passenger facilities. WMATS will further address strengthening bus networks and services.
Rail	Rail is a valuable national asset which contributes directly to: • Enhanced mobility and reduced traffic congestion. • Regional / national economic & tourism development. • Reducing carbon emissions and achieving national climate change targets. The RSES has the objective to strengthen investment in the maintenance, improvement and strengthening of the rail network, which includes increased frequency of services and reduced journey times between Waterford, and Dublin. It also includes improvements to the Rosslare- Waterford-Limerick Junction line. The RSES recognises that strategic importance of the Rosslare-Waterford Line and its importance to the region. *Freight* The current absence of State funding, capital or subvention, dictates a commercial focus for rail freight which limits its role to niche markets. However, RSES Regional Freight Strategy (RPO 141) includes the consideration of rail freight and highlights the asset of our Region's rail network and innovations in the freight handling and transport sector potential for electrification, lower carbon fuels and technology to be prepared by the relevant stakeholders. Experience in other European jurisdictions clearly shows the contribution of rail freight to improved carbon footprint, reduced road congestion and lower carbon emissions. There is potential to develop rail freight, such as utilising the Waterford Port and Rosslare Europort rail link for rail freight logistics.
Taxi and Hackney Services	Taxi and Hackney services are an essential part of the transport network for the City and County. They are often the only means of public transport available for people who live in remote locations, use wheelchairs or those with mobility impairments.
Park and Ride / Park and Stride	Park and Ride provision can further contribute to modal shift. The development of Park and Ride facilities on the periphery of the Waterford city, possible locations in Dungarvan and Tramore will reduce the amount of commuter traffic entering into the city and therefore contribute to a reduction in traffic congestion.
Car Sharing/ Carpooling	Car pooling can help reduce fossil-fuel based emissions and traffic congestion, and car sharing can reduce transport costs for households and reduce the need for parking.

General Public Transportation Policy Objective

Trans 14	To support and co-operate with public and private transport operators in the provision of an effective, accessible, attractive and sustainable transport service and in the development of key infrastructural requirements such as bus lay-byes and set-down locations in appropriate urban and rural locations, turning areas for buses in larger housing estates which: • Strive for universal accessibility for pedestrians. • Provide adequate, safe and convenient access; and, • Reduce the dependence on the private motor car. The Accessibility Programme of Iarnród Éireann, which provides for the upgrade of rail stations in terms of accessibility is anticipated to deliver improvements for persons with reduced mobility in the rail network.
Trans 15	We will support the development and rollout of a Citywide public transport system, which will enhance accessibility to the City Centre and key destination such as SETU & Waterford University Hospital, from within the City/Environs area, and nearby towns; and improve cross-city connectivity north and south of the River Suir.
Trans 16	We will require appropriate public and active modes of transport infrastructure be incorporated as part of any significant residential, educational, community or commercial development proposal. The extent of infrastructure required will depend on the nature, scale and location of the proposal and the current level of infrastructure and frequency of the public transport service. We will also seek to ensure such proposals make provision for appropriate, well-designed permeable walking and cycling links to other residential developments, amenities and facilities in pursuit of the 10-minute neighbourhood concept.
Trans 17	Support sustainable travel in the tourism sector by the promotion of public transport use and by integrating transport plans and tourism strategies to promote increasingly sustainable travel patterns among visitors.
Trans 18	We will continue to improve access via sustainable transport modes to significant employment and education destinations through the direct provision of public provided and developer provided infrastructure and through demand management measures.
Trans 19	We will continue to support and facilitate the provision of public transport infrastructure and services to meet the needs of smaller towns, villages and rural areas across Waterford County in collaboration with the NTA, TII and Department of Transport, Tourism and Sport (DTTAS).

Bus Transportation Policy Objective

Trans 20	We will continue to co-operate with the NTA, TFI and other relevant agencies to support the operation and enhancement of existing bus network, and extension of the network to other areas where appropriate.
Trans 21	We will support the NTA and Local Link Rural Transport Programme to provide a quality countywide community based public transport system and associated infrastructure across Waterford city and county which responds to local needs in providing for social and economic connectivity between small villages/rural areas and larger towns.

STEP THROUGH HISTORY

VILLIERSTOWN

TFI local link Waterford

383 FROM **TALLOW** TO **DUNGARVAN** VIA **LISMORE**

LOCAL LINK WATERFORD.IE

Rail Transportation Policy Objective

Trans 22	We will support the optimal use of the rail network, in catering for the movement of people and goods and thereby enhance the economic corridor between Waterford City and Dublin, Key towns of Kilkenny, Carlow, Clonmel and Wexford Town as well as commuter towns such as Carrick On Suir and New Ross.
Trans 23	Support the retention of the Waterford -Rosslare and the New Ross Rail lines for future freight and passenger rail connectivity between Waterford City, Waterford Port (Belview), Wexford Town, Rosslare Town and Europort.

Taxi and Hackney Services Transportation Policy Objective

Trans 24	We will continue to provide adequate ranks at various locations throughout the city and other urban settlements in consultation with the taxi operators and other stakeholders. All ranks will be designed so as to be universally accessible and thereby provide for the needs of mobility impaired.

Park and Ride / Park and Stride Transportation Policy Objective

Trans 25	We will investigate the potential of providing a number of 'Park and Ride' and 'Park and Stride' facilities in appropriate locations in conjunction with the provision of public transport across Waterford City, Dungarvan and Tramore subject to environmental assessment of identified locations.

Car Sharing/Carpooling Transportation Policy Objective

Trans 26	Working in collaboration with transport stakeholders, significant trip destinations and employers, we will promote, support and facilitate car pooling and car sharing in Waterford City and County.

5.7 Airport, Port, Harbours and Piers

Waterford Airport and Port of Waterford play a vital role providing our region with international connectivity. The RSES recognises that investment in port and airport infrastructure is required to boost connectivity for the entire regional and act as key enablers/priorities which will assist in the transformation of Waterford into a Regional City of Scale. It is also worth noting that with the impact of BREXIT on our economy, our gateways to the world are key to safeguarding our resilience and ability to adapt to change.

Consolidating our port and airport will be contingent on the development and improvement of road and rail infrastructure and public transport services for the movement of people and goods in line with priorities defined through National Ports Policy and National Aviation Policy. A Masterplan for the Airport and adjoining business park is set out in Appendix 12.

Our harbours and piers play a vital role in commercial fishing, fish processing, aquaculture and related activities in the County. In recognition of the socio-economic contribution of Dunmore East, Heilbhic and the other harbours, piers and slips throughout the County, the Council, in conjunction with the relevant Government Departments, supports and encourages the future maintenance, dredging and improvement of harbours and piers and potential operation and maintenance role these piers and harbours could play in supporting off-shore wind developments. Such works must take place in the context of the Council's commitment to the protection of wildlife and sensitive habitats and avoid adverse impacts on land/seascapes.
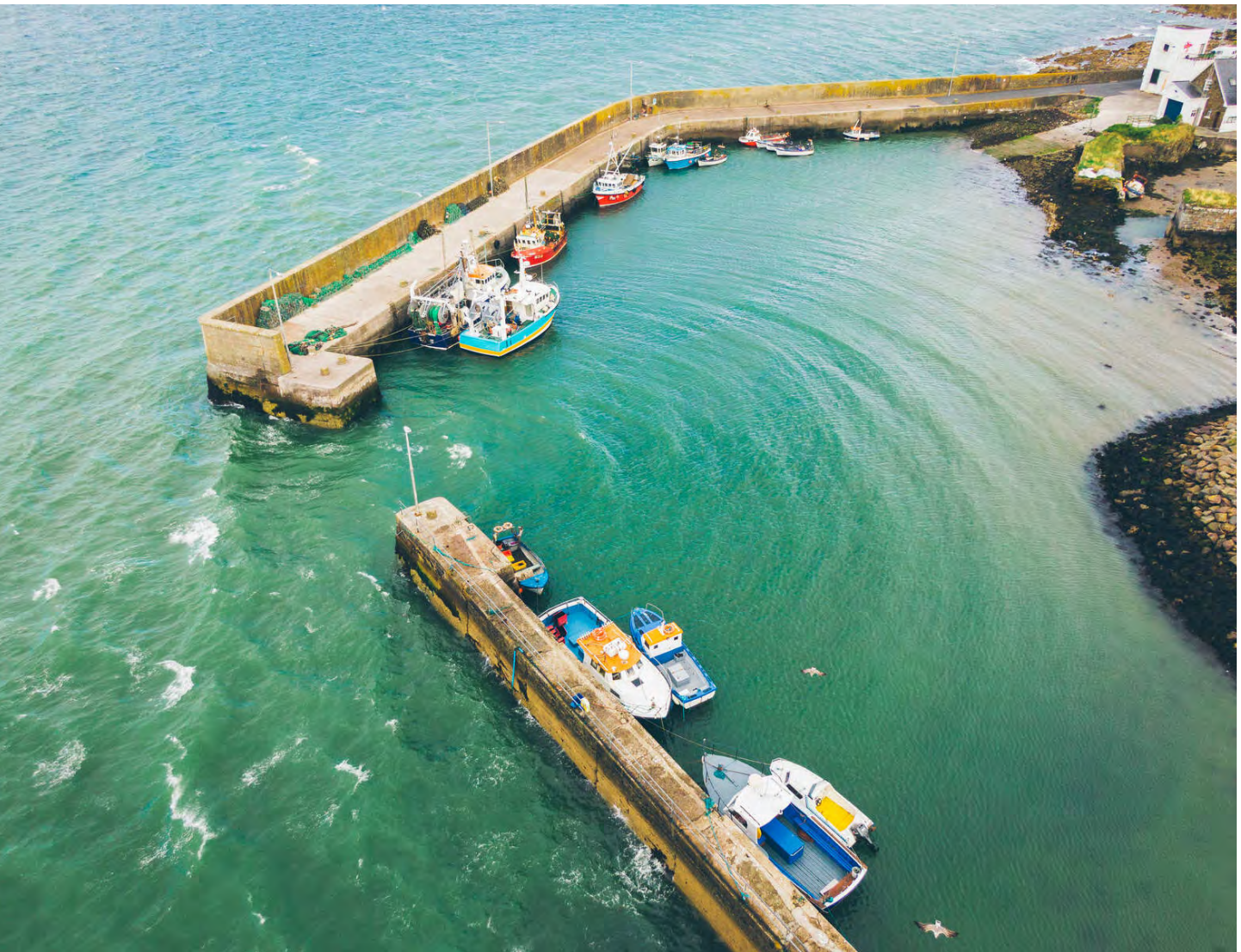
Airport, Port, Harbours and Piers Policy Objective

Trans 27	We will continue to support the development of Waterford Airport and Port of Waterford to create, maintain and strengthen linkages with EU and international markets subject to environmental considerations including no potential for adverse impacts on the Natura 2000 Network.
Trans 28	We will safeguard the current and future operational, safety and technical requirements of Waterford Airport and support/ facilitate its ongoing development by avoiding encroachment of inappropriate development in the vicinity which may interfere with the safe operation of the Airport.
Trans 29	We will support improved berthing facilities for cruise ships which will help Waterford and the South East facilitate additional tourist development, subject to environmental considerations including no potential for adverse impacts on the Natura 2000 Network.
Trans 30	We will facilitate the continued operation of the Passage East Car Ferry which provides a vital link between Passage East and Ballyhack Co. Wexford.
Trans 31	We will continue to improve access to, and support the sustainable development of, all piers and harbours within the County, for both commercial and recreational purposes. We will develop a strategy for the future of our inland and costal ports and piers during the lifetime of this plan.

5.8 Road and Street Network

Continued investment in the county's road and street network is necessary to ensure the sustainable efficient and safe movement of people and goods within the county, to provide access to developing areas and to support economic activity.

School Streets

School Streets will help to reduce the danger to children created by the significant amount of traffic generated during the morning and afternoon drop off and pick up times. School Streets primary aim is to reduce local traffic congestion and emissions and improve air quality in the vicinity of schools by encouraging students, parents and staff to walk from/to home, walking buses and park and stride locations.

Road and Street Network Policy Objective	
Trans 32	In conjunction and co-operation with other transport bodies and authorities such as the TII and the NTA, we will improve the City and County road network – including improved pedestrian and cycle facilities, subject to the outcome of environmental assessment (SEA, EIA and AA), flood risk assessment and the planning process.
Trans 33	We will ensure that the planning, design and implementation of all road/street networks across the city and county accord with the principles set out in the Design Manual for Urban Roads and Streets (2020), the National Cycle Manual (2010) and other relevant standards where appropriate, or any future update thereof.
Trans 34	We will protect national, regional, local roads and urban streets free from adverse development that may compromise the development of route options or the construction of preferred routes or add to the overall costs associated with new road schemes.
Trans 35	We will preserve free from development proposed road/street realignment/improvement lines and associated corridors as identified during the life of the Development Plan where such development would prejudice the implementation of Transport Infrastructure Ireland (TII) or Local Authority road schemes.

Road and Street Network Policy Objective	
Trans 36	Ensure that traffic noise levels are considered as part of new developments along major roads/rail lines in accordance with best practice guidelines.
Trans 37	We will prioritise road and traffic safety measures on all roads/streets across the City and County. In particular we will support and facilitate 'School Streets' in the vicinity and on the approaches to school premises based on the Fingal School Streets Pilot Project (2019).
Trans 38	We will implement traffic calming measures on roads/streets in appropriate location in urban areas across the County, to reduce the speed of traffic in the interest of public safety, traffic safety and residential amenity. We will ensure that all streets and street networks within urban areas are designed to passively calm traffic through the creation of a self-regulating street environment. Proposals for new development should provide for appropriate traffic calming measures.

5.9 Motorway and National Roads

The motorway and national road network primarily serve long and middle-distance traffic originating in or passing through the county. These routes have an important role to play in the economic development of the county. NPF NSO 2 seeks better accessibility between the four cities and for their unrealised potential to be activated. This will be achieved by maintaining the strategic capacity and safety of the national roads network including planning for future capacity enhancements. The RSES highlights the upgrade and improved average journey times on the N24, N25, N29 and the N72 as a Key Infrastructural Requirements. Due regard will be made to the Spatial Planning and National Roads Guidelines for Planning Authorities 2012, relating to development affecting National Primary and Secondary roads, including motorways and associated junctions.

National roads are defined as arterial routes within Design Manual for Urban Roads and Streets (2020) for urban areas. There is one Motorway, one National Route and one National Secondary Route in County Waterford.

- M9 (Extending from Waterford City to M7 Naas/Newbridge).

- N25 (Extending from Rosslare Euro Port to Cork City/Dunkettle Interchange via Waterford City and Dungarvan); and

- N72 – National Secondary Route (Extending from Dungarvan to Killarney).

N25 Long-Term Consideration

The N25 is a busy national road which links Cork to Rosslare Euro Port via Waterford City. The current national infrastructure is to link up the main cities via the central spine of the M7 and M8. The strategic national legacy route along the southern seaboard; the N25 will still attract a significant volume of traffic and as can be seen from the traffic figures in the N25 Carroll's Cross Feasibility Report (2020)[4]. The Council will support the upgrade of this National Route as set out in the RSES RPO 24b, RPO 30. However, in the intervening period the primary safety hazards that will develop into the future along these routes is likely to be the right-hand turning movements at junctions and overtaking manoeuvres along the route. As volumes increase gaps in the traffic decrease and lead to unsafe turning movements.

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4   https://waterfordcouncil.ie/media/meetings/2021/comeragh/february/5.%20%20Report%20to%20Comeragh%20Carrolls%20Cross%20S 38%2017th%20February%202021.pdf

Motorway and National Roads Policy Objective

Trans 39	We will maintain and protect the strategic transport function and capacity of motorways and the national roads and associated junctions in accordance with the Spatial Planning and National Roads Guidelines (2012) and the Trans-European Networks (TEN-T) Regulations.
Trans 40	We will support the role of TII with regard to the upgrade of existing National Routes, such as the Dungarvan Bypass (N25) and Dungarvan to Mallow upgrade (N72), and where appropriate restrict development immediately adjacent to national routes and interchange[s] in order to facilitate future enlargement of the Interchange.
Trans 41	**National Roads**: Avoid the creation of any additional access points from new development or the material increase in traffic using existing access points to National Roads, to which a speed limit of greater than 60 kph applies in accordance with the requirements set out in the Spatial Planning and National Road Guidelines, DECLG (2012). **Transitional Zones**: New access to facilitate orderly urban development on appropriately zoned land on the approach to or exist from towns, villages or settlements that are subject to a speed limit of 60 kph before a lower 50 km limit is encountered may be permitted subject to road safety audit carried out in accordance with the requirements set out in the Spatial Planning and National Road Guidelines, DECLG (2012). **Lands adjoining National Roads within 50kmh speed limits**: New access to lands adjoining national roads within the 50 kph speed limits may be considered in accordance with normal road safety traffic management and urban design criteria for built up areas.
Trans 42	In order to protect the future safety and carrying capacity of the N25 approach road to Dungarvan from Waterford City, new access points for single dwellings will be prohibited within the speed limit zone up to Coolagh Road Roundabout. It is the intention of that strategic access points and road provision will be considered in the Dungarvan Local Area Plan. The Councils preference is that future access points within land banks east and west of the N25 within this area are provided by alternative road provision and not from the N25.
Trans 43	The Council will seek to conduct a strategic review of the N25 with a view to identifying locations for upgrading the existing national route to provide grade separated junction and reduce the hazardous right-hand turn movements.

5.10 Regional and Local Roads/Urban Streets

Regional and local roads provide significant links between towns and villages as well as an important social and economic function for local economic activity. Regional roads are defined as Link Roads and Local Roads are defined as local streets in DMURS in urban areas. It is important to take account of the Sustainable Rural Housing Guidelines (2005), or any revision of the guidelines, in relation to the consideration of new housing development proposals affecting Regional Roads as well as to Placemaking Chapter 8 and Placemaking Strategy Appendix 5. In particular the guidelines state the following:

•   Avoid unnecessary new accesses, where access could be provided off a nearby local road.

•   Ensure that necessary new entrances are located in such a manner as to provide effective visibility for both users of the entrance and users of the public roads so that opportunities for conflicting movements are avoided, taking account of all relevant considerations such as traffic levels, typical vehicle speeds, plans for realignment.

Avoid the premature obsolescence of regional and local roads in particular, through creating excessive levels of individual entrances and increased traffic.

In order to safeguard the carrying capacity and safety of regional roads, access for residential development will be restricted onto a regional route including the former where access to a lower category road is available. Regard shall be had to the requirement in the Spatial Planning and National Roads Planning Guidelines 2012, to preserve the carrying capacity of these routes and safeguard their strategic role in providing connections to the National Road Network.

There are 15 Strategic Regional Roads in County Waterford linking the main County towns to the national routes and motorways. These are shown in the table below:

Table 5.6 Strategic Regional Roads	
Road No	**Road Location and Description**
R675	Waterford to Tramore to Dungarvan
R684	Waterford to Dunmore East
R683	Waterford to Passage East
R680	Waterford to Carrick on Suir (via Portlaw)
R708	Waterford to Waterford Airport
R672/671	Dungarvan to Clonmel
R682	Tramore to Orcharstown Cross
R666	Lismore to Kilworth (via Ballyduff Upper)
R668	Lismore to Clogheen (The Vee Road)
R673	Ardmore
R674	An Borthar Rinn
R634	Tallow to Youghal
R676	Lemybrien to Carrick on Suir
R677	Kilmacthomas to Bunmahon
R665	Clonmel to Ardfinnan

Regional and Local Roads/Urban Streets Policy Objective	
Trans 44	We will maintain and protect the carrying capacity and associated drainage systems of regional and local roads and associated junctions in the interest of road safety in accordance with the Spatial Planning and National Roads Guidelines (2012) or any update thereof.
Trans 45	Protect strategic regional roads listed in Table 5.6 against development where a maximum speed limit applies, except in exceptional circumstances, in order to protect the carrying capacity and safety of such roads. On these and other regional roads we will resist the creation of new vehicular accesses where the maximum speed limit applies, except in the following exceptional circumstances: • Developments of a strategic, local, regional or national importance, where there is a significant gain to the county through employment creation or other economic benefit having regard to: the safety, capacity and efficient operation of the regional road; any plans for future upgrades of the road; and the suitability of the location compared to alternative locations. • Where applicants who establish a genuine rural housing need (Chapter 7), are proposing to build a home on their landholding and cannot provide access onto a nearby county (Local) road. In this instance, applicants will be required to maximise the potential of existing entrances. The onus will be on the applicant(s) to demonstrate that there are no other accesses or suitable alternative sites within the overall landholding. • Where it is proposed to replace an existing dwelling with a pre-existing entrance onto a regional road provided that the entrance can achieve the minimum sightline requirements or significantly enhance the safety of road users and does not constitute a hazard. • Agricultural entrances required for farm access where there are no available alternatives from a local road and providing that the entrance can meet the minimum sightlines requirements or significantly enhance the safety of road users and does not constitute a hazard. • Development which utilises existing farmyard/farmhouse access points to regional roads where the safety of all road users can be protected and enhanced and which would not result in a significant traffic hazard. In all circumstances proposed development should not cause drainage issues by allowing additional water onto the public road, or impact on the drainage of the location
Trans 46	Using Beta Project[5] initiative identify and deliver a network of sustainably connected traffic calmed rural local roads which will act as active transport and 'green finger' biodiversity corridors linking our rural economic cluster areas and settlements (as set out in Table 4.1) and enhancing potential for sustainable mobility.
Trans 47	Ensure that all new streets in housing and mixed-use schemes are designed, in accordance with the most up-to-date requirements: • Design Manual for Urban Roads and Streets (2020). • Sustainable Residential Development in Urban Areas (2009) and accompanying Best Practice Design Manual (2009). • Architecture 2009-2015 Towards a Sustainable Future: Delivering Quality within the Built Environment (2009). • Any new guidance / standards from the DECLG; and • Any other relevant design standards.

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5   Beta projects have been used by Dublin City Council to anticipate and meet the ever-changing needs of the city. The Council used Beta Projects Beta is a live mechanism for imagining, testing and implementing ways to improve the experience of life in Dublin. Beta Projects are used to trial issues that the council is seeking to understand before implementation and to give a much better way of listening to citizens. The phrase "in beta" is a phrase used extensively in the digital world to signal that something is imperfect and being released early into the world to enable learning from real-world testing and feedback.

Regional and Local Roads/Urban Streets Policy Objective	
Trans 48	Seek to implement the following Road Improvement Schemes: • R671/R672 Regional Road from Dungarvan to Clonmel. • Dunmore Link Road.
Trans 49	To investigate reducing speed limits in appropriate urban area to 30km in collaboration with key stakeholders
Trans 50	It is an objective to support the following transport priorities across Waterford County and in the Waterford Metropolitan Area subject to their consistency with the recommendations of the WMATS or any future LTPs and or County Transport Plan, the outcome of environmental assessments and the planning process including mitigation under SEA/AA as appropriate: • R710 Waterford city Outer Orbital Route. • R671/R672 Regional Road from Dungarvan to Clonmel. • Dunmore Link Road. • R685 Glen Road from Waterford Road to Quarry Road. • Enhanced link from Cumann na mBan Road at SETU Arena to Industrial Zoned Lands east of the Roundabout. • Quarry Road (L15011), Waterford City – Improvement • R666 Ballyduff Road Junction with the N72 at Ballyrafter

5.11 Corridor and Route Selection Process

New roads and other transport infrastructure projects (including greenways, blueways and cycleways) referred to by this Plan that are not already provided for by plans/ programmes other than the City and County Development Plan or are not already permitted, are subject to the undertaking of feasibility assessment, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the Plan relating to sustainable mobility. Where feasibility is established, a Corridor and Route Selection Process will be undertaken where appropriate, for relevant new road infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection; and Stage 2 – Route Identification, Evaluation and Selection.

5.12 Mobility Management Plans

Mobility management plans (MMPs) are proposals by which developments can manage the mobility needs of their users and work towards reduced car dependency. We will require all applications for significant development proposals, which include the following:

• Developments that employ over 100 people.

• New schools/educational facilities (or extensions); and

• Business parks and industrial estates.

MMPs include mitigation measures which will take account of the findings of a Traffic & Transport Assessment (TTA). They bring together transportation requirements, employers, staff and site management issues in a coordinated manner. Measures that should be included are listed below:

- Integration with public transport.

- Promotion of car sharing/pooling.

- Parking pricing and control; and

- The encouragement of cycling and walking by the provision of cycling and walking routes and secure cycle parking.

The NTA document "Achieving Effective Workplace Travel Plans – Guidance for Local Authorities" also provides guidance on proposals to encourage employees to encourage walking, cycling or carpooling to the workplace.

Mobility Management Plans, Traffic and Transport Assessment (TTA) and Road Safety Audits
Trans 51 We will require all applications for significant development proposals in accordance with DM Standard set out in Volume 2 to be accompanied by Mobility Management Plans (MMPs), Traffic and Transport Assessment (TTA) and Road Safety Audits, to be carried out by suitably competent persons, in accordance with the 'National Transport Authority the preparation of workforce travel plans a guide for implementers' and TII's Traffic and Transport Assessment Guidelines.

5.13 Smart City Transport

The Council will continue to support and invest in Waterford becoming a smart transport city. It is key that intelligent transport systems and efficient, inter-operable multi-modal public transport is prioritised.

Smart City Transport Policy Objective	
Trans 52	We will collaborate with SETU/Walton Institute for Information and Communication Systems and Science and other parties to devise and implement SMART city/transport initiatives for Waterford City and other urban centres within the functional area of the Council.
Trans 53	Support the development of the following: • Intelligent transport systems. • Integrated ticketing. • Smart travel cards. • Waterford bike-share. • Real-time passenger information. • Smart parking; and, • Logistics management and the creation of a Waterford transport app.

5.14 Car Parking

Car parking interacts with many planning, transport and development issues and therefore needs to be treated in a strategic manner. Within Waterford city and other urban centres, a balance has to be achieved to meet the needs of residents, commuters, shoppers, business and leisure users, older people, people with disabilities as well as environmental considerations. This balance will be achieved by facilitating necessary sustainable parking in the short term, and the overall objective, of having improved public transport as a viable alternative, and as that becomes available encouraging its use as an alternative to use of private cars.

The Development Management Standards set out in Volume 2 of this Plan set out maximum car parking standards. This affords a degree of flexibility and allows developers to submit a car parking analysis of a particular area to demonstrate the supply and demand for car parking spaces. Analysis of car parking is assessed on a case-by-case basis, depending on the nature and location of the development, and its proximity to public transport. The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018) allow for apartment development that are served by public transport or close to town centres or employment areas and particularly for housing schemes with more than 45 dwellings per hectare net (18 per acre), must consider a reduced overall car parking standard and apply an appropriate maximum car parking standard.

Electric vehicles (EVs)

The National Climate Action Plan (2021) or any update thereof has ambitious targets for the uptake of electric vehicles (EVs), with a target of having 945,000 EVs on the road by 2030, including 845,000 cars, 95,000 light commercial vehicles and 1,500 electric buses (i.e. not diesel only).

Electric vehicles (EVs) offer an increasingly realistic solution to the challenge of reducing the transport sector's GHGs, increasing the use of renewable energy in transport and reducing reliance on imported fossil fuels. It is Council policy to expand the network of public EV charging points, through the use of the public lighting network, where feasible, and at other on-street or public parking locations subject to the availability of funding.

Car Parking Policy Objective	
Trans 54	We will complete a review of Waterford City Car Parking Strategy, which will include Age Friendly and Disabled Parking Spaces, over the lifetime of the Development Plan. The review should take account of the recommendations of the WMATS.
Trans 55	We will manage car parking as part of the overall strategic transport needs of the City and County in accordance with the parking standards set out in Volume 2.
Trans 56	We will ensure the adequate provision of appropriately located off-street car parking in urban areas to meet the needs of local residents, shoppers and businesses.

Car Parking Policy Objective	
Trans 57	We will support the removal of excess on-street and surface car parking in urban centres in favour of edge of centre location which will assist in the creation of new spaces for people and improve existing streetscapes.
Trans 58	To ensure that the needs of people with disabilities and older people are meet with regards to car parking provision within urban centres as well as in existing and new developments.
Trans 59	We will facilitate parking provision for tourist buses where feasible in the city and towns and villages and at tourist attractions around the city and county as the need arises and as resources permit.
Trans 60	To support investment in the sustainable development of Electric Vehicle charging facilities at on and off-street car parking locations and within new developments in accordance with the parking standards set out in Volume 2.
Trans 61	Where permitted, we will require developments of surface car parking to contain landscaping proposals which promote pollinator friendly plants, Natural Water Retention Measures as part of Sustainable Urban Drainage Systems (SUDS) and where appropriate allow for ancillary uses, such as recreation/play areas, when car park is not in full use.

5.15 Bicycle Parking

Cycling is becoming increasingly recognised for the contribution it provides as a sustainable and healthy mode of transport. Provision of secure cycle parking facilities is essential to support the promotion and development of cycling. A lack of appropriate cycle parking facilities is often cited as a barrier to cycling and cycle ownership and could be a constraint on the future growth of cycling. In this regard, high quality secure cycle parking at origins and destinations is considered to be a key element of any strategy aimed at encouraging cycling. High quality cycle parking should therefore be regarded as an integral part of any new development proposal.

Bicycle Parking Policy Objective	
Trans 62	Where new bicycle parking facilities are to be provided, we will locate these near bus stops and bus/rail stations to facilitate an increase in inter -modal journeys by cycling and public transport.
Trans 63	We will require all new developments to provide appropriate cycle parking facilities in central, accessible and safe locations so as to assist with supporting modal shift away from private cars to more sustainable modes of transport i.e. Cycling, Walking, and Public Transport in accordance with the bicycling parking standards set out in Volume 2.
Trans 64	The provision of e-bike chargers in public locations will be supported subject to the availability of funding.

Chapter 6

Utilities Infrastructure, Energy & Communication

Sustainable Compact Growth

Infrastructure

Accessibility and Connectivity

Climate Action

Chapter 6: Utilities Infrastructure, Energy & Communication

Strategic Objectives

To enable development in line with the capacity and provision of supporting infrastructure and utilities, and to require the timely provision of infrastructure needed for the sustainable development of lands consistent with the principle of infrastructure led development.

To promote and facilitate the provision of energy efficient, low carbon infrastructure and utilities and support infrastructure, whilst supporting industry to innovate, decarbonising the energy sector in order to contribute to a national target of zero net emissions of greenhouse gases in Ireland by 2050.

6.0 Introduction

An adequate supply of infrastructure services is critical for effective and sustainable spatial, social, environmental and economic development and growth. It can also serve as an agent of change in addressing challenges like climate change and gender inequality. Adapting to climate change requires more resilient infrastructure, and mitigating its effects calls for less environmentally damaging provision.

The need for transport, water and sanitation, waste disposal, electricity and communications infrastructure (ICT) continues to grow in order to accommodate our increasing population.

Furthermore, our ability to secure significant new large-scale capital investment for both new residential and commercial developments is partly dependent on the ready availability of serviced sites of scale, with appropriate zoning and capacity for the required utilities to match the needs of large capital intensive projects. Such infrastructure provision must be implemented in a manner that protects public health, is environmentally appropriate, and supports our just transition to a low-carbon economy.

The provision of enabling infrastructure also requires a stronger focus on energy efficiency and renewable fuel sources, particularly in the construction, heating and transport infrastructure sectors, in order to reduce energy related GHG emissions, and contribute to meeting Ireland's binding EU 2030 and 2050 targets[1].

It is recognised that exchequer funding and various national sectoral programs cannot address all infrastructure investment requirements. The Council will therefore positively consider methods and innovative means of infrastructure provision and investment which include private and community sector involvement, collaboration and/ or delivery.

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1   Ireland's Climate Action Plan sets out an ambitious whole-of-society approach designed to enable Ireland to meet its EU targets of reducing carbon emissions by 30% between 2021 and 2030, and thereafter to achieve net zero carbon emissions by 2050.

6.1 Water Supply and Quality

Planning makes a significant contribution to water objectives by ensuring that:

•   Development that could pose a risk is avoided in the first instance, where feasible.

•   Water management is integrated into the planning system for the purposes of supporting the protection and enhancement of water quality and water resource zones.

•   The performance criteria for future infrastructure is "Water Framework Directive (WFD) proofed"; and

•   By including appropriate conditions in planning permissions for new development.

There are 48No. Water Resource Zones (WRZ) in Waterford. The largest water resource zone is the East Waterford WRZ, and serves Waterford City and Tramore, as well as a large rural hinterland and several villages. The Dungarvan WRZ serves Dungarvan town, as well as some smaller villages and rural hinterland. Of the 48 no. water resource zones, 24 (including Dungarvan WRZ) are unlikely to have issues facilitating new connections, although further investigative studies or interventions may be required in some instances, and the capacity of water storage facilities are an issue in many of our towns.

Private bored wells used as a source of water supply to single dwellings are the responsibility of the householder. Such wells are not regulated under the European Communities (Drinking Water) Regulations 2014, and Irish Water has no regulatory function in this regard. The Council is responsible for providing guidance and advice in relation to the protection of water quality.

The protection of our surface and groundwater sources is a key challenge facing Waterford, as is ensuring that existing water services infrastructure and capacity is adequately managed. Water quality in Ireland has deteriorated over the past two decades. The objective of the EU Water Framework Directive2 (WFD) is to protect and restore good water quality, which is carried out through the implementation of River Basin Management Plans. The River Basin Management Plan for Ireland 2018-2021 sets out the actions to improve water quality and achieve "good" ecological status in water bodies by 2027. The Development Plan aims to protect this invaluable resource (See Chapter 9).

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2   Directive 2000/60/EC

6.2 Water Services

The provision of an adequate supply of water and wastewater treatment facilities is critical to facilitate and sustain the growth of the City and County over the lifetime of the plan and beyond. The Council delivers water services in accordance with a Service Level Agreement (SLA) with Irish Water who is responsible for the overall delivery, integration and implementation of water and wastewater projects and infrastructural improvements. The protection and improvement of water quality and water services infrastructure are major challenges, especially in the context of the need for climate change adaptation and resilience.

It is an objective of Irish Water to provide drinking water and wastewater capacity to facilitate growth in accordance with core strategies at county level, and in accordance with the policies and objectives at both national and regional level.

Despite investment in recent years, our strategic priorities as set out in this Development Plan and those of Irish water are poorly aligned and as a result development in certain locations is constrained. It is important to note that investment based solely on the priorities of Irish Water (as outlined in the Irish Water priorities under the Capital Investment Plan) will not be sufficient to meet the City and County's needs in achieving the population targets set out in this plan and in the NPF and RSES. Appendix 14 of this plan sets out details of the Council's suggested investment priorities in order to secure the delivery of the population targets set out in this plan and the targets of the NPF and RSES. Table 6.1 also sets out a baseline relating to water and wastewater service infrastructure across the City and County.
In general, water supply and wastewater facilities need to be improved throughout the City and County both to serve existing communities, and to accommodate plan and infrastructure-led growth. In the absence of investment by Irish Water, alternative developer-provided infrastructure, in collaboration with the Local Authority or otherwise, may be required.

In the event that alternative, developer provided infrastructure may be regarded as an appropriate solution to individual specific proposals or circumstances, it should be noted that nature-based solutions, which combine an explicit ecosystem/ integrated catchment based approach, would be the Council's preference, such as constructed wetlands (CWs) and integrated constructed wetlands (ICWs).

CWs and ICWs can also be utilised as part of a combination/ hybrid of measures for wastewater treatment, e.g. complementing existing mechanical treatment plants by providing a tertiary treatment step for effluents from mechanical units. Sites in catchment areas of water bodies with sensitivity towards eutrophication could utilise hybrid systems for zero discharge, whilst sites with very restricted space could employ tertiary CWs with storm management. This would increase compliance with environmental standards set by the Water Framework Directive (WFD) and associated legislation, e.g. the Bathing Water Directive. Waterford currently has 9No wastewater treatment schemes that utilise Integrated Constructed Wetlands, and these range in size from 6 PE up to 250 PE.

Waterford City and County Council will work closely with Irish Water to identify the water services required to support development which aligns with the Council's Core and Settlement Strategies, and both the National Planning Framework and the Southern Regional Spatial and Economic Strategy (RSES), and to ensure that the provision of water/ wastewater services will not be a limiting factor in terms of sustainable growth and development.

Table 6.1 Water and Wastewater Capacity Assessment – Settlements in Waterford County (Source: Irish Water April 2022)
NB: Capacity assessments are subject to change – population targets are subject to change.

Settlement	CSO population 2016	CDP 2022-2028 - Population target to 2028:	Revised population ambitions	Water Resource Zone (WRZ):	Water source/treatment capacity update:	WWTP:	Wastewater treatment capacity update:
Waterford City & suburbs	53,504	70,088	62,382	East Waterford & South Kilkenny	Currently it is envisaged that capacity is available to cater for proposed population targets in CDP.	Belview WWTP	Currently it is envisaged that capacity is available to cater for proposed population targets in CDP. Irish Water is soon to commence a feasibility study for the Belview WWTP; this study will take the form of an assessment of capacity and discharge requirements for the WWTP and will take approximately 2 years to complete.
Dungarvan (Key Town) & Ballinroad	10,388	11,864	11,864	Dungarvan & Deelish/ Ballynacourty	Currently it is envisaged that capacity is available to cater for proposed population targets in CDP. IW has a project at concept design stage to provide new reservoir and new water treatment plant.	Dungarvan WWTP	Currently it is envisaged that capacity is available to cater for proposed population targets in CDP.
Tramore	10,381	11,549	11,549	East Waterford Regional	Currently it is envisaged that capacity is available to cater for proposed population targets in CDP. Storage requirements are being assessed through the National Water Resource Plan Full Options Assessment process, which is due to be completed in Q3 2021.	Tramore WWTP	Currently it is envisaged that capacity is available to cater for proposed population targets in CDP.
Dunmore East	1,808	2002	2,002	East Waterford Regional	Currently it is envisaged that capacity is available to cater for proposed population targets in CDP. Storage requirements are being assessed through the National Water Resource Plan Full Options Assessment process, which is due to be completed in Q3 2021.	Dunmore East WWTP	Currently it is envisaged that capacity is available to cater for proposed population targets in CDP.

Table 6.1 Water and Wastewater Capacity Assessment – Settlements in Waterford County (Source: Irish Water April 2022)
NB: Capacity assessments are subject to change – population targets are subject to change.

Settlement	CSO population 2016	CDP 2022-2028 - Population target to 2028:	Revised population ambitions	Water Resource Zone (WRZ):	Water source/treatment capacity update:	WWTP:	Wastewater treatment capacity update:
Portlaw	1,742	1929	1,929	Portlaw	Limited capacity available, options for improving capacity are being assessed through the National Water Resource Plan Full Options Assessment process, which is due to be completed in Q3 2021.	Portlaw WWTP	Currently it is envisaged that capacity is available to cater for proposed population targets in CDP.
Lismore	1,374	1521	1,521	LCB Lismore	Currently it is envisaged that capacity is available to cater for the proposed population targets in the CDP.	Lismore WWTP	Currently it is envisaged that capacity is available to cater for proposed population targets in CDP.
Cappoquin	699			LCB Cappoquin	Currently it is envisaged that there is capacity available, but population targets are unknown.	Cappoquin WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.
Kilmacthomas	834			Kilmacthomas	Limited capacity available.	Kilmacthomas WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.
Tallow	946			Tallow	Limited capacity available.	Tallow WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.
Passage East & Crooke	827			East Waterford Regional	Currently it is envisaged that there is capacity available, but population targets are unknown.	Passage East WWTP & Crooke WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.
Baile na nGall / An Rinn (incl Sean Phobal) An Deise	499		583	Dungarvan	Currently it is envisaged that there is capacity available, but population targets are unknown.	Baile na nGall WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.
Stradbally	438			Stradbally	Currently it is envisaged that there is capacity available, but population targets are unknown.	Stradbally WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.
Ardmore	434			Ardmore Monea	Limited capacity available, and further assessment ongoing.	Ardmore WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.
Cheekpoint	318			East Waterford Regional	Currently it is envisaged that there is capacity available, but population targets are unknown.	Cheekpoint WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.
Aglish	333			Aglish/ Curraheen	Currently it is envisaged that there is capacity available, but population targets are unknown.	Aglish WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.

Table 6.1 Water and Wastewater Capacity Assessment – Settlements in Waterford County (Source: Irish Water April 2022)
NB: Capacity assessments are subject to change – population targets are subject to change.

Settlement	CSO population 2016	CDP 2022-2028 - Population target to 2028:	Revised population ambitions	Water Resource Zone (WRZ):	Water source/ treatment capacity update:	WWTP:	Wastewater treatment capacity update:
Villiarstown	276			Villiarstown	Currently it is envisaged that there is capacity available, but population targets are unknown.	Villiarstown WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.
Kilmeaden	259			Ballyduff/ Kilmeaden	Currently it is envisaged that there is capacity available, but population targets are unknown.	Ballyduff Lower WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.
Kill	271			Ballylaneen	Currently it is envisaged that there is capacity available, but population targets are unknown.	Kill WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.
Lemybrien	192			Kilrossanty	Currently it is envisaged that capacity is available, but population targets are unknown	Lemybrien WWTP	Small Towns and Villages Growth Programme has announced an investment in this WWTP; which will facilitate an upgrade to cater for the capacity as outlined in the CDP ambitions within the lifetime of the plan.
Dunhill	216			Dunhill/ Ballynageera	No capacity available, options for improving capacity are being assessed through the National Water Resource Plan Full Options Assessment process, which is due to be completed in Q3 2021.	Dunhill WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.
Clashmore	252			Clashmore/ Coolboa	Currently it is envisaged that there is capacity available, but population targets are unknown.	Clashmore WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.
Ballymacarbry	138			Ballymacarbry/ Knockalisheen	Very limited capacity available, options for improving capacity are being assessed through the National Water Resource Plan Full Options Assessment process, which is due to be completed in Q3 2021.	Ballymacarbery WWTP	Currently it is envisaged that there is capacity available, but population targets are unknown.

6.3 Storm and Surface Water Management

Adequate storm water drainage and retention facilities are necessary to accommodate surface water runoff from existing and proposed developments. Rivers, streams and ditches containing watercourses are important green infrastructure corridors and habitats, providing multi-functional eco-system services such as land drainage, recreational amenity, and clean/ cool air and wildlife corridors.

In the past, surface water management has tended to focus on intervention with the use of methods such as piping, culverting and installation of underground attenuation tanks. Increasingly, we need to embrace water management as an opportunity, rather than a challenge. Successfully delivered sustainable drainage provides communities and wider society with benefits set within the context of adapting to climate change, development and improving our natural environment, whilst removing storm water from combined sewer in some instances, thus also improving capacity in such systems.

The Development Plan provides an opportunity to find innovative solutions to infrastructural requirements, especially surface water and foul water, where enhanced biodiversity[3] and green infrastructure as well as amenity value can be added to settlements, e.g. Dunhill Integrated Constructed Wetlands and the Anne Valley Walk. The Council will require compliance with best practice guidance for the collection, reuse, treatment and disposal of surface waters for all future development proposals. The use of SuDS[4] offers a solution to rain and surface water management and is applicable in both urban and rural situations and will be central to any infrastructure provision and Green Infrastructure Strategies of the Council.

For new developments, the Council will require that all developments incorporate 'Sustainable Urban Drainage Systems' (SuDS) as part of the development proposals. The systems should aim to mimic the natural drainage of a site to minimise the effect of a development on flooding and pollution of existing waterways. In some exceptional cases, and at the discretion of the Planning Authority, where it is demonstrated that a SuDS system approach is not feasible, approval may be given to the installation of underground attenuation tanks or enlarged pipes, in conjunction with other measures/ devices to achieve the required water quality. Such alternative measures will only be considered as a last resort.

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3   For guidance on maximising the ecological value of SuDS see Ponds, pools and lochans (Biggs, et al 2000)

4   SuDS components can include: Green roofs; Soakaways; Rainwater harvesting; Permeable Paving; Geocellular modular systems; Channels and rills; Bioretention; Infiltration trenches; Rain gardens; Filter strips; Filter drains; Swales; Trench troughs; Detention basins; Wetlands and Retention ponds

6.4 Energy

Energy comes in many forms from fossil fuels and renewables. The ESB (TAO & DSO) and EirGrid (TSO) are responsible for the electrical distribution and transmission system. The roll out of electrical infrastructure such as upgrades to transmission and distribution networks, increased electrical capacity to meet increased electrical demand, and for energy supply and security, will be vital for the continued growth and development of Waterford.

EirGrid has identified the following projects subject to upgrade during the lifetime of this Development Plan:

- CPO753: Waterford 110kV Station – Uprate 110kV Bay (on hold).

- CPO779: Dungarvan 110kV Station – Transmission works assoc. with installation of new 38kV GIS

- CP1052: Knocknamona 110kV new Station – Wind Farm connection

- Need for the planned Aghada and Knockraha 220/220kV station (Cork) upgrades – without these projects, potential overloading of circuits in the Waterford area, may arise.

Electricity demand in Waterford is projected to increase by between 5-7% on an annual basis. The installation of the two electrical grid infrastructural interconnectors in adjoining counties (Great Island, Co. Wexford, and Ballycotton and Knockraha, Co. Cork respectively) via Greenlink (Ireland - Wales sub-sea cable) and the Celtic Interconnector (Ireland-France sub-sea cable), offers security of electrical energy supply.

Waterford's growth and development includes the need to make strategic and progressive progress toward accommodating the electrification of transport (e.g. Roll-out of EV charging infrastructure and hydrogen/fuel cells etc.), and decoupling the heating and power sectors, as part of our efforts towards decarbonising our power system, whilst nonetheless ensuring that renewable electricity generation (currently chiefly supplied by wind and solar) and 'dispatchable power' can be balanced or 'backed-up' through conventional energy generation or energy storage. A focus on renewable energy will thus also require the integration and implementation of projects which provide a wider range of renewable energy sources, such as offshore and onshore wind/renewable energy, hydro, wave, biogas (i.e. anaerobic digestion) and heat.

The Council supports the national policy shift to low carbon energy solutions for a greener future, as well as the need to enhance electrical generation and distribution infrastructure to ensure that current and future energy demands are met. Smart energy systems, and the conversion of the built environment into both a generator and consumer of energy, will also have a role to play.
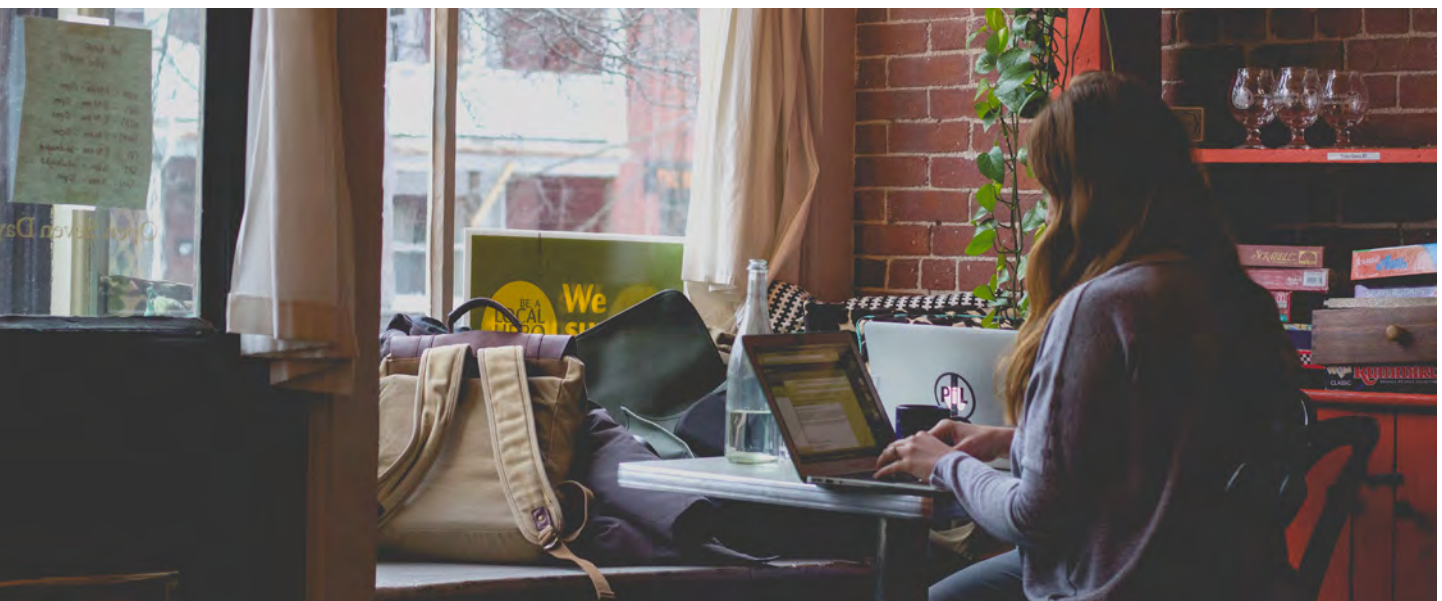
6.5 Heating

The council also recognises the need for the transition from fossil fuel forms of heating to renewable energy sources of heating from heat pump technology, biomass boilers and other sources of renewable heat. The removal of fossil fuel heating systems will have an added benefit of improved air quality.

Waterford will make a significant contribution in meeting the 2030 national targets where 500,000 existing homes will be upgraded to B2 Building Energy Rating (BER), this will reduce heating demand and the risk of fuel poverty occurring. In addition, the local implementation of the national target of installing 400,000 heat pumps by 2030 will provide direct alternatives to fossil fuel heating systems and will contribute in the development of the Green Economy.

The installation of district heating has potential for further development in particular, in areas off the natural gas network and industrial estates, where there is sizeable energy demand.

Given national level oversight in respect of local level energy synergies and characteristics that allow for an optimal, least cost, low-carbon energy system design, the role of Waterford City and County Council as a local authority is crucial in terms of catalysing investment in low-carbon heating technologies, and their integrated development and implementation.

6.6 Renewable Energy

There is significant potential to use renewable energy (solar, biomass, anaerobic digestion, hydro, wave and on/offshore wind), including through micro-generation (which typically assist in lowering energy demand), to achieve climate change emission reduction targets. Low carbon technologies present economic opportunities for various sectors, and green technology development is emerging as a major field of innovation and growth.

Table 6.2 below provides an indication of current renewable energy generation capacity (c. 215MW[5]) in Waterford, as identified by EirGrid, and linked to the applicable 'node' for such generation.

Table 6. 2 Current Renewable Energy Generation Capacity, EirGrid Enduring Connection Policy 1 (ECP1) - Constraints Report for Area K Solar and Wind, Oct. 2019				
Node	Generator	Solar (MW)	Wind (MW)	Thermal (MW)
Butlerstown	Coolnagapogue Solar Farm (Ph. 1)	4		
	Beallough, Portlaw (1)		2	
	Ormond Organics Ormond Organics AD			2 1
Dungarvan	Ballycurreen (1)		5	
	Clashnagoneen Solar Farm	4		
	Drumroe East Solar Farm	15		
	Foxhall PV	4		
Rathnaskilloge	Rathnaskilloge Solar	95		
Woodhouse	Knocknamona Wind Farm		34	
	Woodhouse (1)		20	
Total[6]		122	90	3

Further to the details in Table 6.2, it is important in terms of meeting future energy demands, enhancing our energy security and meeting our ever increasing carbon emission reduction targets that we provide scope and support for new developments within the renewable energy sector i.e. wind, solar, hydro, ocean and bio energy. In this regard Table 6.3 identifies the quantum of renewable energy[7] to be developed locally to ensure we play our part in delivering on national renewable energy and carbon emission reduction targets as per the Climate Action Plan 2021 in addition to the 2030 targets, a new wind energy map has been prepared which is proposed to be included in a new Appendix 2 to the Renewable Energy Strategy (Appendix 7 of the Development Plan).

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5   In general, an installed capacity of 60MW has the potential to produce c. 183,960MWh of electricity per year. This would be sufficient to supply 43,800 households with electricity per year, based on the average Irish household using 4.2MWh of electricity.

6   This does not include uninstalled permitted projects, live planning applications with the Council, nor Strategic Infrastructure Development (SID) with An Bord Pleanála (ABP) – e.g. SID Pre-app PL93.301740 on 733Ha: https://www.lyrenacarrigawindfarm.com/: 17 turbines (11 in W/ford; each c. 5MW)

7   With respect to meeting the County's share of national renewable energy targets and having regard to the national target of 15.5GW and of this the wind energy targets being up to 8 GW of on-shore wind energy and at least 5 GW off shore (source: Climate Action Plan, 2021 or any update thereof)). County Waterford should endeavour to deliver 2.64% of the onshore growth requirement (Waterford comprising 2.64% of the land mass of the Republic of Ireland), which equates to +211.20 MW.

The targets set out in Table 6.2 are based on Waterford's capacity to locally deliver on available renewable energy resources, in meeting our potential contribution to the State's energy requirements and targets, as determined by available land, energy generation potential and environmental designations. This approach is considered to be in line with the increased ambition of the actions set out in the Climate Action Plan 2021."

Table 6.3 Renewable Energy Targets 2030					
Source	Operational (MW)	Permitted Undeveloped (MW)	Target 2030 (MW)	Shortfall (MW)	Note
On shore	62.87	34.85	211.20	113.48	Note 1
Solar	0.00	220.70	345.70	125.00	
Other, including auto production solar PV, CHP and hydro	4.68	0.00	76.40	71.72	
Total	67.55	255.55	633.30	310.20	Note 2

Note 1: Climate Action Plan 2021 target of 8GW onshore for 2030 based on Waterford land mass of 2.64% of Republic of Ireland. The Climate Action Plan 2021 states that 13.2 MW (5.57%) of this 2030 Waterford target will be delivered through local community-based projects, subject to competition as appropriate.

Note 2: These targets are considered to be minimum targets.

Note 3: There is a significant off-shore wind capacity that will go towards meeting the national renewable energy targets to 2030.

The Council recognises the importance of developing renewable energy resources in the interest of delivering NZEB (Near Zero Energy Buildings) and the National Climate Change Adaptation Framework, Climate Action Plans[8] and the Climate Action and Low Carbon Development (Amendment) Act, whilst also balancing this against the need to maintain, and where possible improve, environmental quality.

Embodied carbon in buildings and infrastructure comprise a significant proportion of their overall carbon footprint. In addition, and given that buildings and infrastructure contribute around 40% of greenhouse gas (GHG) emissions; it is critical that the provision of such buildings and infrastructure plays a greater role in reducing the sector's carbon footprint.

8   The Bill requires all Local Authorities to prepare individual Climate Action Plans which will include both mitigation and adaptation measures

6.7 ICT/ Communications

Physical and digital infrastructure improves connectivity, helping our cities, towns and region to drive growth, supporting our economy and social development. Digital technologies are increasingly critical in the day-to-day operations of businesses and households and in improving access to public services across our more rural areas. It is anticipated that the National Broadband Plan will address the lack of high-speed connectivity in rural areas. The Council will continue to support and facilitate operators to improve speed and service across Waterford in line with national policy.

6.8 Waste Services/ Infrastructure

The Circular Economy and Ireland's Waste Management policy is part of the waste hierarchy established by the EU's Waste Framework Directive, which sets out to prioritise waste prevention, followed by re-use, recycling, recovery and finally disposal into landfill. This is reflected in the new 'National Waste Management Plan for a Circular Economy', which seeks to ensure:

- The delivery of balanced and sustainable infrastructure in the waste sector.

- Increased sustainable waste management by reducing the amount of waste produced, maximising the re-use of waste through recycling and composting and minimising landfill waste, in line with becoming a more resource efficient and circular waste economy.

- Application of EC's Circular Economy Action Plan: A New Circular Economy Action Plan for a Cleaner More Competitive Europe, and Ireland's National Waste Policy 2020-2025 "A Waste Action Plan for a Circular Economy", the Southern Region Waste Management Plan 2015-2021 (and/ or any subsequent Plan), and a new Waste Management (Circular Economy) Bill.

The Southern Region Waste Management Plan 2015 – 2021 is a framework for the prevention and management of wastes in a safe and sustainable manner, and Waterford City and County Council has been actively involved in facilitating the delivery of a more sustainable approach to waste management in the City and County. The upcoming National Waste Management Plan for a Circular Economy (NWMPCE), which is likely to be made in Q1, 2022, will replace the Southern Region Waste Management Plan 2015-2021 and the regional waste management plans for the other two regions. The NWMPCE will include the new guidance document 'Waste Management Infrastructure – Guidance for Siting Waste Management Facilities', the scope of which includes broad siting criteria and facility specific guidance for consideration when siting a waste facility.

Waterford City and County Council plays a fundamental role in the transition from a linear to a circular economy through key policies in public services that affect citizens' wellbeing, economic growth and environmental quality. This plan will foster the linkages to transition from a linear model to a circular model which keeps resources in use for as long as possible.

Refuse collection is carried out by a number of private contractors in the City and County. Recycling facilities are located at Civic Amenity Centres located in Kilbarry (Waterford City) and Ballinamuck, Dungarvan. A privately run Civic Amenity Centre is also situated at Six Cross Roads, Waterford City, and a number of Bring Banks are located throughout the City and County.

6.9 Utility, Energy & Communication Policy Objectives

Utility, Energy & Communication Policy Objectives	
UTL 01	**New Development and Strategic Development Growth Areas** Ensure that new development across the urban and rural settlements of Waterford is infrastructure led in a manner which: - Supports communities and economic growth and development, - Enhances environmental quality, - Complies with the tiered approach to land use zoning which underpins the Development Plan. - Encourages and provides opportunities to improve and implement sustainable modes of travel. - Integrates nature-based solutions and climate change considerations into the design, planning, and implementation of infrastructure provision/ works and development proposals. - Incorporates green infrastructure to provide for carbon offset and carbon sinks and wider environmental benefits, including providing shade to alleviate heat stress, supporting urban biodiversity, water retention and flood alleviation. - Promotes and integrates energy efficiency and low carbon technologies and solutions; and, - Ensures sufficient heat density (e.g. compact growth) and diversity of connected heat loads (egg hospital, leisure centre, large retail, electricity production, industry) to facilitate the economic provision, viability and integration/ implementation of low carbon heating technologies in development proposals
UTL 02	**Water Services** To collaborate support and work, in conjunction with Irish Water, to ensure the timely delivery and provision, extension and upgrading of existing and new high quality, climate resilient, water services infrastructure, in order to facilitate the sustainable growth and development of our City and County, in accordance with an ecosystem services and integrated catchment management approach, and the Development Plan Core and Settlement strategies.
UTL 03	**Water Supply & Drinking Water Regulations** We will collaborate with Irish Water in contributing towards compliance with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended) and compliance of water supplies with the parameters identified in these Regulations. All new developments must be satisfactorily served by either a mains water supply, or by a private water supply. The preferred option will always be a public water supply and drainage solution. It will be the responsibility of the developer to demonstrate that any new supply is adequate to serve the proposed development and that for domestic use; it is safe to be consumed as drinking water. Groundwater abstractions must comply with EPA policies and guidelines.
UTL 04	**Drinking Water Report for Public Water Supplies** In conjunction with Irish Water, we will have regard to the EPA 2020 publication "Drinking Water Report for Public Water Supplies 2019" (and any subsequent update) in the establishment and maintenance of water sources in the County.
UTL 05	**EPA's Remedial Action List** In conjunction with Irish Water, undertake recommendations made by the EPA arising from any failure to meet drinking water standards and any enlistment on the EPA's Remedial Action List.

Utility, Energy & Communication Policy Objectives

| UTL 06 | **Urban Wastewater Treatment Regulations**

We will collaborate with Irish Water in contributing towards compliance with the relevant provisions of the Urban Wastewater Treatment Regulations 2001 and 2004 and the Wastewater Discharge (Authorisation) Regulations 2007 as amended.

It is the Council's preference that all new development connects to existing public wastewater treatment facilities without the need for upgrades being required to the facilities, and wastewater network connections are provided by the developer. Development will only be permitted in instances where there is sufficient capacity for appropriate collection, treatment and disposal (in compliance with the Water Framework Directive and River Basin Management Plan) of wastewater.

All new developments shall ensure that:

• A separate foul and surface water drainage system is provided - the discharge of additional surface water to existing combined (foul and surface water) sewers is prohibited in order to maximise the capacity of these collection systems for foul water.

• Where permitted, private wastewater treatment plants, are operated in compliance with:
　- 2021 Code of Practice for Domestic Wastewater Treatment Systems EPA, as may be amended.
　- EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels (1999) and EPA Guidance on the Authorisation of Discharges to Groundwater (EPA 2011), as may be amended.

Where a connection to public drainage infrastructure is demonstrated to be unfeasible, and/ or is not available, alternative developer-provided infrastructure, developed in collaboration with the Local Authority or otherwise, may be required/ facilitated if it is satisfactorily demonstrated that disposal of foul water can be achieved without negative impacts on public health, amenity or the environment. The detailed design of any such alternative developer provided infrastructure to service new development within our settlements should meet the technical requirements of Irish Water and may be considered in the following order of priority preferences:

I. Where the proposed development exceeds the capacity of the existing treatment plant, the developer shall provide for the upgrade of the treatment plant and connection to the public network. This may be best achieved in settlements such as Lemybrien where the existing ICW can be extended as a low tech/low risk design solution. (Note from Table 6 Irish Water proposal to upgrade the WWTP in Lemybrien as part of the STVGP).

II. Where no existing public treatment system exists (certified or otherwise), the developer shall be responsible for developing a new ICW – preferably outside the respective settlement boundary. Such provision will involve the laying of a new network.

III. Where no, or inadequate, public waste-water treatment facilities exist, serviced sites may be supported. In such instances, serviced site developments on 0.20 hectares (½ acre) plots with individual treatment systems will be required as a temporary measure, until such time as waste-water facilities become available. The serviced sites should be designed to permit the subdivision of each of the 0.20 hectare plots into two 0.10 hectare sites once adequate services become available. The residual land can then be developed for additional serviced sites in the future. Risk and maintenance lie with the individual homeowner. Note: As per Section 5.3 of the Draft Water Services Guidelines for Planning Authorities, 'Alternative solutions such as private wells or wastewater treatment plants should not generally be considered by planning authorities.

Planning permission may be granted on the condition that private drainage infrastructure may be used temporarily, with the requirement to connect to public drainage infrastructure when it becomes available. |

Utility, Energy & Communication Policy Objectives	
UTL 07	**Water Conservation** To require that developments incorporate demand management and water conservation measures such as rain water harvesting and grey water use, among all users, to minimise wastage of water supply, and as viable alternatives to attenuation, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements.
UTL 08	**Protection of Water Resources** To work together with Irish Water towards a common goal of protecting our drinking water sources. This will be achieved by: • Supporting the preparation and implementation of Drinking Water Protection Plans by Irish Water, to protect sources of public water supply, in accordance with the requirements of the Water Framework Directive. • Having regard to the EPA 2019 publication 'Drinking Water Report for Public Water Supplies 2018' (and any subsequent update) in the establishment and maintenance of water sources in the County in conjunction with Irish Water. • Protecting both ground and surface water resources including taking account of the impacts of climate change, the cumulative impacts of septic tanks and waste water treatment systems, and to work with and support Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchment.
UTL 09	**Storm and Surface Water Management** To require the use of Nature Based Solutions and Sustainable Drainage Systems to minimise and limit the extent of hard surfacing and paving and require the use of SuDS measures to be incorporated in all new development (including roads and public realm works and extensions to existing developments). Surface water drainage must be dealt with in a sustainable manner, in ways that promote its biodiversity value, and in ways that avoid pollution and flooding, through the use of an integrated SuDS (including integrated constructed wetlands), where appropriate. This includes runoff from major construction sites. Development proposals shall be accompanied by a SuDS assessment, which includes details of run-off quantity and quality and impacts on habitat and water quality and shall demonstrate how runoff is captured as close to source as possible with subsequent slow release to the drainage system and watercourse, as well as the incorporation of appropriate measures to protect existing water bodies and remove pollutant materials. The detail of the assessment should be commensurate with the scale of the development proposed. Storm/ surface water management and run-off design should be carried out in accordance with Sustainable Urban Drainage Systems (SuDS) standards such as: • 'The SuDS Manual "(CIRIA, 2015), "Sustainable Drainage: Design and Evaluation Guide" (McCloy Consulting & Robert Bray Associates). • "Dublin Corporation Storm Water Management Policy Technical Guidelines". • "Greater Dublin Regional Code of Practice for Drainage Works" incorporating "Greater Dublin Strategic Drainage Study, Volume 2, New Development" or any future updates; and • The capacity and efficiency of the strategic road network drainage regimes in County Waterford will be safeguarded for national road drainage purposes. • Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas: Water Sensitive Urban Design Best Practice Interim Guidance Document 2022 (DHLG&H) and updates of same. In all instances the use of Nature Based Solutions is preferred to engineered solutions.

Utility, Energy & Communication Policy Objectives	
UTL 10	**Flooding/ SFRA** To reduce the risk of new development being affected by possible future flooding by: • Avoiding development in areas at risk of flooding, • Where possible, reducing the causes of flooding to and from existing and future development, • Increase the application of SuDS such as permeable paving, bioretention/infiltration ponds, swales and Natural Water Retention Measures, and the identification of existing areas which may be suitable for temporary storage/overflow of water during heavy storms, • Where development in floodplains cannot be avoided, taking a sequential approach to flood risk management based on avoidance, reduction, and adaptation to the risk; and, • Ensuring that all proposals for development falling within Flood Zones A or B are consistent with the "The Planning System and Flood Risk Management –Guidelines for Planning Authorities 2009", "Climate Action and Low Carbon Development Act" (2021), and any amendment thereof, and the "Waterford Strategic Flood Risk Assessment" (2021) as included in Appendix 13. • To support the making of Local Area Plan for larger urban centres we will prepare surface water management plans where adequate data exists to support their preparation. Where data is lacking, we will carry out a data review gap analysis and prepare conceptual surface water management plans as an initial step. • We will support the development of new flood relief schemes by the OPW, in particular those at Aglish, Ballyduff and Dungarvan & Environs while protecting public investment in flood relief schemes as detailed in Section 4.4.3 of the SFRA (Appendix 13).
UTL 11	**Flood Plains** To contribute towards the improvement and/or restoration of the natural flood risk management functions of flood plains subject to compliance with the environmental legislation and availability of resources, and ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan Flood Risk Management applicable at the time.
UTL 12	**Energy Strategy/ Masterplan** Undertake a review/ update of the Waterford Renewable Energy Strategy during the lifetime of this Development Plan, in order to assist in creating evidence-based, realistic and costed pathways for Waterford to achieve its just transition to carbon emission reduction targets to 2030 and 2050. In addition to comprising an update to the existing renewable energy context and technologies in Waterford, the review will chiefly comprise and provide an overall, integrated Energy Strategy/ Masterplan for Waterford, which takes into account (inter alia): - A detailed and comprehensive energy assessment, incorporating a Spatial Energy Demand and Generation Analysis. - Heat mapping which identifies areas for Strategic Energy Zones and District Heating (or other low carbon heating technologies) opportunities to support a just transition to clean energy and a circular economy. - Identifying specific opportunities and projects, actions and targets associated with improved energy efficiency. - Lessons learned from the Decarbonising Zone 'living laboratory', and the need to advance this concept across Waterford, in line with evolving climate policy and legislative requirements. - The creation of a smarter local energy model, enabling a smarter, more coordinated approach to planning and meeting distinct local energy needs that will link with developments at the regional and national scale.

Utility, Energy & Communication Policy Objectives

UTL 13	**Renewable Energy**
	It is the policy of Waterford City and County Council to promote and facilitate a culture of adopting energy efficiency/ renewable energy technologies and energy conservation and seek to reduce dependency on fossil fuels thereby enhancing the environmental, social and economic benefits to Waterford City and County. It must also be recognised that other sources of electricity generation such as natural gas, particularly renewable and indigenous gas, will continue to have a role to play in the transition to a low carbon economy. As such, renewable energy developments may require support from such sources in times of high energy demand. This will be achieved by:
• Supporting the delivery of renewable energy to achieve the targets identified in Table 6.3 of the Development Plan.
• Facilitating and encouraging, where appropriate, proposals for renewable energy generation, transmission and distribution and ancillary support infrastructure facilities including the necessary infrastructure required for the development of offshore renewable energy developments developed fully in accordance with the Waterford Renewable Energy Strategy, the wind energy designation map (Appendix 2 of the RES), the Waterford Landscape and Seascape Character Assessment undertaken to inform this Development Plan, and the National Wind Energy Guidelines, or any subsequent update/ review of these
• The Council recognizes and supports the role that the County can play in facilitating the onshore infrastructure required for the construction, operation and maintenance of offshore wind farm developments. This infrastructure includes but is not limited to: construction facilities, storage and lay-down areas, cable landfalls, onshore cable routing to substations, port and harbour infrastructure and coastal operations and maintenance bases, as well as use, reuse or repowering of existing infrastructure where appropriate.
• The Wind Energy Designation Map and the Landscape and Seascape Character Assessment Map identify different landscape character areas and associated landscape sensitivities. These designations encompass the concept of buffers between areas of sensitivity which vary across the different landscape character types and their different locations. These buffers allow for a gradual change between contrasting landscape sensitivities and associated wind energy designations to be considered, as necessary, when determining any development proposal.
• Promote and encourage the use of renewable energy, and low carbon resources, namely solar photovoltaic, geothermal, heat pumps, district heating, solar thermal, hydro, tidal power, offshore and onshore wind, biomass as well as micro-generation among business, agriculture, education, health, and other sectors.
• Promoting, encouraging, ensuring, and facilitating community engagement, participation and implementation of/ in renewable energy projects.
• Implementing, including in the Council's own activities and in the provision of services/ works, the use and integration of low carbon, renewable energy infrastructure and technologies.
• Supporting appropriate options for, and provision of, low carbon and renewable energy technologies and facilities, including the development and provision of district heating (and/ or other low carbon heating technologies); anaerobic digestion and the extraction of energy and other resources from sewerage sludge.
• The preparation and implementation of a Climate Action Plan (including adaptation and mitigation measures) for Waterford.
• To support in conjunction with other relevant agencies, wind energy initiatives, both onshore and offshore, and wave energy, and onshore grid connections and reinforcements to facilitate offshore renewable energy development when these are undertaken in an environmentally acceptable manner.
At initial design stage full consideration should be to reasonable alternatives and existing infrastructural assets. In this regard environmental assessments should address reasonable alternatives for the location of new energy developments, and where existing infrastructural assets such as sub-stations, power lines and roads already exist within proposed development areas, then such assets should be considered for sustainable use by the proposed development where the assets have capacity to absorb the new development.
All planning applications for Renewable Energy Projects such as wind farms and solar farms shall be accompanied by a Decommissioning and Restoration Plan (DRP) consistent with the Wind Energy Guidelines 2006 or any update thereof. Issues to be addressed shall include details of proposed restorative measures, the removal of above ground structures and equipment, the restoration of habitats, landscaping and/or reseeding roads etc.

Utility, Energy & Communication Policy Objectives

UTL 14

Energy Developments & Human Health

Proposals for energy development should demonstrate that human health has been considered, including those relating to the topics of:

- Noise (including consistency with the World Health Organisation's 2018 Environmental Noise Guidelines for the European Region developments must comply with the Wind Energy Development Guidelines (2006), or any subsequent update/ review of these),
- Shadow Flicker (for wind turbine developments, including detailed Shadow Flicker Study),
- Ground Conditions/Geology (including landslide and slope stability risk assessment),
- Air Quality; and,
- Water Quality.

UTL 15

Decarbonising Zones

To progress the implementation, projects and lessons learned arising from the Waterford Decarbonising Zone 'learning laboratory', in collaboration with various stakeholders, in order to replicate such measures and initiatives throughout the city and county, to assist in advancing the wider roll-out of the decarbonising zone concept across the local authority area, in line with evolving climate policy and legislative requirements.

UTL 16

ICT/ Communications

We will work in collaboration with service providers to deliver a more enhanced connectivity service experience in a way that protects our footway and road surfaces and delivers the economic and community benefits of technology. We will facilitate the continued provision of communication networks, smart infrastructure, broadband and appropriate telecommunications infrastructure and services, subject to environmental considerations, in order to contribute to economic growth, development, resilience and competitiveness. In considering proposals for such infrastructure and associated equipment, the following will be taken into account:

- The installation of the smallest suitable equipment to meet the technological requirements,
- Solutions to deliver shared telecommunication physical infrastructure in new development to facilitate multiple service providers at a non-exclusive basis and at economically sustainable cost to service providers and end users,
- Concealing or disguising masts, antennas, equipment housing and cable runs through design or camouflage techniques; or
- A description of the siting and design options explored and the reason for the chosen solution, details of the design, including height, materials and all components of the proposals,
- A landscaping and screen planting plan (if appropriate),
- An assessment of the cumulative effects of the development in combination with existing equipment in the area; and a visual impact assessment (if relevant).

Proposed development will be required to have regard to the "Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities, 1996 and Circular Letter PL07/12" issued by the Department of the Environment Heritage and Local Government and to any subsequent amendments as may be issued.

Utility, Energy & Communication Policy Objectives	
UTL 17	**Waste Services (Infrastructure & Management)** The Council will continue to promote and facilitate the principles of the circular economy in minimising waste going to landfill and maximise waste as a resource, with prevention, preparation for reuse, recycling and recovery prioritised in that order, over the disposal of waste. This will be assisted by: • Promoting and facilitating high quality sustainable waste recovery and disposal infrastructure/ technology at appropriate locations in Waterford, subject to the protection of the amenities of the surrounding environment including European Sites, guidelines incorporated into the new Regional Waste Management Plan, the siting guidance 'Waste Management Infrastructure – Guidance for Siting Waste Management Facilities' that will be incorporated into the new National Waste Management Plan for a Circular Economy and in keeping with the EU waste hierarchy; • Continuing to facilitate and promote the provision of civic amenity sites, including 'bring centres' for the purposes of providing a collection point for the recycling of domestic waste, subject to siting, location, compatibility with adjacent land uses and other relevant development management criteria. • Requiring the facilitation of bring centres in larger retail developments. • Requiring, where necessary, Project Construction and Demolition Waste Management Plans as part of applications for development in accordance with "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" (DoEHLG, 2006). Such plans should be submitted for developments above the thresholds stated in these guidelines, and as required by the Planning Authority. • Ensuring all developments have adequate space to facilitate storage and segregation of waste arising from the development. • Supporting the implementation of the Southern Region Waste Management Plan 2015-2021 (SRWMP) and any updates made thereto, including through the assessment of planning applications by reference to the SRWMP siting and development guidelines for waste infrastructure.
UTL 18	**Heat Demand** Incorporation of the Irish District Energy Association (IrDEA) Heat Atlas into the Council's GIS system in order to assist in matching land use and co-locating of proposed developments with a high heat demand, with sources of heat supply. The completed Irish heat atlas is available here[9].
UTL 19	**Undergrounding Cables** Where undergrounding of cables is being pursued, proposals should demonstrate that environmental impacts including the following are minimised: • Habitat loss as a result of removal of field boundaries and hedgerows (right of way preparation) followed by topsoil stripping (to ensure machinery does not destroy soil structure and drainage properties). • Short to medium term impacts on the landscape where, for example, hedgerows are encountered. • Impacts on underground archaeology. • Impacts on soil structure and drainage; and • Impacts on surface waters as a result of sedimentation.

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9   https://www.districtenergy.ie/heat-atlas

Utility, Energy & Communication Policy Objectives

UTL 20	**Waste Management Regulations and Closed Landfills** The Council shall continue to fulfil its duties under the Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008 (S.I. No 524 of 2008), including those in relation to the identification and registration of closed landfills.
UTL 21	**Construction and Environmental Management Plan** Construction Environment Management Plans shall be prepared in advance of the construction of relevant projects and implemented throughout. Such plans shall incorporate relevant mitigation measures which have been integrated into the Plan and any lower tier Environmental Impact Statement or Appropriate Assessment. CEMPs typically provide details of intended construction practice for the proposed development, including: a) location of the sites and materials compound(s) including area(s) identified for the storage of construction refuse. b) location of areas for construction site offices and staff facilities. c) details of site security fencing and hoardings. d) details of on-site car parking facilities for site workers during the course of construction. e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage. f) measures to obviate queuing of construction traffic on the adjoining road network. g) measures to prevent the spillage or deposit of clay, rubble or other debris. h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public right of way during the course of site development works. i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels. j) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained (such bunds shall be roofed to exclude rainwater). k) disposal of construction/demolition waste and details of how it is proposed to manage excavated soil, including compliance with 'Best Practice Guidelines for the preparation of Resource Management Plans for Construction & Demolition Waste Projects' EPA: 2021, (or any final updates thereof). l) a water and sediment management plan, providing for means to ensure that surface water runoff is controlled such that no silt or other pollutants enter local watercourses or drains. m) details of a water quality monitoring and sampling plan. n) if peat is encountered - a peat storage, handling and reinstatement management plan. o) measures adopted during construction to prevent the spread of invasive species (such as Japanese Knotweed). p) appointment of an ecological clerk of works at site investigation, preparation and construction phases. and q) details of appropriate mitigation measures for lighting specifically designed to minimise impacts to biodiversity, including bats.
UTL 22	**Construction Wastes** We will safeguard the environment by seeking to ensure that residual waste is disposed of appropriately. All waste arising during construction will be managed and disposed of in a way that ensures the provisions of the Waste Management Acts and the Southern Waste Management Plan 2015-2021.

Utility, Energy & Communication Policy Objectives	
UTL 23	**Waste Minimisation** We support the minimisation of waste creation and promote a practice of reduce, reuse and recycle where possible.
UTL 24	**Electricity Infrastructure** Subject to appropriate environmental assessment and compliance with the policy objectives and development management standards of the development plan, we will support and facilitate the development of a safe, secure and reliable supply of electricity, associated electricity networks and transmission infrastructure to serve existing and future demand.

7

Chapter 7

Housing & Sustainable Communities

Sustainable Compact Growth

Climate Action

Accessibility and Connectivity

Sustainable Places and Communities

Chapter 7: Housing & Sustainable Communities

Strategic Objectives
To promote development that is compact, diverse and sustainable and which is resilient and adaptive to climate change.
To make places more sustainable, inclusive, diverse, accessible, and safe with the highest standards of design.
To promote attractive, liveable, well designed permeable and accessible, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.
To support the role of the rural areas and communities in maintaining and growing a resilient population base through a strong network of towns, villages and settlement nodes.

7.0 Introduction

Access to adequate, safe and affordable housing is the first indicator of the 11th Sustainable Development Goal. Housing is necessary because it allows people to lead healthy, secure, productive and dignified lives. A sufficient supply of adaptable, affordable, low-carbon, climate-resilient housing is critical to ending poverty and supporting economic development across Waterford.

The population of Waterford has been growing steadily for a number of years, and over the next 20 years Waterford is projected to have a population of 153,000. To support this growth, and to create sustainable communities, the best use of infrastructure and increased levels of housing delivery, as well as being consistent with national and regional policy, requires that at least 50% of housing must be provided in Waterford City and Suburbs, and at least 30% of housing in other settlements across the County, within their existing settlement footprints. The Council will also promote and facilitate the use of publicly owned lands in the delivery of a mix of tenures, including private housing, social housing, affordable purchase and affordable rental housing. It is important to note that housing delivery must also accord with the provisions of the Core Strategy as set out in Chapters 2 and 3 which sets out the appropriate locations for future development across Waterford, as also informed by the NPF and RSES.

The Council's role is to guide the location, nature and quality of new housing developments in the city and county area, and to comply with its statutory obligations to ensure housing developments conform to relevant Government guidelines.

Housing delivery should not simply be a matter of providing new residential units; rather it should result in the provision of new and/or enhanced communities and neighbourhoods. The focus of developments must be to create areas of a high-quality design which includes the creation of sustainable, compact, accessible, attractive, healthy and multifunctional places in which to live with an appropriate mix, type and range of units. This chapter provides the spatial planning policy framework and objectives to deliver sustainable housing throughout Waterford.

General Housing Policy Objectives	
H 01	To promote compact urban growth through the consolidation and development of new residential units on infill/ brownfield sites and mews and townhouse developments and support the most efficient use of publicly owned lands for residential and mixed-use developments. This will be achieved through working in collaboration with landowners, the Land Development Agency, The Housing Agency and other statutory and voluntary agencies and by the utilisation of available funding (URDF and RRDF) for plan and nature-based infrastructure led development.

H 02	In granting planning permission, we will ensure new residential development:
	• Is appropriate in terms of type, character, scale, form and density to that location.
	• Is serviceable by appropriate supporting social, economic and physical infrastructure.
	• Is serviceable by public transport and sustainable modes such as walking and cycling.
	• Is integrated and connected to the surrounding area in which it is located; and,
	• Is designed in accordance with the applicable guidance and standards of the time:
	    • Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009).
	    • Delivering Homes, Sustaining Communities (2007).
	    • Urban Design Manual A Best Practice (2009).
	    • Permeability Best Practice NTA (2015); and,
	    • Design Manual for Urban Roads (DMURS) (2020) or any update thereof.
	    • National Disability Inclusion Strategy (NDIS) 2017-2022.
	    • United Nations Convention on the Rights of Persons with Disabilities (UNCRPD).

H 03	We will require that new development be in accordance with the principles of Universal Design and the National Disability Authority's publication 'Building For Everyone: A Universal Design Approach' and shall have regard to the Government's 'National Disability Inclusion Strategy 2017-2021'.
H 04	We will promote and facilitate sustainable and liveable compact urban growth through the thoughtful consolidation and of infill/ brownfield sites in a way which promotes appropriate levels of compactness while delivering healthier and greener urban spaces and residential amenities. This will be achieved by: • Facilitating and supporting a range of residential densities and building heights appropriate to the context and residential amenity of a proposed development location. • Proximity to high capacity public transport corridors and investment in sustainable and/ or active transport infrastructure. • Supporting the permeable integration and densification of existing built-up areas. • Supporting residential development proposals and urban design which incorporate clustering of mixed land use and co-location of services in appropriate location(s), or where quick and easy access to such services is available. • Promoting and ensuring qualitative design and technological solutions which deliver adaptable residential/living units/spaces and urban design. • Ensuing the integrated provision of quality green and blue infrastructure components/ public open space and networks of same so as to achieve distinctiveness and sense of place across our neighbourhoods; and, • Requiring the provision of support infrastructure/ facilities to encourage sustainable mobility.

7.1 Regeneration and Active Land Management

The National Planning Framework and the Southern Regional Spatial and Economic Strategy identify 'Compact Growth' as the means to deliver sustainable growth in our urban settlements. The Council is committed to consolidation, redevelopment and regeneration of infill, brownfield, underused, vacant and/or derelict sites within the existing urban footprints, rather than the continued sprawl of urban development into the open countryside. Appendix 21 of the Development Plan identifies a range of regeneration/ opportunity sites across all settlement classes which could be developed during the lifetime of the Plan and beyond through active land management or other means.

Regeneration Policy Objectives	
H 05	To maximise the efficient use of existing infrastructure and services and promote a positive modal shift towards sustainable transport use, we will facilitate the sustainable, compact, sequential regeneration and redevelopment of urban areas through the appropriate development of identified key infill and brownfield sites as per Table 3.2 and Appendix 21 for a mix of uses appropriate to the location. To assist in this regard, we will carry out a viability assessment for key brownfield sites during the lifetime of the development plan with a view to assisting in delivery of regeneration projects. Development proposals which are not fully consistent with the provisions of the land use zoning matrix (Volume 2 – DM Standards Table 11.2) will be considered on their own merits where it can be demonstrated that the proposed development is consistent with the 'Vision' for the site, and is in accordance with the proper planning and sustainable development of the area.
H 06	We will utilise our legislative power under the Derelict Sites Act 1990, The Urban Regeneration and Housing Act 2015, as amended and general CPO powers to prevent anti-social behaviour and remove dereliction and vacancy where appropriate.

7.2 Housing Need and Demand Assessment and Housing Strategy

In order to ensure that the plan-making system is supported by a robust methodology to inform housing related policy outputs and the Council's Housing Strategy, and funding relating to housing provision, and associated land requirements, a Housing Need Demand Assessment (HNDA) has been developed, please refer to Appendix 3. The purpose of the HNDA is to:

• Assist local authorities to develop long-term strategic views of housing need in Waterford across all tenures.

• Provide a robust evidence base to support decisions about new housing supply, wider investment and housing related services that inform our local and an overall national housing profile.

• Inform policies relating to the proportional and other requirements for social and affordable housing, including the locational demand and need for different types and sizes of provision.

• Provide evidence to inform policies related to the provision of specialist housing and housing related services.

Housing Strategy and Housing Need and Demand Assessment Policy Objectives	
H 07	We will secure the implementation of the Waterford City and County Housing Strategy and Housing Need and Demand Assessment (HNDA) in accordance with the provision of national legislation and relevant policies and standards through: • Zoning of sufficient land to cater for the housing need of our communities over the life of the Development Plan, having regard to the Core Strategy, the likely release of development lands to the market and service availability. • The purchase of lands/delivery of houses in line with obligations as a Housing Authority in collaboration with stakeholders and private and non-profit sectors, including Community Trusts/ Housing Agencies/ Developers/ Land Development Agency.

7.3 Social Housing and Part V

Social and Affordable housing will be provided by Waterford City and County Council as the Housing Authority, Approved Housing Bodies (AHBs), The Land Development Agency and by a wide range of mechanisms, including under Part V of the Planning and Development Act 2000 (as amended).

A recent significant change to Part V arrangements under the Affordable Housing Act 2021 is to increase the Part V contribution for new housing developments from up to 10% for social housing to a mandatory 20% requirement of new developments of 5 or more houses, at least half of which must be applied to social housing provision and up to half of which may be applied to affordable and cost rental housing.

All proposed residential developments, or mixed used development with a residential component, shall have regard to, and comply with, the provisions of the Council's Housing Strategy (Appendix 3 of the Development Plan) and Part V of the Planning and Development Act, 2000 (as amended). In this regard, an applicant for new development will be required to engage with the Planning Authority at an early stage of the planning process to ascertain any specific requirements in relation to their Part V obligation.

While the Housing Strategy has found that the identified social and affordable housing requirement is equivalent to c.30% of the total anticipated households in County Waterford over the Plan period, the NPF warns against the intensification of social housing in areas that are already dense with social housing and advocates

for the development of diverse neighbourhoods with a balance of public and private housing to create healthy communities.

In order to mitigate against undue segregation of tenure type, new developments should avoid an over proliferation of a single housing tenure by providing a balanced mix of private, affordable, social and cost rental housing to accommodate the needs of a mixed and balanced community. In this regard, applicants shall be required to have regard to both the existing and permitted house types and tenures within the surrounding and adjoining neighbourhoods and/or district and clearly demonstrate how the proposed development will add to the housing mix of the area.

In areas where the relevant deprivation rate is below -3.0 as set out in Table 5.8 of the Housing Strategy & HNDA (Appendix 3) the preference of the Council is to promote a higher rate of private, affordable and cost rental housing as opposed to the provision of an excess of social housing in these areas.

In addition, all development proposals with a residential component, shall comply with the policies set out in this chapter with regard to providing appropriate housing choice, location, mix and tenure.

Social Housing and Part V Policy Objectives	
H 08	The Council will secure the provision of appropriate accommodation to meet the housing needs of all households, including social, affordable and cost rental housing, in a manner consistent with the Housing Strategy and in accordance with Part V of the Planning & Development Act 2000 (as amended). All housing units delivered by way of Part V should be integrated into the overall development in terms of location, design and build quality.

7.4 Voluntary, Co-operative/ Community Housing Organisations

Voluntary housing bodies provide accommodation to meet the special housing needs such as those of the older people, people with disabilities, homeless persons or small families. The Council recognises the important role, resources and experience that voluntary housing organisations and the co-operative sector brings to the housing of these groups.

The Co-operative / Community Housing model is widely seen as an approach to complement state and local authority-led public housing schemes, going beyond the simple provision of primary housing needs. They have typically been driven by motivations including affordability, a longing for community life, and social inclusion as well as progressive agendas around gender equality, environmental sustainability and demographic transition.

A number of community-related projects have been initiated in Tramore through the Tramore Development Trust (TDT). These include renovation and redevelopment of the old Coast Guard building and the old Quaker Meeting House building, as well as a sheltered housing scheme. Such initiatives followed a series of public meetings and community engagement events held in 2000/ 2001, which identified a number of community focus areas and types of interventions/ initiatives.

Voluntary, Co-operative/ Community Housing Organisations Policy Objective	
H 09	We will support voluntary housing associations and the co-operative / community sector in the provision of affordable housing at appropriate locations and to further develop relationships with these organisations over the period of the Development Plan.

7.5 Housing for All

The Council will continue to ensure that housing for persons with specific requirements are met in a manner which suits their physical, social and cultural needs.

Older People

Ageing population and the need to provide suitable accommodation for older people has been recognised in the NPF and the RSES. In response to this, the Department of Housing, Planning and Local Government and the Department of Health published a Policy Statement in 2019 – 'Housing Options for Our Ageing Population'. The Council will facilitate the implementation of the Policy Statement and promote the appropriate provision of housing for older people in Waterford.

In order to provide appropriate housing for older people throughout the City and County, the Council will work closely with other housing bodies and agencies associated with the provision of housing for older people and/or assisted living accommodation and will have regard to provisions set out within the Waterford Age Friendly Strategy.

The Council will support proposals for accommodation for older people when located in existing residential areas well served by social and community infrastructure and amenities such as footpath networks, local shops and public transport in order not to isolate residents and allow for better care in the community, independence and access.

Persons with a Disability

Location is vital when considering housing for persons with a disability. Access to public transport, local community services and facilities are significant factors in improving quality of life. In terms of housing design, compliance with Part M of the Building Regulations expands options available to persons with a disability.

The Council will support development which provides respite and/or residential care at appropriate locations and zonings throughout the County.

Homeless

The Council will continue to work in conjunction with voluntary housing bodies and other agencies to provide emergency accommodation for the homeless and those who find themselves in need of crisis facilities.

Traveller Accommodation

The Council will continue to update its accommodation programme for the Travelling Community as set out in the Council's 'Traveller Accommodation Programme 2019 – 2024' (TAP). The TAP sets out a four-tier approach to the provision of accommodation, including through casual vacancies, refurbishment and extension of existing units, standard housing and construction of new units and development of new sites.

Housing for All Policy Objective	
H 10	We will ensure that groups with specific housing needs such as older people, people with disabilities, the homeless, refugees and members of the Travelling Community are accommodated in a manner that is suitable to their specific needs. We will provide access for these groups to an appropriate range of housing and related support services, delivered in an integrated, sustainable manner which promotes equality of opportunities, individual choice and independent living where possible.
H 11	We will support the provision of housing for older people by providing accommodation in central, convenient and easily accessible locations which facilitate independent living where possible.

Housing for All Policy Objective	
H 12	We will facilitate independent living for people with disabilities and older people by supporting the adaptation and retrofitting of existing houses, to ensure they are more environmentally safe and less costly, and the provision of specific purpose-built accommodation, the provision of nursing homes, retirement villages, residential care facilities at appropriate locations in towns and villages. These facilities should be serviceable by infrastructure and amenities including accessible footpaths, local shops and public transport in order to allow the resident to be socially included and to allow better care in the community, independence and access.
H 13	We will support the development of new nursing homes, retirement villages, and residential care facilities within our settlements. We may facilitate their development outside of an existing settlement only where the site is located adjacent to or in close proximity to a settlement, the development would not impact adversely on traffic or public safety, the development is serviceable by way of public water and waste water services, the design and scale of the facility is suitable for the location and there are existing or planned accessible pedestrian linkages to the settlements and its services.
H 14	We will have regard to the National Housing Strategy for Disabled People 2022-2027 and implement the strategic aims of this strategy and any future update thereof.
H 15	We will support and prioritise the provision of homeless accommodation and/or support services throughout the City and County in collaboration with the HSE and other voluntary agencies.
H 16	We will implement the 'Traveller Accommodation Programme 2019- 2024' (and any superseding programmes) in accordance with the principles of proper planning and sustainable development.

7.6 Housing Type & Tenure Mix

The Planning and Development Act 2000, as amended, requires Development Plans to take into account the need to ensure that an appropriate mixture of house types, sizes and tenures is developed to reasonably match the requirements of different categories of households and the demographics of an area.

The HNDA undertaken as part of the Development Plan formulation process (refer to Appendix 3) provides a detailed analysis of the demographic and housing requirements in Waterford. It highlighted that whilst Waterford has a high level of retired families; it has displayed an increase in the inter-censal period 2011 – 2016 of the 40 - 46 age cohort, an increase in children under five. This provides an indication of the need to plan and cater for all ages across the family life-cycle, and an associated requirement for a variety of residential types and sizes to provide adaptability, flexibility, and choice of residential options, and to create sustainable and liveable neighbourhoods and communities.

Providing an appropriate mix of house types creates neighbourhoods for people of different ages, social background, lifestyles and promotes inclusion and quality of life. Encouraging good housing mix also allows people the choice and opportunity to remain in a given area while availing of accommodation that caters to their changing needs at particular stages of their life. This concept is explained as the 'Lifecycle Approach' and is a core objective underpinning the Department of Environment, Heritage and Local Government guidelines 'Delivering Homes, Sustaining Communities' (2007). This approach helps foster a greater sense of community and fosters increased social inclusion.

Figure 5.5 of the Housing Strategy & HNDA (Appendix 3)identifies that housing will be needed to provide for the household sizes set out in Table 7.1 below during the period of the Development Plan 2022-2028. Applications for residential development will be required to demonstrate how the development will contribute to meeting these housing requirements.

Table 7.1 Forecasted household size cohorts and corresponding number of residential units required during the plan period														
Year	2022		2023		2024		2025		2026		2027		2028		
Household Size	No	%	No	%	No	%	No	%	No	%	No	%	No	%	Total
1-person	124	26.7	192	26.8	225	26.9	218	27.0	215	27.1	215	27.3	115	27.3	1304
2-person	140	30.1	216	30.2	253	30.3	245	30.4	242	30.4	241	30.5	129	30.6	1466
3-person	76	16.5	118	16.4	137	16.4	131	16.3	129	16.3	128	16.2	68	16.1	787
4-person	71	15.3	110	15.2	128	15.2	123	15.2	120	15.1	120	15.1	64	15.1	736
5+person	53	11.4	80	11.2	92	11.1	89	11.0	86	10.9	86	10.8	45	10.8	531
Total	464	100	716	100	835	100	806	100	792	100	790	100	421	100	4824

In relation to the mix and type of apartments within large developments, the Sustainable Urban Housing: Design Standards for New Apartments (2018) set out the need for development to provide a mix of types/sizes and we will apply these design standards to support the building of resilient residential developments. In this regard we will seek to move away from the traditional single housing tenure type in housing developments and developers will be required to have regard to the HNDA when designing housing mix and tenure.

Housing Mix Policy Objectives	

H 17	We will encourage the establishment of attractive, inclusive and sustainable residential communities in existing built up areas and new emerging areas by:
	
	• Ensuring a suitable variety and mix of housing and apartment types, and sizes/tenures is provided in individual developments to meet the lifecycle adaptation of dwellings and the differing needs and requirements of people and families[1].
	
	• Having regard to current demographic, social and market needs and changes throughout the City and County, in accordance with the provisions of the Housing Strategy and Housing Need Demand Assessment (HNDA) and any future Regional HNDA.
	
	• Require the submission of a report which shall have regard to the HNDA and Housing Strategy with particular reference to:
	
	   • How the proposed development contributes to meeting the future housing requirements as set out in Table 7.1.
	
	   • How the proposed development has had regard to both the existing and permitted house types and tenures within the surrounding and adjoining neighbourhoods and/or district.
	
	   • How the proposed development will contribute positively to the housing mix and adaptability of the area.
	
	   • The number/percentage of housing units to be made available for purchase by owner occupiers.
	
	• Require that the housing mix in any new development has regard to the provisions of 'Housing Options for Our Ageing Population, Policy Statement', (2019) or any update thereof, and makes provision for appropriate residential accommodation for older people and persons with disabilities in line with the Centre for Excellence in Universal Design – Universal Design Guidelines (2015) or any update thereof for Homes in Ireland and for wheelchair users in line with the Irish Wheelchair Association Best Practice Access Guidelines (2020) or any update thereof.
	
	• The Council will require where different tenures are provided that these will be integrated and designed to create tenure neutral homes and spaces, where no tenure type is disadvantaged.
	
	• Facilitating the provision of 'self-build'/ serviced sites opportunities where feasible.
	
	• Require the submission of a 'Social Infrastructure Audit'[2] for developments of 15+ residential units (or less depending on the site context) identifying the social and community facilities in the area (or any deficiency thereof) in order to ensure that they are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.

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1   It is the preference of Waterford City and County Council that the housing needs of 'one person households' as identified in Table 7.1 are met through the provision of two bed houses/apartments where possible in order to support the development of lifetime homes and to facilitate changing household circumstances.

2   A "Social Infrastructure Audit" assesses the overall impact a new development will have on the infrastructure which is key to the functioning of the community. This is generally assessed based on the percentage increase of population that a development once completed will bring to the community where the development is planned to occur. The audit shall detail that the potential increase in population that would arise from the proposed development and take in account other new (permitted and proposed) developments in the area that are intended to be serviced by existing facilities. While not an exhaustive list these generally include the following infrastructure:

• Community facilities (open spaces, playgrounds, community halls, sports facilities).

• Education (childcare facilities, primary schools, secondary schools).

• Health (primary health care, care homes, doctor surgery, G.P, dentist facilities, pharmacy etc).

• Transport (bus routes, cycle routes, green infrastructure, road networks, pedestrian pathways, permeability links).

7.7 Climate Resilient Housing

Climate Change represents the most serious threat to human life and our environment. However, small actions taken locally could have a significant impact on reducing risk and enhancing the resilience of our housing stock to climate change. Such actions include retrofitting existing building stock through measures such as water retention, micro-generation, increased energy efficiency heating and cooling, NZEB (nearly zero energy building).

Climate Resilient Housing Policy Objectives	
H 18	We will require all new residential development to incorporate the following measures to enhance climate resilience: • An ecosystems services approach utilising Sustainable Urban Drainage Systems (SuDS) to reduce runoff at source and apply site and regional SuDS measures to enhance water quality by the use of inter alia green roofs, rain gardens, bioretention measures/swales, tree trenches and water butts and other such measures; • Incorporate the use of solar energy infrastructure such as photo voltaic (PV), solar thermal, district heating and other appropriate measures as a renewable energy generation resource which can contribute to the just transition to a low carbon climate resilient Waterford. • Provides lifetime adaptable homes to accommodate the changing needs of a household over time and thereby build sustainable communities. • Housing units by way of their internal floor area and volume should seek to minimise the need for unnecessary use of building materials, the associated generation of waste, and the need for space heating and cooling. House sizes should be within a margin of 25% the national average house unit size. • Incorporates element of green building design through choice of efficient renewable materials, waste reduction, siting and design. • Maxmize orientation & passive solar gain. We will also encourage the application of new NZEB (nearly zero energy building) standards to all new residential dwellings (Houses and apartments) as per the Climate Action Plan 2021 and Building regulations applicable at the time
H 19	We support the continuous upgrading/ retrofitting of all existing housing stock (private and public), and other Council owned building in assisting in energy reduction and a just transition to a low carbon climate resilient society in a manner consistent with our Climate Adaptation Strategy.

7.8 Protection of Existing Residential Amenity

Protection of Existing Residential Amenity Policy Objectives	
H 20	Where new development is proposed, particularly on smaller suburban infill sites (< 1 ha in area) we will ensure that the residential amenity of adjacent residential properties in terms of privacy and the availability of daylight and sunlight is not adversely affected. We will support lower density type development at these locations. We will require that new development in more established residential areas respect and retain, where possible, existing unique features which add to the residential amenity and character of the area, such features include front walls, gates, piers, railings, and stone/brick/render work.

7.9 Development on Institutional Lands

The Council will seek to retain the open/ landscaped character of institutional properties. Where a well-established institution plans to close, rationalise or relocate, the Council will endeavour to reserve the use of the lands for other institutional uses, especially if the site has an open and landscaped setting and public recreational amenities are provided.

Where no future requirement for institutional use is foreseen, the Council may facilitate alternative uses subject to compliance with the Core Strategy and the retention of the open character and public recreational value of the lands.

Development on Institutional Lands Policy Objective	
H 21	Where institutional lands are proposed to be developed the following should be provided for: • Minimum of 25% retained as open space; and, • The extent of retained open space should be sufficient to maintain the character of the site and principle buildings thereon with development proposals structured around existing features and layout, particularly with regard to retention of trees, boundary walls and other important features.

7.10 Student Accommodation

In considering planning applications for student accommodation, the Council will have regard to:

- The existing surrounding residential character and amenity.
- The 'Guidelines on Residential Developments for Third Level Students' (2005), and any amendment thereof.
- The provisions of The National Student Accommodation Strategy (2017).
- Circular PL 8/2016 APH2/2016.

No social/affordable housing will be required with regard to bona fide purpose- built and professionally managed student accommodation.

Student Accommodation Policy Objective	
H 22	We will facilitate provision of high-quality, purpose built and professionally managed student accommodation in line with the provisions of the National Student Accommodation Strategy (2017). Purpose built student accommodation should be provided on campus or in suitable locations that are easily accessible to relevant educational institutions/ campuses by way of walking, cycling and high quality, convenient public transport.
H 23	The Council will support the sustainable distribution and provision of student accommodation in the city centre including through the development of 'over shop living' and the development of underutilised sites. Any development must have regard to the following: • The effect of the proposed development on the amenities of the area, including residential amenity. • The effect of the proposed development on the existing mix of land uses and activities including the existing student accommodation, in the particular locality.

7.11 Housing in Rural Villages and the Open Countryside

Almost 36% of the population of the County live outside of the city and the larger towns and a significant part of the identity of County Waterford is closely linked to the economic, social, cultural and environmental qualities of our open countryside and smaller rural settlements.

Rural Ireland has faced challenges in recent decades, such as the loss of traditional industries and employment, emigration, and poor connectivity. However, the emergence of new technologies and improved infrastructural connectivity provide opportunities to sustain resilient rural communities into the future. National and regional planning policy support an approach that ensures that our rural areas continue to be a living and lived-in landscape, focusing on the requirements of rural economies and rural communities, while at the same time avoiding ribbon and overspill development from urban areas and protecting existing environmental qualities.

It must be noted that the Council will facilitate the protection all National routes and associated junctions in accordance with TII's Policy and the Department of Environment, Community and Local Government's 'Spatial Planning and National Roads Guidelines for Planning Authorities' (2012) as well as Section 3.3.4 of the Sustainable Rural Housing Guidelines (2005) in the interests of road safety.

Accordingly, building on Government policy and the 2017 Action Plan for Rural Development, the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region, the Council will focus on supporting rural communities by planning for the future growth and development of rural areas, including addressing decline, with a special emphasis on activating the potential for the renewal and development of smaller towns and villages.

Due regard will be made to the Spatial Planning and National Roads Guidelines for Planning Authorities 2012, relating to development affecting National Primary and Secondary roads, including motorways and associated junctions.

Rural Housing Policy Objectives – General	
H 24	We will support the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities.

To strengthen the structure and resilience of rural communities, the Council will:

- Maintain a stable, secure and growing population base through a strong network of rural settlement nodes, villages and small towns;

- Support the achievement of critical mass in our rural towns, villages and settlement nodes, by ensuring that these are a focus for local housing, community support/ services, and employment growth.

- Sustain and renew established rural communities by facilitating those with a rural housing need to live within their community.

- Discourage urban generated housing the open countryside which should normally take place in our rural settlement nodes, towns and villages.

7.11.1 Rural Villages

It is the policy of the planning authority to sustain existing rural facilities and services (i.e. schools, shops, pubs, community centres etc.) and the vibrancy of established rural communities by encouraging the reuse of vacant properties and appropriately designed clustered housing in Rural Settlement Nodes, which are the lowest tier of the Settlement Hierarchy (Table 2.2).

Rural clusters typically comprise low-density, self-build, detached housing on individual sites in an existing village or rural settlement node as defined in the settlement hierarchy. The key development principles for rural clusters are:

- Cluster developments may be planned and designed to be developed on a phased basis, where one or a number of units may be built at a time.

- The density of each individual site will be influenced by servicing requirements, the character of the village or rural node and the natural features of the site. This will be established through the design process.

- Plot areas, site subdivision and location of the treatment plant will be informed by whether the site is to be serviced by public services (e.g. connection to waste or water network) or individual on-site services (e.g. private well or wastewater treatment system).

- Where a serviced site scheme is proposed a design statement shall be prepared to assist future homeowners in designing their own bespoke home.

Consideration of planning applications for development within the settlement nodes will have regard to the service function and role of the node within the wider rural area, and will be determined having regard to the settlement typologies, Core Strategy and Settlement Strategy as set out in Section 2 of this Development Plan.

New Homes in Small Towns and Villages and Rural Cluster Policy Objectives	
H 25	We will target the reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes.
H 26	We will support the proportionate growth of appropriately designed development in rural towns and villages that will contribute to their regeneration and renewal.
H 27	We will develop a programme for 'new homes in small towns and villages' with property owners, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.

7.11.2 Housing in the Open Countryside

Our open countryside is, and will continue to be, a living and lived-in landscape focusing on the requirements of rural economies and rural communities, based on agriculture, forestry, tourism and rural enterprise.

It is recognised that there is a continuing need for housing provision for some people to live and work in the open countryside. However, it is important to differentiate between rural areas located within the commuter catchment of our larger settlements (areas under urban influence) and those rural areas located outside of those catchments. Also, the NPF and the RSES require that a clear distinction be made between areas under urban influence (i.e., those within the commuter catchment of cities and large towns and centres of employment) and other rural areas. Having regard to national and regional policy, a rural typology has been undertaken for Waterford (set out in Part 1 Chapter 2 Core Strategy) which is consistent with national and regional policy. This typology is premised largely on a single category.

Rural Area under Strong Urban Influence

The key Development Plan objectives in this area are, on the one hand, to facilitate the housing requirements of the local rural community, subject to satisfying site suitability and technical considerations, whilst on the other hand directing urban generated development to areas zoned and designated for housing in the adjoining villages and settlement nodes.

The Council will manage sustainable growth in designated 'Rural Areas Under Strong Urban Influence' and facilitate the provision of single houses in the countryside based on the core consideration of demonstrable economic, social or local need to live in a rural area, siting and design criteria for rural housing and compliance with statutory guidelines[3] and plans, having regard to the viability of smaller towns and rural settlements.

New Homes in the Open Countryside Policy Objectives

H 28	We will facilitate the provision of single housing in the countryside, in rural areas under urban influence, based on the core consideration of demonstrable economic, social or local need to live in a rural area, as well as general siting and design criteria[4] as set out in this plan and in relevant statutory planning guidelines, having regard to the viability of smaller towns and rural settlements.

Housing Need

Persons with an economic need to live in the particular rural area would include those whose employment is intrinsically linked to the rural area in which they wish to build (e.g. farming, horticulture, forestry, bloodstock, fishing or other similar rural employment) and who require a dwelling to meet their own housing needs close to their place of work.

Persons with a demonstrable social need to live a particular local rural area would include those that have lived a substantial period of their lives (7 years or more) in the local rural area and who require a dwelling to meet their own housing needs close to their families and to the communities of which they are part. A local area for the purpose of this policy is defined as an area generally within a 10km radius of the applicant's former place of residence. This rural housing policy will apply equally to those living in the local area, who require a new dwelling to meet their own housing need, as well as returning emigrants wishing to establish a permanent residence for themselves and their families in their local community.

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3   We will have due regard to any future revision of the Sustainable Rural Housing Guidelines for Planning Authorities including inter alia definitions relating to genuine housing need and vary the Development Plan as necessary.

4   Applicants for development should ensure proposals are consistent with design principles identified in rural housing design guidelines applicable across many local authorities such as the Cork Rural Design Guide 2003.

7.11.3 Occupancy of New Rural Dwellings

To ensure that development which takes place in the open countryside is of direct benefit to the local community and to those with a genuine housing need, we will generally attach occupancy conditions to planning permission for houses in these areas. Such a condition will require an applicant to enter into an agreement with the Council under Section 47 of the Planning and Development Act 2000 (as amended), restricting transfer of occupancy of the dwelling for a period of 7 years.

7.11.4 Ribbon Development

The Sustainable Rural Housing Guidelines for Planning Authorities (2005) define ribbon development 'where five or more houses exist on any one side of a given 250 metres of road frontage' and recommend against the creation/ perpetuation of ribbon development for a variety of reasons relating to road safety, future demands for the provision of public infrastructure as well as visual impacts.

When considering a proposal for development we will have due regard to the provisions of the Guidelines, the history and pattern of development in the area and the following policy:

Ribbon Development Policy Objective	
H 29	We will avoid the creation of ribbon development (defined as five or more houses existing on any one side of a given 250 metres of road frontage) and will assess whether a given proposal will contribute to and/ or exacerbate such ribbon development, having regard to the following:
	(i) The type of rural area and circumstances of the applicant.
	(ii) The degree to which the proposal might be considered infill development.
	(iii) The degree to which existing ribbon development would coalesce as a result of the proposed development.
	(iv) Local circumstances, including the planning history of the area and development pressures.

7.11.5 Housing in High Amenity Areas and on Approach Roads

High Amenity Areas (previously referred to as greenbelt areas) play an integral role as part of the fabric of our settlements, chiefly in terms of providing a clear physical demarcation to the adjoining urban area, and through their use for community recreation and amenity purposes. The value of High Amenity Areas as enabling longer term strategic expansion of our urban areas is set out in NPO 62 of the NPF.

Within High Amenity Areas there will be restrictions on development to maintain a clear demarcation between rural and urban areas, to support the sustainable development of the settlement, to reduce urban sprawl and to safeguard the potential expansion of the settlements in the future.

Housing development in High Amenity Areas will only be considered subject to the overall objective of maintaining the open character of the lands, securing the viability of the nearby settlement. The housing needs of existing landowners may be facilitated on High Amenity Areas and on the approach roads to settlements, where other more suitable alternatives are unavailable, and subject to general siting and design criteria for rural housing as set out in this plan and in relevant statutory guidelines.

Housing in High Amenity Areas and Approach Roads Policy Objective	
H 30	On lands zoned High Amenity and along the approach roads to settlements we will:
	• Discourage inappropriate development which would threaten the maintenance of a clear demarcation between the rural and built up areas, encourage and exacerbate urban sprawl and detract from the landscape/ rural character of the area; and,
	• Provide for uses such as agriculture and forestry, sport and recreation and essential public services instillations.
	We will facilitate development proposals by existing landowners with a genuine demonstrable economic, social or local need for a first home for their own permanent occupation, subject to consideration of available alternatives and sequential testing, as well as general siting and design criteria as set out in this plan and in relevant statutory planning guidelines.

7.12 Refurbishment, Extensions and Replacement of Existing Structures in Rural Areas

The Council encourages the reuse, refurbishment and upgrade of older vernacular rural dwellings and structures which form an important part of our built heritage. Applicants for planning permission will not be required to demonstrate a local housing need in this instance.

Permission for demolition will only be considered where it is demonstrated that a vernacular dwelling is not reasonably capable of being made structurally sound or otherwise improved.

If a dwelling is not considered to be vernacular and does not make an important contribution to the heritage, appearance or character of the locality, or has been damaged beyond reasonable repair, planning permission will be considered for a new, replacement dwelling, subject to appropriate design, scale of building and normal planning considerations.

When assessing proposals to convert, re-use and/or adapt traditional buildings in rural areas, it is a requirement that:

- The original walls must be substantially intact.

- The size of any house extension takes account of the siting and size of the existing dwelling and that the character of the original structures is respected.

- The design of the proposal does not erode the siting and design qualities of the building and its setting which makes it attractive in the first instance.

- Mature landscape features are retained and enhanced with landscape proposals.

Refurbishment and Extensions of Existing Structures Policy Objective	
H 31	We encourage the retention and sympathetic refurbishment, with adaptation as necessary, of vernacular dwellings and structures in the countryside. In addition:
	• There will be a presumption against demolition where restoration or adaptation is feasible.
	• Proposals for the conversion to full-time residential use of a premises which has not been previously occupied as a dwelling must demonstrate that they can be independently accessed and serviced independent of any third party.

Refurbishment and Extensions of Existing Structures Policy Objective	
H 32	If a dwelling is not considered to be vernacular, does not make an important contribution to the heritage, appearance or character of the locality or is not reasonably capable of being made structurally sound or otherwise improved, planning permission may be granted for a replacement dwelling where it can be demonstrated that the layout, siting and design will not adversely impact on the rural character of the area and that the development is consistent with best practice design principles for housing in rural countryside locations.
H 33	All proposals for refurbishment, extension or replacement of residential property in un-serviced areas will be required to demonstrate compliance with the EPA Code of Practice: Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10) 2021 and any revisions thereof in addition to other policies and development management standards as set out in this plan.

7.13 Housing in Gaeltacht na nDéise

We are committed to ensure that the unique needs of Gaeltacht na nDéise are considered when determining proposals for housing development in the Gaeltacht area as defined in the Development Plan in order to ensure that the viability of the Gaeltacht as a linguistic community is protected. Analysis carried out as part of the 'Comprehensive Linguistic Study of the Use of Irish in the Gaeltacht'[5] suggests that the proportion of active, integrated Irish speakers in a Gaeltacht Area needs to be maintained above 67% for the use of Irish in a community to be sustainable. The statistic evidences indicated that Irish speaking communities yield to the pressures of a language shift when the proportions of active speakers in a community fall below this threshold. The Linguistic Study classifies An Rinn having 44-67% of its total population (aged over three years) as daily Irish speakers[6].

In this regard the Development Plan will seek to ensure that development proposals will avoid any significantly negative impact, directly or otherwise, on the use of the Irish language as the primary spoken language of the community. The policy below will ensure the linguistic viability of the area is enhanced over the period of the Development Plan through the application of occupancy conditions under Section 47 of the Planning and Development Act 2000, as amended.

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5   A Comprehensive Linguistic Study of the Use of Irish in the Gaeltacht; Principal findings and Recommendations, A research report prepared for the Department of Community, Rural and Gaeltacht affairs by NUI Galway, 2007.

6   Based on 2002 Census and surveys.

Housing in Gaeltacht na nDéise Policy Objectives	
H 34	When authorising proposals for two or more house developments on land zoned for residential use we will require all of the following: • A Language Enurement Clause (LEC) shall be applied requiring a minimum of 80% (rounded up) of the occupants of the proposed development be capable of using the Irish Language on a daily basis. • The LEC will be for a duration of 15 years from the date of first occupancy of the unit; and, • The balance of the units proposed may be made available to occupants who have a local or other need to reside in the Gaeltacht.
H 35	When considering proposals for development of a single house within Gaeltacht na nDéise[7] as defined in the Development Plan maps, we will require all of the following: • A sequential approach to site identification has been applied and that a more suitable property is not available having regard in particular to availability of existing housing stock and the level of vacancy. • That the proposed development by way of its layout, siting and design will not adversely impact on the character of the area and that the development is consistent with best practice design principles for housing in rural locations;[8] • Evidence of a demonstrable economic, social or local need to live in the area, or consent to the attachment of an occupancy condition and a Language Enurement Clause (LEC) for a duration of 15 years from the date of first occupancy of the dwelling. • All applicable development management standards are complied with.

Note: The standard of fluency in Irish required to demonstrate compliance with the LEC shall be the standard required to pass Level B2 Meánleibhéal 2 in the Teastas Eorpach na Gaeilge (TEG) exams and shall relate to the head of the household[9]

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7   This relates to all lands located within the CSO defined Gaeltacht area, including Sean Phobal.

8   Applicants for development should ensure proposals are consistent with design principles identified in rural housing design guidelines applicable across many local authorities such as the Cork Rural Design Guide 2003.

9   The purchaser/resident will have to provide the planning authority with proof that they themselves have completed the TEG B2 Examination within a reasonably current timeframe (within the past two years, for example) and give permission for the planning authority to confirm this with the examining body, NUI Maynooth.

7.14 Sustainable Communities

Community facilities play a central role in shaping our cities, towns, neighbourhoods and villages. They provide for the educational, cultural, sporting, childcare, environmental health and social needs of our society. Sustainable neighbourhoods need a range of community facilities that are fit for purpose, easily accessed and adaptable. All of our citizens across the Waterford should have easy access to these facilities in order to avoid social exclusion and inequality.

The Waterford City and County Local Economic and Community Plan 2015 – 2020 together with policy objectives outlined in this Development Plan provides an opportunity to identify and chart a course of action that will support economic and community development that renders Waterford a better place where a higher quality of life is available to all the people of the County.

7.15 Age Friendly

The Age Friendly Strategy 2017-2022 contains nine themes which are used as a basis for improvements that can be made to ensure that our City and County is an 'Age Friendly' place and include:

1. Respect and Social Inclusion.

2. Social Participation.

3. Civic Participation and Employment.

4. Home Environment.

5. Health/Active Living.

6. Transportation.

7. Built and Natural Environment.

8. Safer Communities; and,

9. Communication and Information.

7.16 Healthy Waterford

Healthy Waterford Strategic Plan 2018 - 2021 was prepared in in line with the Governments Healthy Ireland Framework 2019-2025. The Development Plan seeks to provide an environment in which the health of all communities is promoted and improved across the entire life cycle of our residents and to support access to opportunities that help achieve good physical health and positive mental health and wellbeing. The Healthy Waterford Strategic Plan sets out a series of priorities through which healthy choices can easily be accessed by everyone regardless of age, location or socio-economic background.

7.17 Social Inclusion, Equality and Participation

Social inclusion is defined in many different ways but one of the most common understandings is that, through acting inclusively, society can ensure that everyone has equal opportunity to participate in, and contribute to, community life – regardless of their age, ability, nationality, religion or any of the many other characteristics which makes society diverse. The Council will encourage and proactively promote an ethos of social inclusion and participation.

7.18 Community Buildings

Sustainable neighbourhoods require a range of community facilities as stated in the Department of Environment, Heritage and Local Government Guidelines on Sustainable Residential Development in Urban Areas (2009).

The Council will encourage the grouping of community, commercial and local employment facilities such as schools, sporting facilities, childcare facilities, community centres, primary health care centres and local commercial service of a scale appropriate to serve the local community through land use and zoning objectives. This grouping of services will facilitate the development of the 10-minute neighbourhood where they are within walking distance of residents, education and employment centres and can create a focal point for the 'neighbourhood'. An amenity or service may be present (possibly at close distance) but make little contribution to quality of life if access is poor or perceived quality is low. Where possible permeability should be enhanced and accessibility for all abilities should be facilitated to ensure all levels of access and mobility are accommodated.

Allotments

Public allotments and community gardens can have several benefits including the promotion of healthy lifestyles, biodiversity, allow for active participation in the growing of food, and includes other sustainable activities such as composting and beekeeping. There are allotments and community gardens are located at Ballybeg Community Development Project.

7.19 Childcare and Educational Facilities

Childcare

The provision of childcare facilities is an important factor for economic and social wellbeing. The Road Map for Social Inclusion 2020 – 2025 and the National Childcare Scheme in 2019 supports the delivery of improved childcare services across the State. The provision of childcare is essential to enable parents to participate in the workforce and to obtain an income that provides an acceptable standard of living for both them and their children. Quality childcare can also make a significant contribution to child development in the early years of a child's life.

Current issues in general childcare provision include lack of affordable, accessible community based childcare services and before and after school childcare services in urban and rural areas of Waterford, particularly in the vicinity of Waterford City. These services are vital in assisting people to return to work and to facilitate training for persons in long term unemployment. There is also increased demand for school age childcare and wrap around provision such as breakfast clubs, homework clubs and summer camps as parents are returning to the workforce. While the Council is not directly involved in the provision of childcare services, the Development Plan seeks to ensure that sufficient facilities are provided particularly in newly developing areas. Waterford County Childcare Committee – Coisete Cúram Leanaí Phort Láirge supports childcare infrastructure and early childhood facilities across the County and any new development should have regard to their requirements where relevant.

The primary policy basis for the provision of childcare facilities is the 'Childcare Facilities Guidelines for Planning Authorities' (2001). In the interest of promoting sustainability the Guidelines advocate that suitable locations for the provision of childcare facilities include:

• Residential areas.

• Places of employment.

• Large educational establishments.

• City and towns/district/ neighbourhood centres; and,

• Areas convenient to public transport networks.

In general, where a new residential development is proposed – with 75+ dwellings (or as otherwise required by the Planning Authority) – one childcare facility shall be provided on site in accordance with Sections 2.4, 3.3.1 and Appendix 2 of the 'Childcare Facilities Guidelines for Planning Authorities' (2001). The provision of childcare facilities within new and existing, residential areas shall have regard to the geographical distribution and capacity of established childcare facilities in the locale and the emerging demographic profile of the area.

Schools

The Guidelines on 'Sustainable Residential Development in Urban Areas' (2009) draws particular attention to the need to plan for future school provision and advocates timely consultation between Planning Authorities and the Department of Education.

The 'Code of Practice on the Provision of Schools and the Planning System' (2008), prepared jointly by the Department of Environment, Heritage and Local Government and the Department of Education, provides guidelines for the forecasting of future planning for schools nationally.

The Council will improve sustainable accessibility to existing school facilities by cycling/walking accessibility or public transport and ensure any new school are accessible by cycling/walking from the main catchment areas and accessible by public transport with appropriate safe facilities within reasonable access of public transport and active travel modes in accordance with the DoHPLG Guidance document The Provision of Schools and the Planning System. The Council will also ensure that a robust site selection process is followed in the selection of new school locations taking into account proximity to community developments such as community centres, playing fields, libraries etc. so that the possibility of sharing facilities can be maximised.

Following consultation with the Department of Education a number of sites have been identified and are appropriately zoned in for this purpose in the Development Plan.

SETU and Higher Education

The Council supports the planned transition of WIT to South East Technological University (SETU). This development will act as a key enabler to transform Waterford into the South-East Regional Capital and into a modern European University City.

This establishment of the SETU, as a University of International Standing, will build on existing higher education infrastructure and enhance third-level provision in the city, and expand and integrate education provision more broadly in support of the designation of the city as a UNESCO Learning City and a University City

7.20 Places of Worship and Burial Grounds

There has been an increase in the number of faith communities in the County in recent times and this has given rise to a demand for worship spaces. While civic halls and community centres may provide opportunities for public worship, faith communities which have a significant number may require their own places of worship. Consideration may need to be given to appropriate locations for new facilities, given the potential for traffic and noise related issues if located in unsuitable areas.

Local Authorities have a statutory responsibility to provide for burial facilities. Some burial grounds have reached or are nearing full capacity and there will be a requirement to identify additional lands in the longer term at appropriate locations.

7.21 Health Centres/ Services

A number of public, voluntary and private agencies are responsible for the provision of healthcare facilities within the County, with the Health Services Executive (HSE) being the primary agency responsible for delivering health and personal social services. There are currently three public hospitals within the Waterford area namely, Waterford University Hospital in Waterford City, and Dungarvan Community Hospital and St. Patricks Hospital, John's Hill Waterford City. There are 11 health centres in Waterford County located in the larger urban settlements.

The primary care strategy 'Primary Care: A New Direction' published by the Department of Health and Children in 2001 promotes the development of 'one stop' primary health and community care services integrated under one roof. There are 3no. Primary Care Centres in Waterford, one in Waterford City, one in Tramore and one in Lismore. There is also a Primary Care Centre in Ferrybank.

University Hospital Waterford (UHW)

UHW provides general medical, surgical and maternity care to people living in South Kilkenny, Waterford City and County. The hospital provides specialty services to the population of the south east c. 500 000. The hospital is the designated cancer centre for the south east, providing rapid access assessment for Breast, Prostate, Lung and Skin cancers. Cancer surgery is centralised at UHW. There are 431 inpatient and 85 day procedure beds. In 2019 UHW had 58,448 ED Attendances, 28,554 Day cases treated 21,658 inpatients (24 hours or more) and 142,264 OPD attendances. UHW has a staff of 2,342 (June 2020).

7.22 Libraries

Waterford Libraries deliver a wide range of modern community based services and facilities in support of learning, culture, arts and recreation across 12 branch locations. Our libraries are regularly used by 16,000 members and record in excess of 500,000 visits and 500,000 loans annually. In addition, the service provides access to quality online lending, educational, local studies and other electronic resources.

Waterford City and County Council will continue to expand and develop this service subject to need and available resources in conjunction with the Library Service Development Plan "Your Library, Your Space, Your future 2017 – 2022".

7.23 Art and Cultural Facilities

Waterford has a rich and living cultural heritage and a strong cultural identity, including its sport, literature, music and creative industries. Culture is an integral part of how we lead our everyday lives. It connects us through our rituals and traditions through our landscape, language, sport, food, song and dance. It roots us and gives us a sense of place. It assists our health and wellbeing, gives expression to our creativity and provides outlets for participation, engagement, reflection, celebration and entertainment for all citizens.

Creativity is increasingly been recognised as supporting innovation and economic development. The Creative Ireland programme and planned development of a creative industries ecosystem in the Waterford Cultural Quarter support cultural and economic growth including in employment, tourism and Waterford's status as regional capital of the South East. Heritage and Culture can all play an important economic role that promotes jobs, encourages tourisms and supports the hospitality sector of Waterford.

The Council through its Arts Office seeks to promote the cultural life of the County and increase accessibility to arts and culture facilities for all members of the community. This aim will be achieved through both the retention of existing facilities and the introduction of new facilities, such as Waterford Cultural Quarter in the heart of Waterford City. The location of such facilities in towns, districts and other areas with higher levels of public transport accessibility, together with a diverse range of complementary uses, can make a significant contribution to the vitality and viability of urban areas and the aims of sustainable development.

7.24 Fire Services

The Council will continue to support the development and upgrading of the fire service.

7.25 Recreational and Sporting Facilities

The benefits accruing from participation in sport and recreational activities are well documented. There are a variety of sporting and recreational facilities and grounds throughout the City and County, which provide for the active recreational needs of the community. It is important that facilities are located where they are of most value and accessible to the community being served. Accessibility should be promoted primarily through public transport links and by walking/cycling as well as through accessible planning and design.

The Council will strive to provide facilities for sport and physical activity that are well maintained, sufficient in number and accessible to as many local people as possible, across a diverse range of sports. The Council will do this through relationships and interactions with Waterford Sports Partnership, local sporting clubs, regional and national sporting organisations, schools, community groups. In providing sporting and recreational facilities the following key policies and plans should be referred to:

- National Sports Policy 2018-2027.

- National Physical Activity Plan (launched 14/1/16).

- Sport Ireland Statement of Strategy 2018-2022.

- Sport Ireland Participation Plan.

- Waterford Sports Partnership Strategy 2018-2022.

- Healthy Waterford Strategic Plan 2018-2022;

- Healthy Waterford Report on Designing Communities: the importance of place in promoting health and wellbeing, July 2019.

- Waterford's Local Sports Plan; and

- Healthy Waterford Report on Designing Communities: the importance of place in promoting health and wellbeing, July 2019.

The Waterford Sports Partnership Strategic Plan 2018 -2022 was prepared in in line with the National Sports Policy, National Physical Activity Plan and the Sport Ireland Strategy. The Development Plan seeks to provide an environment which encourages and supports active and healthy lifestyles in order to maximize participation in sport and physical activity for all across the lifecycle. The Council will continue to work closely with Waterford Sports Partnership to achieve this common goal.

The sharing of school and community sports facilities will be addressed through the development management process and in conjunction with the Department of Education.

The Council will promote the provision of regional scale open space and recreational facilities including the regional parks and facilities, particularly those close to developing areas within our larger urban settlements.

Play Areas

Ready Steady Play! A National Play Policy' was published by the Department of Children and Youth Affairs in 2019. The principal aim of the National Play Policy is to provide a framework for future development to create better play opportunities for children. Its overall objective is to plan for an increase in public play facilities and, thereby, improve the quality of life of children living in Ireland by providing them with more play opportunities. The Council is moving towards a more Nature Based Play philosophy and approach with respect to the provision of Play Opportunities in the County. This involves shifting the emphasis from merely equipment-based provision to using and leveraging the genus loci and landscape character of outdoor sites in combination with natural elements (e.g. earth sculpting, mounding, ponds, tree stumps). This Nature-based approach provides more rewarding experiences and improves health and well-being.

Water Based Uses

It is recognised that the development of improved facilities for water-based sports is important for the revitalisation of harbours along our inland waterways and the coast of the County. The Council will support such water-based uses and activities in the harbours and along the rivers and coastline, with an emphasis on those that cater for a broader spectrum of the population.

The County features c.100km kilometres of coastline along with the River Suir and the Blackwater, which are valuable assets. If utilised to their full potential they could contribute to the health and well-being of the residents of, and workers, in the County and will increase sport and physical activity participation levels locally. These activities can also offer significant potential for tourism growth.

Swimming Infrastructure

The National Sports Policy identified swimming as one of the priority sports having the greatest potential for generating higher levels of active participation over the full life course. Swimming is also a fundamental life skill and one of the few sports that is accessible by all ages, genders and abilities, regardless of fitness levels or health status and as such the provision of facilities for swimming warrants specific consideration in the Development Plan.

7.26 Waterford Active City Initiative

Waterford has been nominated as an 'Active City' under the Sport Ireland Active City initiative. This initiative will strive to create social norms about the benefits of sport and physical activity and provide opportunities for residents of Waterford City to be active, regardless of ability or age. The programme will work with key partners to increase physical activity and decrease inactivity, by developing environments where people are inspired and supported in being active, ultimately working toward healthier lifestyles for everyone. The Sport Ireland Active Cities concept is built on the principles of the Global Action Plan for Physical Activity, GAPPA, developed by the WHO in 2018. The Council will work closely with the Waterford Sports Partnership and other key stakeholders to support and develop this initiative.

Sport Ireland Active City Strategy is broken down into four key pillars:

1. Actives Societies.
2. Active Environments.
3. Active People; and,
4. Active Systems.

7.27 Sustainable Community Policy Objectives

Sustainable Communities Policy Objectives	
SC 01	To support the development of socially and economically balanced sustainable communities and assist in delivering and implementing the objectives and actions of the Local Economic and Community Plan (LECP) in collaboration with the Local and Economic Development Committees.
SC 02	Promote the highest levels of social inclusion and universal accessibility to all social and community facilities and services.
SC 03	To collaborate, support and work, in conjunction with local communities, social and community service providers, Waterford Council Arts Office, The Arts Council and other key stakeholders to provide for the provision of social, community, cultural and recreational facilities throughout the City and County, which are easily accessible, to ensures that all communities have access to a range of facilities that meet the needs, including `changing places bathrooms'.

Age Friendly Policy Objective	
SC 04	To support and facilitate the implementation of the Waterford Age Friendly Strategy 2017 – 2022 and any subsequent Age Friendly Strategy for Waterford.

Healthy Waterford Policy Objective	
SC 05	To support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan, through integrating such policies, where appropriate and at the applicable scale, with planning policy.
SC 06	To support and facilitate the creation of a Healthy City and County in accordance with the Healthy Waterford Strategic Plan 2018 – 2021 and any subsequent revision thereof. The Council will also support the development of the Waterford Active City Initiative as a key partner and stakeholder.

Equality, Social Inclusion and Participation Policy Objective	
SC 07	Consider cultural diversity and ethnic minorities in planning for the needs of communities and ensure community facilities and social services provided are accessible for all individuals, communities and sectors of society, including people with disabilities, people with special needs, elderly, youth, marginalised and disadvantaged groups.
SC 08	To promote equality and progressively reduce all forms of social exclusion that can be experienced because of gender, gender identity, marital status, family status, age, race, religion, disability, sexual orientation, nationality, homelessness and membership of the Traveller Community and promote active participation.

Community Facilities Policy Objectives

SC 09	Maintain and, where possible, improve and expand the provision of community facilities across the City and County to ensure that facilities are adequate to meet the needs of the communities they serve, are safely accessible by walking and cycling, are within walking or cycling, distance and physically integrated with residential and employment areas and are provided concurrently with new residential development. A policy of shared and multi-use of facilities will be promoted.
SC 10	Seek to improve the energy efficiency of the Council's existing building stock to promote energy efficiency in the design and development of all new buildings in the County, in accordance with the Building Regulations Part L (Conservation of Fuel and Energy)
SC 11	To co-operate with all service providers in the provision of new health, educational, library, social and community facilities through the re-use of existing institutional buildings and community facilities or where new buildings are required that they would be suitable for multi-use
SC 12	Encourage community gardening, allotments and other use of open space to facilitate lower carbon living education and practice.
SC 13	We will seek to provide appropriate community facilities across our communities and provide a community hall/hub in the following locations: • Dungarvan town. • Portlaw; and • Tramore.

Childcare and Educational Facilities Policy Objectives

SC 14	We will encourage the provision of childcare facilities in appropriate locations, including residential areas, city/town centres, district and neighbourhood centres, in areas of employment and educational establishments in accordance with national policy and the Department of the Environment, Heritage and Local Government Planning Guidelines on Childcare Facilities: Guidelines for Planning Authorities (DoEHLG, 2001) and any other relevant statutory guidelines which may issue during the period of this Plan. We will require as part of planning applications for new large scale residential, public community, commercial, retail and mixed-use developments that provision be made for appropriate purpose built childcare facilities where such facilities are deemed necessary by the Planning Authority and by Coiste Cúram Leanaí Phort Láirge (CCLPL).
SC 15	It is the policy of the Council to have new primary and secondary schools located at the heart of our neighbourhoods and communities. This will be achieved by working in collaboration with the Department of Education and with local communities ensuring the timely provision of school sites to service new development. A policy of shared and multi-use of school/community sports facilities will be promoted. The use of school buildings and facilities outside of normal school hours shall be operated in accordance with Department of Education Guidelines and the provisions of the Planning Acts.
SC 16	Protect existing schools and their amenities and ensure the reservation of primary and post-primary school sites in line with the requirements of the relevant education authorities and to support the provision of school facilities and the development / redevelopment of existing schools for educational and other sustainable community infrastructure uses throughout the City and County.

Childcare and Educational Facilities Policy Objectives

SC 17	Support the provision of childcare facilities and new and refurbished schools on sites located within or close to existing/proposed neighbourhood/urban areas and on existing/proposed public transport corridors, which meet the diverse needs of local populations.
SC 18	To support the development and ongoing provision of Further and Higher Level Institutions in the City and County including SETU, Waterford College of Further Education Institute and any new Further and Higher Level Institutions – including Irish colleges or major overseas universities whether within established campuses or in new campuses.
SC 19	To support climate change adaptation in schools & community facilities.

Health Centres/Services Policy Objectives

SC 20	Support and facilitate the development of health centres, hospitals, clinics, mental health and wellbeing facilities and community-based primary care centres in appropriate urban areas in collaboration with the Health Service Executive and other statutory and voluntary agencies.
SC 21	To support the development of University Hospital Waterford as a centre of excellence for the South East capable of providing high quality health care for the expanding population of the Metropolitan Area and wider South-East Region, subject to the outcome of environmental assessments and the planning process.
SC 22	To support the development of additional Acute Care Services and additional health services/facilities at UHW as identified in the National Development Plan Strategic Priorities and provision of a Second Cath Lab Facility in accordance with WMASP PO 22 of the RSES.
SC 23	Encourage the integration of appropriate healthcare facilities within new and existing communities.

Libraries Policy Objectives

SC 24	Continue to support the development of the existing library service and provide for an expanded service and network subject to need and the availability of resources in conjunction with the Library Service Development Plan "Your Library, Your Space, Your future 2017 – 2022".
SC 25	Develop links between existing library facilities for third level education (SETU) and outreach facilities in relation to distance learning.

Art and Cultural Facilities Policy Objectives

SC 26	The Council will encourage the preservation, enhancement and provision of Arts and Culture identified as being of value in terms of contributing towards physical, social, and economic benefit for the County. The Council will also facilitate the continued development of general arts and cultural facilities throughout Waterford though an evidence based local needs assessments taking into account – current and future population and age dynamics, current arts and cultural assets provision and access, community aspirations, opportunity for place making enhancement through physical infrastructure and development including provision of communal multi-use open space where it can have the most impact. This will be done in accordance with the Council's Culture and Creativity Strategy (2018- 2022) and the Arts Strategy (2016 - 2021) or update of these as well as subsequent Arts Development Policy. Particular attention should be paid to the spatial objectives set out in Action 5.1 of the Culture and Creativity Strategy (2018- 2022) which aims to 'Identify opportunities for shared use of spaces locally for cultural engagement and activities 'and, the County Arts Strategy Objective 4 (I.P.4.2) which seeks to "Commission an Infrastructure Research Report to determine current arts infrastructure and strategies for maximising usage and improving arts infrastructure throughout the county.
SC 27	Support and develop existing arts and cultural facilities and festivals in Waterford and encourage the provision of new or improved arts and cultural facilities and the establishment of new festivals and events, in particular those of national and international distinction and in parts of the County where there is a deficiency in such provision. To assist in this a county register of arts and cultural assets shall be complied during the lifetime of the Development Plan.
SC 28	Actively foster and develop the Waterford Cultural Quarter (as set out in the WCQ Strategic Plan 2021 – 2025) as a place which is inclusive and a place for sustainable innovation and growth for the cultural and creative sectors of south east Ireland; to become a distinctive and engaging place to the heart of Waterford which is open, inspiring and a vital addition to the city's creative, knowledge and visitor economy.
SC 29	Promote the provision of public art, including temporary art and sculpture, through such mechanisms as the government supported Percent for Art Scheme and the development management process.

Recreational and Sporting Facilities Policy Objectives

SC 30	To promote the provision, and management of high-quality sporting, and recreational infrastructure throughout the City and County, in collaboration with local communities, in accordance with the National Sports Policy 2018-2027, and WCCC, to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities.
SC 31	To improve access to recreational spaces, facilities, and amenities for all citizens regardless of ability, age, socio-economic status and to support the development of multipurpose covered outdoor areas for all year-round outdoor activities such as yoga, pilates, outdoor swimming.
SC 32	To continue to support the development of Urban and Rural Community Sports Hubs through Waterford Sports Partnership as a model of delivery across the County.
SC 33	To facilitate and support the development of new sustainable 25m community swimming pool facilities in Waterford City, Tramore and Dungarvan/West Waterford Region, to achieve maximum accessibility to the residents of Waterford, including the integration with and development of existing associated sports facilities, accompanied by appropriate infrastructure. The Council will also facilitate and support suitable and sufficient access to public swimming opportunities at outdoor locations.

Recreational and Sporting Facilities Policy Objectives

SC 34	To support the provision of structured and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the provision of play opportunities throughout the County. These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities - children, teenagers, adults and older people - are facilitated in the public parks and open spaces.
SC 35	Provide for the development of dedicated youth spaces in key urban areas such as Waterford City, Dungarvan and Tramore and the development of multifunctional spaces in smaller communities/ rural areas.
SC 36	To protect and enhance access to the River Suir, particularly within Waterford City, and to water based recreational and sporting amenity of all our rivers, waterways, coastline and harbours subject to Council Byelaws, and the Habitats and Birds Directives
SC 37	Support the objectives of the Waterford Sports Partnership in the delivery of its strategy to increase participation in sport and physical activity in Waterford.
SC 38	To enhance safe access to the Waterford Greenway and form new links to our rural settlements.

Open Space Policy Objectives

SC 39	To support the objectives of the Waterford Metropolitan Open Space, Recreation and Greenbelt Strategy which seeks to identification a location for a Regional Scale Park within the Waterford Metropolitan Area as well as the development of neighbourhood parks and open spaces. This will be achieved and work in collaboration with Kilkenny County Council and relevant stakeholders to deliver said strategy.
SC 40	Prepare an Open Space Strategy for the County having regard to the town parks, trails, walks, outdoor recreation and other amenity spaces and resources and ensure that any plan or project associated with open space planning or tourism is subject to Appropriate Assessment Screening in compliance with the Habitats Directive, and subsequent assessment as required.
SC 41	Provide a hierarchy of attractive parks and public open spaces, which vary in size and nature, are all inclusive, by being readily accessible and at a convenient distance from people's home and/ or places of work. We will also work with the Waterford Disability Network to provide where necessary inclusive communication boards in parks and other public spaces.
SC 42	To protect existing public and private recreational open space and the loss of such facilities will normally be resisted unless alternative recreational facilities are provided in a suitable location, or it can be demonstrated that there is no longer sufficient demand to sustain the facility.
SC 43	Provide, where practical, additional open space at a minimum rate of 2.83ha (7 Acres) per 1000 population.

Chapter 8

Placemaking

Sustainable Compact Growth

Climate Action

Heritage

Accessibility and Connectivity

Sustainable Places and Communities

Chapter 8: Placemaking

Strategic Objectives

To promote a diverse choice of places which are attractive, of high-quality design, centred on the human scale and accessible to all; these will act as the heart of every community across Waterford City and County.

This will be achieved through:
- strengthening sustainable connections between people and place,
- promoting exemplar urban design,
- diversity of built form, uses and outdoor spaces resulting in positive social interactions,
- reduced carbon emissions, and
- greater opportunities for biodiversity.

8.0 Introduction

Placemaking seeks to achieve connections between people and the public places they use. Public place is often defined as spaces between our homes and the broader world, for example footpaths, streets, alleys, buildings and squares. These spaces are where our public life takes place, where we travel to and from work and school, where we sit, play, stand, talk, walk and cycle.

The primary aim of placemaking is to make our urban places happier, healthier and more walkable, especially for younger and older people. Our public places need to be highly accessible and connected, safe and comfortable, multifunctional, sociable, green and sustainable.

The location and type of development will be guided by the Development Plan through both the Settlement and Core Strategies. These strategies set out a spatial hierarchy for Waterford, and in turn, set the background for the future pattern of growth within the City and County.

The Plan supports the development of a hierarchy of high quality, vibrant, consolidated and attractive urban settlements. This includes the development of Waterford as the Regional City for the South East supported by Tramore, and Dungarvan as a Key Town. This hierarchy is supported by a number of smaller towns and urban areas, and villages throughout the County.

An important element of what shapes Waterford is our open countryside and High Amenity lands. These separate the urban and rural areas which help to define the character of Waterford, providing a sense of place and local identity to individual towns and villages. The maintenance of this general pattern of development is important for the sound and sustainable development of the County as a whole.

Placemaking can play an important role in assisting a clear separation between the urban centres and open countryside, whilst creating unique character areas within the core urban centres and associated suburbs of our city, towns and villages, to help make sustainable communities and places.

There are also important links between the place-making and business investment/job creation. Place-making is identified as a key differentiator in Enterprise 2025, Ireland's National Enterprise Policy 2015-25. It is a priority of the enterprise strategy to "realise the full potential of our regions through investments in place-making – developing places that are attractive for business investment and for people to live and work". This is considered further in Chapter 4. Another important policy of the Council is to revitalise our towns and villages and spaces through creative and regenerative place-making, to assist in the delivery of compact growth, this is explored in more detail in Chapter 3 and 11.

Through placemaking, which encompasses a multi-faceted approach to planning, design and management, the Council will continue to ensure the development of sustainable communities by supporting the development of adequate housing, retail, cultural, heritage, leisure, and employment uses, quality public realm, community facilities, design and standards and open space throughout the County. The following suggestions are provided as guidelines; however, the underlining principles should be followed.
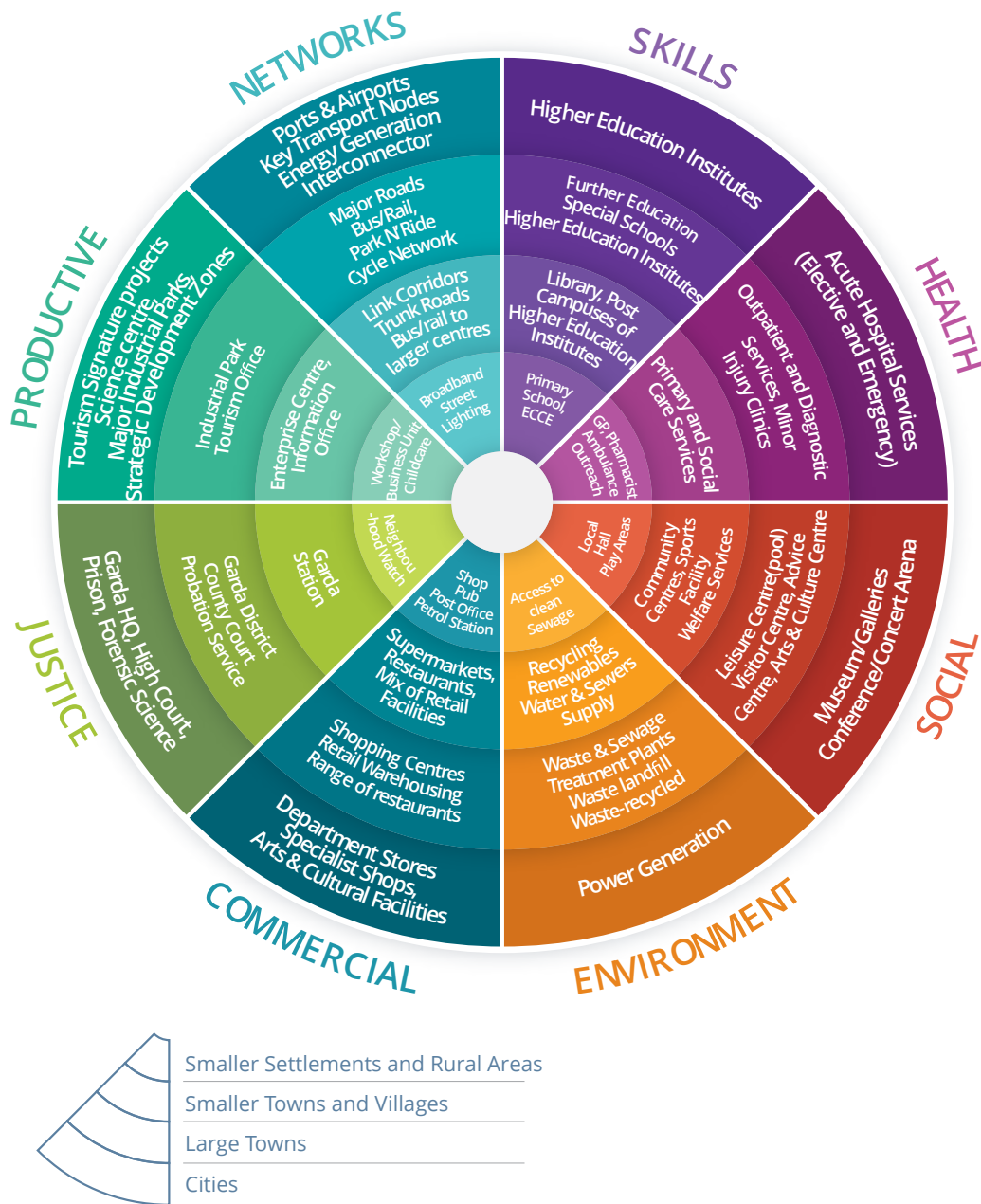
Figure 8.1 Constituents of Placemaking (Source NPF)

Strategic Policy

• Through community engagement, develop a network of distinct places which are resilient, safe, attractive, adaptable and stimulating, which promote sustainable transport modes, which are universally accessible to all, which enhance the opportunity for social interaction and which reflect and respect the diversity of each community.

• Develop the 10-minute city/neighbourhood concept to ensure our city and towns are sustainable, liveable and based primarily on the needs of the broader resident community.

• Enshrine placemaking in all developments across the city and county, to create socially sustainable communities and environments.

General Placemaking Policy Objective	
Place 01	• Identify obsolete and potential opportunity sites within the City and County and encourage and facilitate the re-use and regeneration of derelict land and buildings in the urban centres. • Work with landowners and development interests to pursue the potential of suitable, available and viable land and buildings for appropriate development/ renewal. • Support 'active land management' by making the regeneration and development of existing built up areas as attractive and as viable as Greenfield development through investment in infrastructure where appropriate. • Use specific powers, such as the compulsory purchase orders (CPO's) and statutory powers under the Derelict Sites Ace 1990 and the Urban Regeneration and Housing Act 2015, as amended, to address issues of dereliction, vacancy and underutilisation of lands in settlements across Waterford. • Provide for, protect and strengthen the vitality and viability of town centres, through consolidating development, encouraging a mix of uses and maximising the use of land whilst promoting sympathetic reuse of structures. In considering development applications within the designated town centres we will have particular regard to the impact the proposed development on the streetscape and urban layout in relation to compatibility of design, materials and use and the impact of the proposed development on existing amenities having regard to traffic and parking and the amenity and utility value of public and private spaces including open spaces • Ensure all urban and rural settlements develop in such a way as to provide a sustainable mix of local services such as commercial, community and cultural activities including provision for enterprise, residential, retail, commercial, tourism, and leisure and community facilities. • Protect the unique setting of rural towns and villages by providing for the maintenance of strong defined urban edges on approach roads.

8.1 Legislative and Placemaking Policy Context

There are a number of National and Regional Policies and Plans which provide the context for the following placemaking section and policies, these are as follows:

- National Planning Framework 2040.

- Southern Regional Assembly Regional Spatial and Economic Strategy.

- Appendix 3 Goal 1 – Sustainable Place Framework of the Southern Regional Assembly Regional Spatial and Economic Strategy.

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009).

- Delivering Homes, Sustaining Communities (2007).

- Quality Housing for Sustainable Communities (2007).

- Retail Planning Guidelines for Planning Authorities (2012).

- The Retail Design Manual (2012).

- The Urban Design Compendium (2000).

- Urban Design Manual A Best Practice (2009).

- Permeability Best Practice NTA (2015).

- Design Manual for Urban Roads (DMURS) (2020) or any update thereof.

- National Disability Inclusion Strategy (NDIS) 2017-2022.

- United Nations Convention on the Rights of Persons with Disabilities (UNCRPD).

- The National Cycle Manual (2011).

- The Guidelines for Setting and Managing Speed Limits in Ireland (2015); and

- Enterprise 2025, Ireland's National Enterprise Policy 2015-25.

Legislative Placemaking Policy Objectives	
Place 02	Ensure that all development is of high quality design with a focus on placemaking consistent with NPO 2, 4, 6, 7 16,18a, 18b, 26 and 27 of the NPF, and RPO 31 – Sustainable Place Framework, RPO 34 – Regeneration, Brownfield and Infill Development, Section 4.7 Placemaking for enterprise development, RPO 61 – Health Place Audit for Placemaking, RPO 176 – "10-minute City and Town Concepts" and Good Practice example 10-minute city and town neighbourhoods at Section 3.9 of the RSES
Place 03	Promote the guidance principles set out in relevant Ministerial Guidelines especially the 'Urban Design Manual – A Best Practice Guide' (2009), and in the 'Design Manual for Urban Roads and Streets' (2020) and Permeability Best Practice NTA (2015).
Place 04	Provide for a high-quality public realm and public spaces by promoting quality urban design that accommodates creative patterns of use having regard to the physical, cultural, and social identities of individual settlements.

Legislative Placemaking Policy Objectives	
Place 05	Ensure that development proposals are cognisant of the need for proper consideration of context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, way finding and detailed design.
Place 06	To use the vehicle of Local/Urban Area Plans and other non-statutory plans and frameworks to promote and embed the principles of good urban design in the delivery of new, and existing, sustainable communities in specific areas of the City and County.

8.2 Principles of Placemaking

The principles outlined in Figures 8.0 and 8.1 make places and spaces more desirable, where people want to hangout, stay and visit again. It is important to note that these principles can be applied to all public areas. This remainder of this chapter is divided into following four sections:

- **Creating places that are accessible and connected**

- **Creating places that are comfortable, well designed and safe**

- **Creating green sustainable, attractive multifunctional places**

- **Creating social and inclusive places**

Each section will explain how the above principles can be applied retrospectively to improve to improve existing places, and ensure that public places in new developments, are best optimised for children, families and older people into the future.

Figure 8. 2 Placemaking Principles (Source Project for Public Spaces)

Strategic Policy

Ensure that all new and existing developments, located within urban and rural settlement, follow the four principles of placemaking by creating places which are:

a)   **Accessible** and well **connected** to other places in the area.

b)   Are **comfortable**, **well designed** and **safe**.

c)   **Green** and **Sustainable** and attract people to participate **in multiple activities** there.

d)   Are **sociable** and **Inclusive**.

Principles of Placemaking Policy Objective	
Place 07	Ensure that all new and existing developments, where possible and necessary, are located within urban and rural settlement and follow the four principles of placemaking by creating places which are: • **Accessible** and well **connected** to other places in the area. • Are **comfortable**, **well designed** and **safe**. • **Green** and **Sustainable** and attract people to participate **in multiple activities** there. • Are **sociable** and **Inclusive**.

8.3 Creating places that are accessible and connected

Successful public places are highly connected to other places and amenities in their locality, support good quality of life and are easy to get to and easy to navigate. Well-designed public places should therefore not require people to rely on the car for everyday journeys; for example, getting to work, school, open spaces or shopping. Public places should be located along a well-designed network of routes, allowing access by all types of transport, including walking, cycling, public transport and private cars. This gives people the maximum choice in how to make their journeys to any given place.

In designing new places and retro fitting existing places priority should be given to walking and cycle movements, subject to location, and the potential to create connections. Prioritising sustainable modes of transport will involve creating routes that are safe, direct, convenient and accessible for people of all abilities. Consideration should also be paid to the 10-minute neighbourhood concept which is explained in more detail in Section 8.8 below.

All proposed new developments should provide for and create links with more established and future areas surrounding, and try to include the following in their design proposals:

•   Attractive access routes in/out for walking and cycling.

•   Identify desire lines and plan routes along these lines.

•   Locate the development close to mixed use centres.

•   Design the development to allow for bus/ public services; and

•   Provide appropriate densities which can avail of public transport.

Designing better integrated developments, to make it easier for people to walk and cycle, allows more exercise and wellbeing to be built into our daily lives; and helps to address the climate crisis and air pollution by reducing car use.

8.4 Access for All/ Universal Design

The design of places and buildings should be accessible, inclusive and meet the needs of all users, regardless of age, gender, race or sensory and mobility abilities (Urban Design Manual, 2009). Particular attention should be given to users of buggies, people with disabilities and younger and older people. Buildings and public space should be designed to accommodate a lifetime - from raising young children, teenage years, to having grandparents to stay.

Access for All/ Universal Design Policy Objective	
Uni Des 01	To ensure that all new developments are connected and integrated to both existing and proposed developments by: • Providing for safe and convenient alternatives to the car in their design. • Prioritising permeability, walking, cycling and public transport accessibility, and • Integrating physical activity for and between all ages.
Uni Des 02	Require all new developments, including proposals for public realm enhancements incorporate principles of universal design. The Council will require the submission of an 'Accessibility Audit1', carried out by a suitably qualified and competent person, in residential developments of 15+ units (or less depending on the site context), commercial and/or mixed use schemes in order to ensure that all roads and streets, parking areas, pavements and pedestrian crossings, buildings, facilities, open spaces, amenities etc. are fully accessible by all users.

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1   National Disability Authority Excellence in Universal Design documents entitled 'Shared Space, Shared Surfaces and Home Zones from a Universal Design Approach for the Urban Environment in Ireland' and 'Building for Everyone: A Universal Design Approach' should be used as a reference.

Access for All/ Universal Design Policy Objective	
Uni Des 03	To ensure all developments are designed around a clear hierarchy of connected streets and buildings to promote legibility and permeability. Streets should be designed to include: • Several access points. • Frequent crossings. • A preference for priority junctions for sustainable modes of transport. • Means to encourage walking/cycling. (Please reference design/ placemaking guide in Appendix 5).
Uni Des 04	All new and existing developments in urban and neighbourhoods centres should enhance access and optimise use of public transport where available, or planned and sustainable transport modes such as walking and/ cycling in order to achieve the delivery of 10 minute neighbourhoods as envisaged in RPO 176 and Section 3.9 of the RSES.
Uni Des 05	The design of places and buildings should meet the needs of all users and make people feel welcome and safe regardless of their gender, ability, age or ethnicity.

8.5 Creating places that are comfortable, well designed and safe

Well-designed spaces and buildings play an essential role in creating good placemaking. They act as landmarks, emphasising important places and make a positive contribution to our town/village centres, neighbourhoods, settlements and making places feel safe.

Siting and Design

When considering the character and identity of a new development (whether a single dwelling or housing estate etc) the siting of the development in the wider landscape should first be considered, rather than the internal layout. Consideration of the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks and how they all fit into the wider settlement context, is crucial. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together all of these elements create the built environment and contribute to its character and sense of place. In this way, a coherent identity is created that everyone can identify with, including all residents and local communities.

New large-scale developments should incorporate the three-dimensional arrangement of development blocks, streets, buildings and open spaces. (For more information please reference design/ placemaking guide in Appendix 5)

The development of new urban neighbourhoods or green field developments of scale are an opportunity to create a new identity. A new character may also arise from a response to how today's lifestyles could evolve in the future, such as working from home/ neighbourhoods, or to the proposed method of development and construction. These areas may benefit from a variety of characters so that different areas or neighbourhoods each have their own identity.

Safe Places

Comfort and safety considerations also include design and cleanliness. The character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.

Well-designed, sustainable places which are comfortable and have a strong character give the users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods. They include safe designs, where traffic is slowed, passive surveillance is provided and there is good lighting at night. Public and shared amenity spaces feel safe for people who occupy the buildings around them, and also for visitors and passers-by. Such places also help to overcome crime, and the fear of crime. Careful planning and design create the right conditions for people to feel safe and secure, without the need for additional security measures. Design considerations towards achieving such places, include:

- Buildings around the edges of a space.

- Active frontages along its edges, provided by entrances onto the space and windows overlooking it, so that people come and go at different times.

- Natural surveillance from inside buildings, provided by windows and balconies, so that users of the space feel they might be overlooked by people from inside.

- Reasons for people to enter into the space, such as for an activity or destination, or because it is on a natural line or direction of travel; and,

- Risk assessment and mitigation at an early stage of the design process, so security measures can be integrated into positive design features.

Safe Places Policy Objective	
Place 08	To ensure new development is consistent with the model of compact growth envisaged in NSO No1 and NPO 3a, 3b and 3c. 6, 7 of the NPF, and is of a high quality design, bringing people together to support local public transport, facilities and services.
Place 09	Promote excellent urban design responses to achieve high quality, sustainable urban and natural environments, which are attractive to residents, workers and visitors, and are in accordance with the 12 urban design principles set out in the Urban Design Manual – A Best Practice Guide (2009) or equivalent.
Place 10	All medium to-large scale and complex planning applications (15 + residential units (or less depending on the site context), commercial development over 500 sqm. or as otherwise required by the Planning Authority) shall submit a 'Design Statement' and shall be required to demonstrate how the proposed development addresses or responds to the design criteria set out in the 'Urban Design Manual - A Best Practice Guide' (DoEHLG, 2009) and incorporates adaptability of units and/or space within the scheme. The design statement would include how the circular economy could be addressed from design through to planned end-use and beyond. In addition, where the development is proposed on a regeneration site or other site identified as being suitable for taller buildings and higher densities (Table 3.2 of the Development Plan, landmark sites within newly developing city neighbourhoods or other such sites identified in Local Area Plans to be made during the lifetime of the Development Plan) the Design Statement will be required to demonstrate full compliance with the Specific Planning Policy Requirements of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) or other such S 28 Ministerial Guidelines applicable at the time.
Place 11	Proposed developments, including public realm works (and improvement works of existing areas), should include elements of vernacular, local or regional character and materials, including existing built form, landscape and local architectural precedents. These should include, but are not limited to, the following (please also reference design/placemaking guide in Appendix 5): • the composition of street scenes/ streetscape, individual buildings and their elements. • the height, scale, plot size, massing and relationships between buildings and spaces. • views, vistas and landmarks. • roofscapes. • façade design, such as the degree of symmetry, variety, the pattern and proportions of windows and doors, and their details. • the hierarchy, function, scale of streets and spaces. • high quality public realm, hard landscape and street furniture. • soft landscape, landscape setting and backdrop. • nature and wildlife, including water. • light, shade, sunshine and shadows; and • colours, textures, shapes and patterns.

8.6 Creating green sustainable, attractive multifunctional places

Climate Change

Adapting our built environments to overcome the challenges associated with climate change is becoming ever more pressing. The impact of our built-up urban environments, with impermeable surfaces such as roads and pavements, have resulted in many of our urban centres becoming increasingly vulnerable to urban flooding, reduced air quality and poor quality 'grey' environments. The Council encourages for more ecosystem services and nature-based solutions rather than a hard infrastructure approach when considered climate adaptation infrastructure. This infrastructure must be accommodated in a sensitively designed manner in order to integrate with urban settings to positively contribute to the public. Simple incremental measures present opportunities to enhance the attractiveness of our urban spaces in response to our environmental and social needs through incorporation, for example, tree planting and soft landscaping.

Nature/ Green-Blue Infrastructure

The access to, and use of, green and blue space is important for our well-being. It contributes to the quality of place and to people's quality of life. It is a fundamental element of high-quality designed places. Access to open space and nature provides opportunities for comfort, relaxation, stimulation and social interaction in a safe environment.

Well-designed places should integrate existing and incorporate new natural features and elements of green infrastructure (both man-made and natural) into a multifunctional network, including linkages, that support quality of place, biodiversity and water management, and addresses climate change mitigation and resilience.

Design of places should prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity. Well-designed places should provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

New and existing water features/ courses should form part of an integrated ecosystem of landscape, biodiversity and drainage, where nature-based solutions to hard infrastructure are used as biodiversity links and/or corridors. Coupled with sustainable urban drainage (SUDs), green and brown roofs, swales, rain gardens, rain capture and other drainage, water features create multifunctional 'green' sustainable drainage systems. They also enhance the attractiveness of open spaces and provide opportunities for play, interaction and relaxation.

Image credit: Digicol

A Mix of Uses

Sustainable places include a mix of uses that support everyday activities, including areas to live, work and play. Providing a mix of uses accommodates a broad spectrum of society e.g. offices draw workers, playgrounds draw young kids, wildflower garden draw older adults, and sports facilities draw teenagers, while parks and open space bring everyone together. Encouraging a mix of residential, social, commercial, cultural and community uses within existing settlements and new developments will enhance their long-term vitality and viability.

Successful communities require a range and choice of local services and facilities including schools, nurseries, workplaces, healthcare, spiritual, recreational, civic and commercial uses. These represent the needs and aspirations of the existing and future local community, including all ages and abilities. Such services and facilities should:

- Support everyday life and encourage sustainable lifestyles.

- Are convenient and within walking or cycling distance on accessible routes to local homes and other facilities; and

- Are located to complement rather than conflict with neighbouring uses in terms of noise, servicing and ventilation.

Mixed-use development creates an active and vibrant place that feels like a centre or destination. Typically, it is appropriate in urban locations and the centre of larger scale developments.

A mix of home types sizes and tenures

Well-designed neighbourhoods need to include an integrated mix of housing types and tenures that reflect local housing need and market demand. They should be designed to be inclusive, and to meet the changing needs of people of different ages and abilities. New development/ redevelopment opportunities reinforce existing places by enhancing local transport, facilities and community services, and maximising their potential use.

Where different tenures are provided, these should be well integrated and designed to create tenure neutral homes and spaces, where no tenure type is disadvantaged.

Key Destinations

Destinations provide opportunities for communities to come together and share experiences. Destination places become areas for everyone, creating valuable opportunities for the built form to strengthen the local character of a place.

The choice of site, layout, form and scale of built form, together with good design and well-considered materials, all help to add to local distinctiveness and create a sense of community. In this way, local destinations become recognisable features that help people find their way around and feel a sense of identity. Involving potential users in the design process also helps to achieve this.

Table 8. 1 Case Study: The Power of 10+

Case Study: The Power of 10+:

What if we built our city/ villages/ neighbourhoods around place?

For public spaces to be successful they need destinations. These destinations need to portray an identity and image to their communities, and help attract new residents, business, and investment. Examples of destinations are:

- Squares and plazas.
- A main street.
- A waterfront.
- A park; or
- A museum.

Our city/ villages/ neighbourhoods should have a minimum of 10 destinations where people want to be. In turn, for each destination to be successful, it should have multiple places/ activities within it. For example, a square needs a place to read the paper or drink a coffee, a place to sit, somewhere to meet friends etc. Ideally, within each destination there should be at least 10 things to do. The Power of 10 aims to develop a critical mass of public space elements that comprise a larger whole, that is greater than the sum of its parts.

Creating Attractive Places Policy Objective	
Place 12	Developments are designed on a multi-functional basis incorporating ecosystem services, climate change mitigation and adaptation measures, utilise green/blue infrastructure elements and provide interlinking high quality, accessible green/blue open spaces with a variety of landscapes, habitats and activities in their design.
Place 13	Provide a wide variety of accessible multifunctional public open spaces, for both passive and active uses, including allotments, community gardens, sporting facilities, biodiversity parklands, parklets and "meanwhile gardens" on derelict sites where opportunities arise. Principles underpinning best practice in delivering green/blue infrastructure as set out in the Development Plan policy objectives and development management standards should be used to determine the location and type of open spaces to be provided.
Place 14	All new developments shall retain, protect, and ensure the effective management of trees and groups of trees in their design.
Place 15	Enhance water management in new developments through Green/Blue Infrastructure.
Place 16	To encourage a mix of uses, activities and key destinations in appropriate locations, for example – in our town centres and neighbourhood centres to encourage social interaction and the use of more sustainable transport modes.
Place 17	Support investment in urban and village centres, for example on arts and cultural activities, so that they can become more diverse, sustainable and vibrant places for communities to live, work and enjoy
Place 18	The design of all residential developments should ensure an appropriate mix, size, type, tenure to meet the needs of residents.
Place 19	Encourage increased densities at appropriate locations whilst ensuring that the quality of place, residential accommodation and amenities for either existing or future residents are not compromised.
Place 20	Develop destinations in our town, village and neighbourhood centres that allow people to meet and come together as a community;

8.7 Creating Social and Inclusive Places

Successful places are designed to be sociable and inclusive environments where people want to visit again and again. The quality of the spaces between buildings is as important as the buildings themselves. Public places such as streets, squares, and other spaces are open to all. They are the setting for most movement and interactions. The design of a public place encompasses its sitting and integration into the wider network of routes, as well as its various elements. These include areas allocated to different users, cars, cyclists and walkers, for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art and culture. Well-designed places:

- Include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion.

- Have a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks.

- Have public spaces that feel safe, secure and attractive for all to use.

- Have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation; and

- Have culture and art, especially for new communities to feel that their cultures are respected. Culture will lift a public place into being a place that connects people with each other.

Social Interactions

Well-designed public spaces are social spaces, providing opportunities for comfort, relaxation and stimulation for all, regardless of the type or tenure of the homes around them. They have widespread appeal, are able to accommodate people with different needs, and can help combat social isolation and loneliness. A well-designed public space that encourages social interaction is sited so that it is open and accessible to all local communities. It is connected into the movement network, preferably so that people naturally use the space throughout the day as they move around. It appeals to different groups. This is influenced by the range of activities that can happen in the space, and who they are for. It is also influenced by the versatility and accessibility of its design. The uses around its edges reinforce its appeal and help make it into a destination.

Social and Inclusive Policy Objective	
Place 21	Ensure all developments include well-located, high quality and attractive spaces which are safe and support social interactions.
Place 22	Ensure all areas of private open space have an adequate level of privacy and security for residents through minimising overlooking and the provision of screening arrangements.
Place 23	Ensure public open space and public realm is accessible to all users, safe, and designed so that passive surveillance is provided.
Place 24	Explore new placemaking projects to link into the "Green Deal" to make our public spaces more social, inclusive and sustainable into the future and to examine EU placemaking funding opportunities in achieving this e.g. URBACT, Interreg or other such funding streams.
Place 25	To bring life and vibrancy to our urban centres ensuring that they are social, inclusive and culturally diverse places by planning, designing and retrofitting the public realm with the people who use them in mind.

8.8 The 10-minute neighbourhood/community

The 10-minute neighbourhood is not a new idea but one with new significance, especially in response to Covid-19. The concept is about living more locally by giving people the ability to meet most of their daily needs within a 10-minute walk from home, with safe cycling and local transport options. It is about creating connected communities – understanding how our neighbourhoods work so that we can map out how a more compact and permeable urban form can provide high quality and safe links to public transport, shops, services, green spaces, cafes, doctors, childcare and to other neighbourhoods, reducing the need to travel. It brings together a number of policies and initiatives that are already happening:

- Place making.
- Wellbeing
- Empowering communities.
- Town Centre First Approach.

The ability to work locally is central to the 10-minute concept. The trend of working from home or from your neighbourhood is only likely to increase given the precedent set during the Covid-19 crisis and the government response 'Making Remote Work' National Remote Work Strategy. This change to work practices is for the better, it means less commuting, more time for family & leisure, and fewer transport greenhouse gas emissions will be among the benefits. The Council will support measures or investment to facilitate this, including local work hubs.

Figure 8.3 The 10-Minute Neighbourhood, Village, Town, City Concept (Source State Government of Victoria, CC, BY)

Many of our urban centres already have the ingredients to achieve 10-minute neighbourhoods. The Council will work with communities to retrofit our existing neighbourhoods and ensure that our new neighbourhoods are compact, mixed-use, green, liveable, accessible and permeable places. Reducing transport demand and encouraging modal shift away from private car use within local communities will be crucial to achieving the 10 minutes. According to the CSO2 for short journeys (less than two kilometres), over half of journeys were by car 52.6%.

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2   https://www.cso.ie/en/releasesandpublications/ep/p-nts/nts2016/hwt/

10 Minute Neighbourhood Policy Objectives	
Place 26	To develop a 10-minute neighbourhood framework for all new and existing urban areas across Waterford which allows the everyday needs of people to be meet within a safe walking distance of their homes, for example schools, childcare, health services, shops, public transport and parks. We will collaborate with local communities to identify constraints and implement measures to deliver sustainable 10-minute neighbourhoods.
Place 27	To develop a 10-minute neighbourhood framework for all new and existing urban areas across Waterford which allows the everyday needs of younger and older people to be meet within a safe walking distance of their homes, for example schools, childcare, health services, shops, public transport, sports facilities and parks. We will collaborate with local communities to identify constraints and implement measures to deliver sustainable 10-minute neighbourhoods.
Place 28	We will work in collaboration with other service providers and voluntary groups to deliver social infrastructure to support strong communities in neighbourhood centres.
Place 29	We will identify, designate and provide for site for urban local parks and green/ blue spaces within the neighbourhood/ settlement hierarchy, in collaboration with local communities.

9

Chapter 9

Climate Action, Biodiversity & Environment

Sustainable Compact Growth

Heritage

Climate Action

Infrastructure

Chapter 9: Climate Action, Biodiversity & Environment

Strategic Objectives

Integrate climate change and adaptation considerations into land-use policy objectives and decision-making processes to enhance our resilience to the effects of Climate Change and reducing our carbon footprint.

We will protect, manage, and enhance the natural heritage, biodiversity, landscape and environment of Waterford City and County in recognition of its importance as a non-renewable resource, providing a unique identity and character for the City and County as a natural resource asset.

9.0 Introduction

A Climate Change and Biodiversity Loss Emergency was declared by the Government in May 2019 following publication of a report by the Intergovernmental Panel on Biodiversity and Ecosystem Service on the state of the world's biodiversity and ecosystem services. This report starkly detailed an unprecedented and dangerous decline in nature, accelerating rates of species extinction, an insufficient global response and the need for transformative change to restore and protect nature.

The State of the Environment Report (EPA 2020) presents trends and indicators of a declining environmental quality for Ireland. Ecological status for habitats and species and water quality are under threat from a range of development pressures and land management practices whilst climate change impacts are presenting increased intensity and frequency of storm events, increased periods of flooding and drought and rising sea level. A coastal county such as Waterford is at risk from climate change events; climate adaptation measures and nature-based solutions are required to be inherent to all future land use planning and development proposals.

Regulatory Framework and Decision-Making Policy Objectives

ENV 01	Through implementation of the Development Plan we will ccumulatively contribute towards – in combination with other users and bodies – the achievement of the objectives of the regulatory framework for environmental protection and management, including compliance with EU Directives - including the Habitats Directive (92/43/EEC, as amended), the Water Framework Directive(2000/60/EC), the Birds Directive (2009/147/EC), the Environmental Impact Assessment Directive (2011/92/EU, as amended by 2014/52/EC) and the Strategic Environmental Assessment Directive (2001/42/EC) – and relevant transposing Regulations.

Regulatory Framework and Decision-Making Policy Objectives	
ENV 02	Lower levels of decision making, and environmental assessment shall consider the sensitivities identified in the SEA Environmental Report that accompanies the Plan, including the following: • Special Areas of Conservation and Special Protection Areas. • Features of the landscape that provide linkages/connectivity to designated sites (e.g. watercourses, areas of semi-natural habitat such as linear woodlands etc). • Natural Heritage Areas and proposed Natural Heritage Areas. • Areas likely to contain a habitat listed in Annex 1 of the Habitats Directive. • Entries to the Record of Monuments. • Entries to the Record of Protected Structures. • Architectural Conservation Areas; and, • Landscape/amenity designations.
ENV 03	The Council shall, in conjunction with the Regional Assembly and other sources as relevant, implement the monitoring programme as set out in the SEA Environmental Report and Statement. This will include the preparation of stand-alone SEA Monitoring Reports on the significant environmental effects of implementing the Plan, in advance of the beginning of the review of the next Plan. 1. To accompany the report required of the manager under Section 15(2) of the Planning and Development Act (as amended), including information in relation to progress on, and the results of, monitoring the significant environmental effects of implementation of the Development Plan. On the significant environmental effects of implementing the Plan, in advance of the beginning of the review of the next Plan.

9.1 Climate Change

In 2021 the Government published the Climate Action and Low Carbon Development (Amendment) Act which commits a move to a climate resilient and climate neutral economy by 2050. The Program for Government commits to a 7% average yearly reduction in overall greenhouse gas emissions over the next decade, and to achieving net zero emissions by 2050. The Bill brings in a system of 5-year economy-wide carbon budgets, which will outline a ceiling for total greenhouse gas emissions. These will be prepared by the Climate Change Advisory Council and presented to Government to consider and approve, with input from the Oireachtas. The Bill includes the following key elements:

• Establishes a 2050 emissions target

• Introduces system of successive 5-year, economy-wide carbon budgets starting in 2021

• Strengthens the role of the Climate Change Advisory Council in proposing carbon budgets

• Introduces a requirement to annually revise the Climate Action Plan and prepare a National Long-Term Climate Action Strategy at least every decade

• Introduces a requirement for all Local Authorities to prepare individual Climate Action Plans which will include both mitigation and adaptation measures

Waterford City and County Council published its Climate Adaption Strategy in 2019 which seeks to implement best practices and incorporate solutions that will meet climate change adaptation requirements and service the needs of the communities. It should be noted that Climate Change is a cross cutting theme evident throughout all chapters of the Development Plan and as such reference should be made to the relevant policy objectives identified throughout this document.

Regulatory Framework and Climate Change Policy Objectives

CA 01	To support and implement the policies of the Waterford Climate Adaptation Strategy in collaboration with Waterford Climate Action Team the Climate Action Regional Office (CARO), and review/replace the strategy pursuant to the provisions of the Climate Action Plan 2021 and Low Carbon Development Act. We will vary the Development Plan as necessary following the review/replacement of the strategy.

9.2 Flood Management

Flooding is a natural process that can happen at any time in a wide variety of locations and plays a role in shaping the natural environment. Flooding from the sea and from rivers is probably best known but prolonged and intense rainfall can also cause sewer flooding, overland flow and flooding from groundwater. Where it impacts on human activities, it can threaten people, their property and the environment. Of increasing concern are the consequences of climate change which are impacting on sea levels, the nature and pattern of rainfall events and general weather patterns. While the exact impacts of change are not known, it is widely agreed that climate change will result in higher risk of flooding of both inland and coastal locations. A number of policy objectives relating to how we improve our management of storm water and the impacts of flooding have been set out in Chapter 6. The following additional policies apply:

Flood Management Policy Objectives	
FM 01	Waterford City & Council will work with the OPW, LAWPRO and other agencies at a catchment-level to identify any measures, such as natural water retention measures, that can have benefits for, water quality, flood risk management and biodiversity objectives.
FM 02	Waterford City & Council will protect floodplains of river catchments in the County and retain them for their flood protection and natural heritage values.

9.3 Water Quality

Waterford City and County is heavily dependent on groundwater for its water supply. At present, groundwater is extracted as a source of public water supply for the majority of the city and county population. Due to the fact that over large areas of the County the depth to bedrock is less than 3 metres, the continued preservation of the quality of the groundwater in these areas is essential to sustaining communities. The Geological Survey of Ireland (GSI) compiled the Groundwater Protection Scheme for County Waterford which identified the main sources for groundwater within the County and the vulnerability of such resources to environmental pollution.

An effective on-site wastewater system requires regular maintenance and must be properly located in a setting that will not give rise to hydraulic issues or groundwater pollution. All proposals for development that entail the discharge of wastewater to ground will be discouraged and will be required to comply with the EPA Code of Practice for domestic wastewater treatment systems.The Council will use statutory powers under relevant planning and environmental legislation to protect groundwater, including planning and environmental impact assessments, integrated pollution control and /or water pollution legislation in balancing the need for development with the need to protect the environment. The Ground Water (Amendment) Regulations (2016) provide for clear environmental objectives and groundwater quality standards to strengthen the regime for the protection of groundwater

9.4 Compliance with the EU and national legislation and guidance on water quality.

Development proposals will be evaluated to assess their compliance with standards and legal requirements of the following where they apply.

- Water Framework Directive (2000) and the River Basin District Management Plan 2022-2027.

- EPA Code of Practice: Domestic Wastewater Treatment Systems (PE ≤ 10) (2021).

- Surface Water Regulations (2009)

- Ground Water (Amendment) Regulations (2016)

- Wastewater Discharge Regulations (2001 as amended)

- Urban Wastewater Treatment Regulations (2004)

- Bathing Water Regulations (2008)

- Quality of Shellfish Waters (2006)

- Guidelines for the incorporation of the Water Framework Directive into the Planning System 2022.

European and Irish legislation continue to place a strong emphasis on achieving a high standard of water quality. The Water Framework Directive, which was adopted in 2000, required that "good status" is achieved in all water bodies by 2027. The eutrophication of rivers, lakes and tidal waters is one of the main threats to surface waters with agricultural runoff and municipal discharges being the key contributors.

The Wastewater Discharge (Authorisation) Regulations 2007 came into effect in 2007 and has placed increased obligations on Water Services Authorities relating to the licensing of discharges from wastewater treatment plants, facilitating greater implementation of the Water Framework Directive and other relevant EU Directives. The licensing system which is regulated by the Environmental Protection Agency (EPA) and sets strict limits on discharges allowed from these plants into our surface waters such as rivers, canals, lakes, coastal waters, and groundwater. Under the Water Framework Directive a managment plan must be prepared for all River Basin Districts (RBDs). The third RBDMP plan was published in 2022 and outlines the current status of our waters, environmental objectives for our waters, and the programme of measures which may be necessary in order to achieve these objectives.

The EU Nitrates Directive (91/676/ECC) requires member states to take specific measures to protect surface water and groundwater from nitrate contamination from agricultural activities. A Farm Waste Management Scheme introduced in 2006 provided grants to farmers to meet their slurry storage requirements and it is now the responsibility of individual farmers to ensure that they are compliant with the Good Agricultural Practice Regulations.

The fourth review of the Nitrates Action Plan and Nitrates Regulations were signed into law in 2018 designed to prevent pollution of surface waters and ground waters from agricultural sources and to protect and improve water quality. The European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2020 revise and replace the previous Regulations made in 2018. They provide for strengthened enforcement provisions and for better farmyard management.

A fifth review of the Nitrates Action Plan took place in 2022 and will inform the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2020 providing for strengthened enforcement provisions and for better farmyard management in order to prevent pollution of surface waters and ground waters from agricultural sources and to protect and improve water quality.

High Status Objective Waterbodies

Note: To view all relevant maps for the Waterford City and County Development Plan please visit https://www.waterfordcouncil.ie/media/plans_strategies/development-plan/

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Waterford City & County Council

Legend
- City and County Boundary
- HSORivers
- HSOTransitional
- HSOLakes
- HSOCoastal
- BlueDotRiverSubbasins

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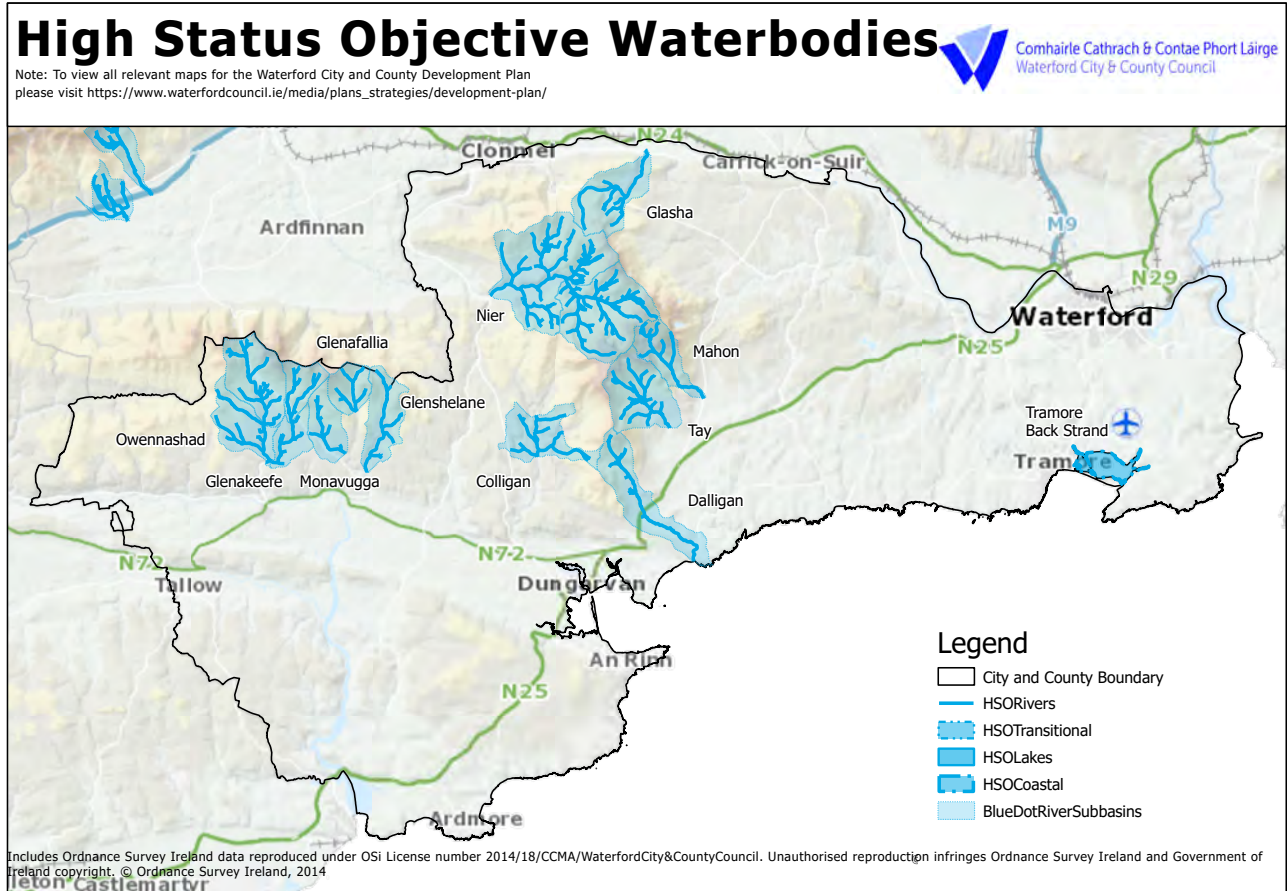
Figure 9.1 High Status Objective Waterbodies

9.5 Bathing Water Quality

Bathing Water Quality Regulations were made in 2008 transposing the EU Bathing Water Directive of 2006 into Irish law. Beaches at Ardmore, Clonea, Tramore and the two strands in Dunmore East have maintained Blue Flag status.

Water Quality Policy Objectives	
WQ 01	**Water Framework Directive and Associated Legislation** We will contribute towards, as appropriate, the protection of existing and potential water resources, and their use by humans and wildlife, including rivers, streams, wetlands, the coastline, groundwater and associated habitats and species in accordance with the requirements and guidance in the EU Water Framework Directive 2000 (2000/60/EC), the European Union (Water Policy) Regulations 2003 (as amended), the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (as amended), the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (groundwater) Regulations 2010 (as amended) and other relevant EU Directives, including associated national legislation and policy guidance (including any superseding versions of same). To support the application and implementation of a catchment planning and management approach to development and conservation, including the implementation of Sustainable Drainage System techniques for new development.
WQ 02	**Achieving High/ Good Water Quality Status** In order to maintain water quality at high status and a return to good status for rivers that are not meeting this threshold at present we will: • Provide for the efficient and sustainable use and development of water resources and water services infrastructure. • Manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment. • Ensure that all development does not negatively impact on water quality and quantity, including surface water, ground water, designated source protection areas, river corridors and associated wetlands, estuarine waters, coastal and transitional waters. • Ensure new development complies with the relevant EPA Code of Practice: Domestic Wastewater Treatment Systems (PE ≤ 10) (2021).or any amendments thereto. • Screen planning applications according to their Water Framework Directive status and have regard to their status and objectives to achieve 'good' status or protect and improve 'high or good status'. A catchment-based approach shall be applied to the assessment of planning applications which may impact on water quality, and to ensure that the development would not result in a reduction in the water quality status of a waterbody in that catchment. • Seek to protect, enhance and restore all groundwaters and ensure a balance of abstraction and recharge, with the aim of achieving good groundwater status and to reverse any significant and sustained upward trends in the concentration of pollutants in groundwater. • Work with the Local Authority Waters Programme and other relevant State agencies and local communities to achieve the objectives for the Areas for Action[1] identified in the River Basin Management Plans 2018-2021 and 2022-2027 to ensure that new development do not result in a deterioration of water quality in these areas. • Develop the associated Blue Dot Catchment network programme under the River Basin Management Plan 2018-2021 to protect and maintain the excellent quality of 'High' status water bodies.

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1   Remediation measures are identified for -Clodiagh, John's River, Tay, Colligan-Bricky-Dungarvan Harbour, Dunhill, Glenaboy, Licky

Water Quality Policy Objectives

WQ 03	**River Basin Management Plan** Support the implementation of the relevant recommendations and measures as outlined in the River Basin Management Plan 2018-2021, and associated Program of Measures, or any such plan that may supersede same during the lifetime of the plan. Proposed plans, program and projects shall not have an unacceptable impact on the water environment, including surface waters, groundwater quality and quantity, river corridors and associated woodlands. Also, to have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive.
WQ 04	**Catchment-sensitive Farming Practices** We will encourage the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and comply with the River Basin Management Plan.
WQ 05	**Bathing Water Quality** We will maintain Bathing Water standards in line with the EU Bathing Water Directive and increase the number of blue flag beaches.

Environmental Quality Policy Objectives

ENV 04	**Air and Energy** We will contribute towards compliance with air quality legislation; greenhouse gas emission targets; management of noise levels; and reductions in energy usage.
ENV 05	**CAFE Directive** Promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 2011) (or any revisions thereof).
ENV 06	**Human Health** Assess proposals for development in terms of; inter alia, potential impact on existing adjacent developments, existing land uses and/or the surrounding landscape. Where proposed developments would be likely to have a significant adverse effect on the amenities of the area through pollution by noise, fumes, odours, dust, grit or vibration, or cause pollution of air, water and/or soil, mitigation measures shall be introduced in order to eliminate adverse environmental impacts or reduce them to an acceptable operating level.
ENV 07	**Radon** Ensure the implementation of the specific guidance on radon prevention measures for new homes as contained within the existing Building Regulations (including any updated/superseding regulations that may be published within the lifetime of this Plan).

Environmental Quality Policy Objectives

ENV 08	**Soil Protection, Contamination and Remediation**
	Ensure that adequate soil protection measures are undertaken where appropriate. Adequate and appropriate investigations shall be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed.
	The EPA's publication Code of Practice: Environmental Risk Assessment for Unregulated Waste Disposal Sites (2007) shall be taken into account as relevant by proposals for development within or adjacent to old landfill sites. All undeveloped, contaminated sites shall be remediated to internationally accepted standards prior to redevelopment. All applications shall be accompanied by a report from a qualified, expert remediation consultant incorporating international best practice and expertise on innovative ecological restoration techniques including specialist planting and green initiatives that create aesthetically improved sites, healthy environments and contribute to the provision of new green open spaces as integral parts of newly created areas.
	Treatment/management of any contaminated material shall comply as appropriate with the Waste Management Act 1996 (waste licence, waste facility permit), as amended, and under the EPA Act 1992 (Industrial Emissions licensing, in particular the First Schedule, Class 11 Waste), as amended. These measures will ensure that contaminated material will be managed in a manner that removes any risk to human health and ensures that the end use will be compatible with any risk.
	Prior to the grant of approval on contaminated sites, developers will be required to carry out a full contaminated land risk assessment to demonstrate:
	• How the proposed land uses will be compatible with the protection of health and safety (including the durability of structures and services) - during both construction and occupation; and,
	• How any contaminated soil or water encountered will be appropriately dealt with.

9.6 Biodiversity

Biodiversity, natural capital and the benefits we derive from nature now commonly referred to as Ecosystem Services are increasingly recognised as being integral to planning and land use policies, as these resources underpin the wellbeing of the economy, society and individuals. Woodlands and forests store carbon, wetlands and coastal zones provide buffers against flood while a host of species enable pollination and maintain soil structure and fertility. It is clear that these ecosystem services are under threat and thus maintenance and enhancement of our biodiversity is a key requirement for policy makers and the wider community. Waterford City & County Council are committed to identifying the City & County's ecological infrastructure, maintaining the favourable conservation status of protected areas and restoring and enhancing degraded areas of biodiversity value.

A Heritage Plan (2017-2022) was published by the local authority in 2017 which includes objectives for conservation of biodiversity). The aims of the Heritage Plan are to address priority information gaps in the City and County, increase understanding and raise awareness of biodiversity and maintain and enhance biodiversity through management practices in key areas.

In 2019 Waterford City & County Council signed a Framework Agreement with the National Biodiversity Data Centre supporting implementation of the All-Ireland Pollinator Plan. The Council are committed to improving work practices and implementing policies that deliver benefits for pollinator habitats and have included actions such as promotion of green procurement, set aside meadows with reduced and delayed mowing, removal of pesticides from all Council operated parks, pollinator friendly planting and winning the Green Flag for Parks Award in 2020 for Kilbarry Nature Park.

Biodiversity Policy Objectives

BD 01	We will protect and conserve all sites designated or proposed for designation as sites of nature conservation value (Natura 2000 Network, Ramsar Sites, NHAs, pNHAs, Sites of Local Biodiversity Interest, Geological Heritage Sites, TPOs) and protect ecological corridors and networks that connect areas of high conservation value such as woodlands, hedgerows, earth banks and wetlands. We will contribute towards the protection and enhancement of biodiversity and ecological connectivity, including woodlands, trees, hedgerows, semi-natural grasslands, rivers, streams, natural springs, wetlands, the coastline, geological and geo-morphological systems, other landscape features, natural lighting conditions, and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive.
BD 02	In support of the All-Ireland Pollinator Plan we will seek to maintain and enhance Waterford's biodiversity in favourable conservation condition so that environmental resilience and net gain in biodiversity enhancement and creation are achieved during implementation of this plan.
BD 03	All proposed development will be considered in terms of compliance with the standards and legal requirements of the following where they apply; • Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities Department of Housing, Local Government and Heritage (2021). • NRA Guidelines on Ecological Impact Assessment (2009) • All-Ireland Pollinator Plan (2021) • Planning for Watercourses in the Urban Environment (2020) • Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites.

9.7 Nature Conservation Sites

Waterford supports a wide range of habitats and species including coastal habitats, uplands, water corridors and wetland habitats, grasslands, woodlands and hedgerows. The value of these habitats is recognised in the high number of sites in the County designated by the State for nature conservation.

Nature Conservation Sites

Note: To view all relevant maps for the Waterford City and County Development Plan please visit https://www.waterfordcouncil.ie/media/plans_strategies/development-plan/

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Waterford City & County Council

Legend
- City and County Boundary
- Special Protection Areas
- Proposed Natural Heritage Areas
- Natural Heritage Areas
- Special Area of Conservation

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Figure 9.2 SACs and SPAs in Waterford

The Habitats Directive places an obligation on member states of the EU to establish an EU wide network of special conservation sites including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). This network is known as Natura 2000. SPAs and candidate SACs are designated by the National Parks and Wildlife Service of the DoEHLG. These sites must be managed to ensure maintenance or restoration of their favourable conservation status. There are nine SACs and six SPAs designated in County Waterford.

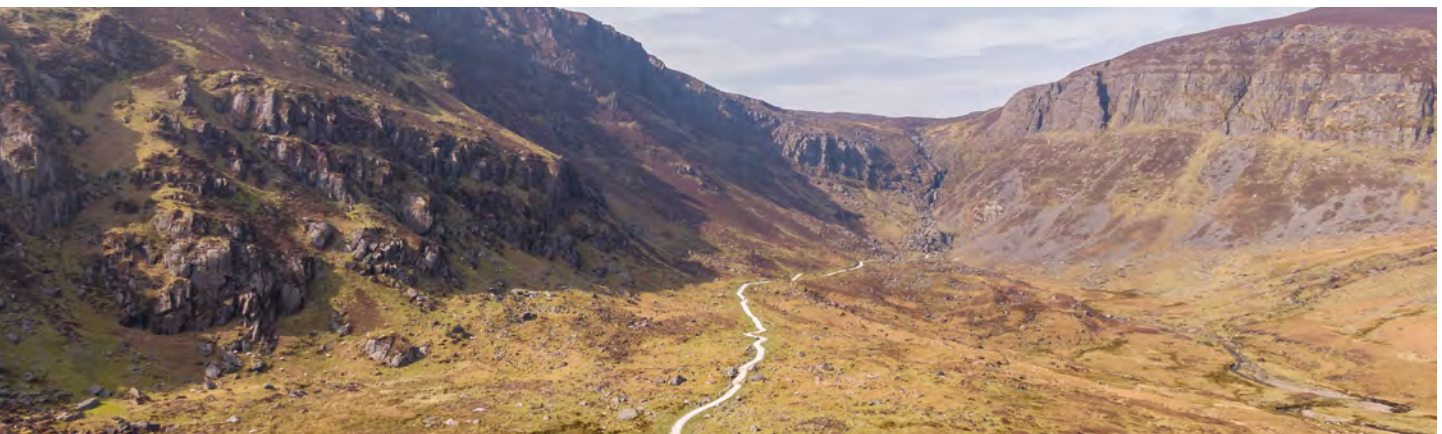| Table 9. 1 Special Areas of Conservations (SACs)	
Site Name	**Qualifying Interests of Site**
Ardmore Head	Dry coastal heath and vegetated sea cliffs.
Blackwater River (Cork/Waterford)	Estuary, mudflats, shingle banks, salt meadows, floating river vegetation, old oak woods, alluvial woodland, Yew woodland, Freshwater Pearl Mussel, White-clawed Crayfish, Shad, Lamprey, Salmon, Otter, Killarney Fern
Comeragh Mountains	Blanket bog, dry, wet and alpine heath, rocky slopes, oligotrophic lakes, floating river vegetation, Shining Sicklemoss.
Glendine Wood	Semi-natural woodland with rare assemblages of ground flora
Helvick Head	Vegetated sea cliffs and dry heath.
Lower River Suir	Salt meadows, floating river vegetation, marginal river vegetation, old oak woods, alluvial wet woodland, yew woods, Twaite Shad, Sea Lamprey, Brook Lamprey, River Lamprey, Freshwater Pearl Mussel, White-clawed Crayfish, Atlantic Salmon, Otter.
Nire Valley Woods	Old oak woodlands and dry heath.
River Nore and River Barrow (Waterford Estuary)	Estuary, mudflats, salt meadows, floating river vegetation, dry heath, marginal river vegetation, petrifying springs, old oak woods, alluvial woods, White-clawed Crayfish, Freshwater Pearl Mussel, Whorl snail, Shad, Lamprey, Salmon, Otter, Killarney Fern
Tramore Dunes and Back Strand	Mudflats and sand flats, shingle banks, salt meadows, embryonic, white and fixed dunes.

Table 9. 2 Special Protected Area (SPAs)	
Site Name	**Qualifying Interests of site**
Tramore Backstrand	Brent Geese, Golden Plover, Grey Plover, Black-tailed Godwit, Bar-tailed Godwit, Lapwing, Dunlin, Sanderling.
Dungarvan Harbour	Great Northern Diver, Brent Goose, Black-tailed Godwit, Bar-tailed Godwit, of international importance. Nationally important numbers of Shelduck, Wigeon, Red-breasted Merganser, Grey Plover, Golden Plover, Lapwing, Knot, Sanderling, Dunlin, Redshank and Turnstone.
Blackwater Callows	Whooper Swan, Bewick's Swan, Golden Plover, Kingfisher
Blackwater Estuary	Little Egret, Golden Plover, Bar-tailed Godwit, Sandwich Tern, Roseate Tern, Common Tern.
Helvick Head Coast	Peregrine, Chough, Herring Gull, Kittiwake
Mid Waterford Coast	Peregrine, Chough, Herring Gull, Cormorant

9.8 Appropriate Assessment

Development proposed within or affecting European Sites (SACs and SPAs) will require screening for Appropriate Assessment, and if required Appropriate Assessment to determine if the proposed development is environmentally sustainable and to ensure it will not pose significant effects for the

conservation objectives for the site and species or adversely affect the integrity of the area or its habitats or species. Where such a development would affect the integrity of a site, it will only be permitted where there is no alternative solution and there are imperative reasons of overriding public interest for the development or land-use change. Where the site concerned hosts a priority natural habitat type and/or a priority species, development or land use change will not be permitted unless it is necessary for imperative reasons of human health or public safety or for benefits of primary importance for the environment.

N2K Network Policy Objectives

| BD 04 | **Appropriate Assessment**

All projects and plans arising from this Plan[2] will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive. A plan or project will only be authorised after the competent authority has ascertained, based on scientific evidence, Screening for Appropriate Assessment, and subsequent Appropriate Assessment where necessary, that:

1. The plan or project will not give rise to significant direct, indirect or secondary effects on the conservation objectives of any European site (either individually or in combination with other plans or projects); or

2. The plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type/and or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or

3. The plan or project will have an adverse effect on the integrity of any European site (that hosts a natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons for overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000. |
| BD 05 | **Protection of European Sites**

Projects giving rise to adverse effects on the integrity of European sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted except as provided for in Article 6(4) of the Habitats Directive, viz. There must be a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) Adequate compensatory measures in place. |

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2   Such projects include but are not limited to those relating to: agriculture; amenity and recreation; contaminated sites; electricity transmission; flood alleviation and prevention; forestry; mineral extraction; renewable energy projects; roads; telecommunications; tourism; wastewater and discharges; and water supply and abstraction.

N2K Network Policy Objectives	
BD 06	**Management Plans** Article 6(1) of the Habitats Directive requires that Member States establish the necessary conservation measures for European sites involving, if need be, appropriate management plans specifically designed for the sites or integrated into other Development Plans. The Local Authority support the preparation and implementation of management plans for the conservation of Natura 2000 sites, pNHAs and Sites of Local Biodiversity as per appropriate.

9.9 Natural Heritage Areas (NHAs) and Nature Reserves

There are 30 Natural Heritage Areas in Waterford City & County proposed for designation by the National Parks and Wildlife Service (NPWS) under the provisions of the Wildlife (Amendment) Act 2000 in recognition of nationally important habitats, species and sites of geological interest. Fenor Bog is also designated a Nature Reserve and is the only community owned Nature Reserve in the State. Figure 9.2 identifies the NHAs proposed for designation in Waterford.

Table 9. 3 Proposed Natural Heritage Areas (pNHAs)			
Reference No.	pNHA	Reference No.	pNHA
1.	Kilsheelan Lake	15.	Heilbhic Head
2.	Toor Wood	16.	Dungarvan Harbour
3.	Fiddown Island	17.	Stradbally Woods
4.	Nire Valley Woods	18.	Ballyvoyle Head to Tramore
5.	Comeragh Mountains	19.	Ballinlough
6	Portlaw Woods	20.	Lissaviron Bog
7.	Coolfin & Darrigle Marshes	21.	Castlecraddock Fen
8.	Glenmore Woods	22.	Fenor Bog (NHA)
9.	Lismore Woods	23.	Carrickavrantry Reservoir & Marsh
10.	Blackwater Callows	24.	Islandtarsney Fen
11.	Blackwater River and Estuary	25.	Tramore Dunes & Backstrand
12.	Tallow Church of Ireland	26.	Belle Lake
13.	Ballyeelinan Wood	27.	Creadan Head
14.	Glen Anna Wood	28.	Dunmore East Cliffs
29.	Kilbarry/Ballinakill	30.	King's Channel

Biodiversity Assessment Policy Objectives	
BD 07	We will protect plant and animal species and habitats which have been identified by the EU Habitats Directive (1997), EU Bird Directive (1979), Wildlife Act (1976) and Wildlife (Amendment) Act 2000 and the Flora Protection Order (2015) and ensure development does not impact adversely on wildlife species or the integrity and habitat value of the site.
BD 08	We will assess all proposed developments at each level of the Development Planning process from City & County Development Plan, Local Area Plan to project level to determine potential for significant effects on the conservation objectives and /or adverse impact on the integrity of the Natura 2000 network and ensure that the requirements of Articles 6(3) and 6(4) of the Habitats Directive are fully satisfied.
BD 09	We will ensure a sufficient level of information is provided in development applications to enable a fully informed assessment of impacts on biodiversity to be made. Ecological impact assessments submitted in support of development proposals shall be carried out by appropriately qualified professionals and ecological survey work carried out at optimal survey time to ensure accurate collation of ecological data.

9.10 Local Sites of Biodiversity Value

Many habitats that do not meet the criteria for designations as an NHA are still important on a local or county basis and some sites may be of regional importance but have not been fully surveyed or recognised as such. In order to inform this process, Waterford City & County Council supports ongoing surveys of key habitats such as wetlands and other habitats and the development of a City & County Habitat map.

Article 10 of the EU Habitats Directive states that Member States shall endeavour in their land use planning and development policies, to encourage the management of features of the landscape, which are of major importance for wild flora and fauna. Such features are those which by virtue of their linear and continuous structures such as rivers and riverbanks or hedgerows or by virtue of their functions as stepping-stones such as ponds or small woods are essential for the migration, dispersal and genetic exchange of wild species.

Sites of Biodiversity Value Policy Objectives	
BD 10	We will prevent unnecessary fragmentation and promote integration of existing green infrastructure such as trees, woodlands, hedgerows, earth banks and wetlands in the design of new development. Proposed development will be encouraged to retain and create green corridors within and between built up urban areas along with areas that are not subject to public access so as to promote wildlife habitat value.
BD 11	We will mitigate potential adverse impacts on existing biodiversity and green infrastructure in development proposals through requirement for biodiversity enhancement measures such as habitat creation, pollinator friendly landscaping schemes and or nesting boxes for pollinators, birds and mammals.
BD 12	We will continue to develop the broader network of habitats through habitat mapping and management planning in collaboration with other agencies to record the range of habitats and network of ecological corridors and integrate this information in the Development Planning process.

Sites of Biodiversity Value Policy Objectives	
BD 13	We will prevent unnecessary noise and light disturbance to wildlife habitats and species by requesting Noise Impact Assessments and Lighting Plans to support development proposals so that wildlife friendly lighting specifications and avoidance of unnecessary noise are incorporated in early design stage of development schemes.
BD 14	To promote sustainable and creative proposals in lighting and display technologies. All external lighting should be down lighting and should be time limited where possible. Lighting should be avoided in sensitive wildlife areas and light pollution avoided. All external light proposals should be accompanied by a light pollution study and deviations to the objective will only be considered where the applicant can clearly show that the proposed light solution would result in a more sustainable solution.

9.11 Wetlands

Wetlands are areas of marsh, fen, peat land or water, whether natural or artificial, permanent or temporary, with water that is static or flowing. Wetlands are significant habitats in County Waterford and much work has also been carried out on Integrated Constructed Wetlands in the Anne Valley. Wetlands provide habitats for communities of species that can survive in aquatic and semi-aquatic conditions. The amount of drainage and water present are their most important feature as increased drainage or flooding can cause significant change in habitat value and species diversity. The Water Framework Directive and Ramsar Convention provide for the protection and wise use of Wetlands. A total of 45 sites have been identified as Ramsar sites in Ireland. These are wetlands that are of significant value for nature. There are two Ramsar Sites in Co. Waterford - Dungarvan Harbour and Tramore Bay.

There are around 300 wetlands for local biodiversity interest in Waterford and surveys of these sites were carried out in 2006, 2015 and 2021. These wetlands of local biodiversity importance are listed in Appendix A11. A key feature of the Waterford landscape is the range of watercourses from large rivers such as the Blackwater, Colligan, Tay, Mahon and Suir to smaller rivers and streams. Along with recreational benefits these watercourses provide habitat for a number of important and protected species such as Crayfish, Shad, Lamprey, Salmon and the Freshwater Pearl Mussel. Smaller rivers and streams may be valuable as spawning grounds. It is important that all watercourses and their associated riparian habitats are maintained in a semi-natural condition as far as possible. Maintenance of good water quality requires protection of the wider aquatic environment including the associated riverbank and an appropriate ecological buffer zone to support maintenance of the physical habitat and hydrological processes. The Council will consult with Inland Fisheries Ireland on developments that may impact on watercourses and take account of *Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites*.

Wetland Policy Objectives	
BD 15	We will ensure that Waterford's floodplains, wetlands and watercourses are retained for their biodiversity and flood protection values and maintain good ecological status of wetlands and watercourses in support of the provisions of the Water Framework Directive and Ramsar Convention.
BD 16	We will protect wetland sites listed in Appendix A11 and other wetlands that may be identified of biodiversity value from infilling and other developments that may affect the biodiversity value of these sites.
BD 17	The preservation of riparian corridors is a requirement for the protection of aquatic habitats and facilitation of public access to waterways. Development proposals will be required to avoid culverting of river channels while maintaining a buffer zone of at least 15m between the development works and the top of the riverbank. We will consult with Inland Fisheries Ireland and LAWPRO on the establishment and protection of riparian habitats where appropriate.
BD 18	**Drainage or Reclamation of Wetlands** We will implement the relevant parts of the Planning and Development (Amendment) (No. 2) Regulations 2011 and the European Communities (Amendment to Planning and Development) Regulations 2011, which require planning permission to be applied for where the area impacted by works relating to the drainage or reclamation of a wetland exceeds 0.1 hectares or where such works may have a significant effect on the environment. Such applications for permission would need to be supported by an Appropriate Assessment where necessary.
BD 19	**Peatlands** We will support the implementation of any relevant recommendations contained in the National Peatlands Strategy 2015. Developments sited on peatlands have the potential to increase overall carbon losses, potentially undermining expected carbon savings (in the case of renewable energy developments) and damaging rare habitats of European importance. It is recommended that when developing project proposals for developments on peatlands assessments are undertaken that consider: • Peatland stability. • Carbon emissions balance; and • Hydrology and Ecology.

9.12 Hedgerows

Hedgerows are a distinctive feature of the Waterford landscape providing wildlife habitats, attractive scenery and shelter in exposed areas. They represent the single most significant habitat supporting plants, invertebrates, birds and mammals in County Waterford. The value of hedgerows as a habitat is dependent on both the quality and condition of the hedgerow and its linear integrity. The linear integrity or connectivity of the hedgerow in effect acts as a green corridor connecting larger habitats and enhancing the biodiversity of both the hedgerow and the larger habitats.

In addition to the biodiversity value of hedgerows, there are broader benefits including retention of surface water run-off from land reducing the flood risk downstream, prevention of soil erosion and reduced risk of disease transmission between farms. They also function as carbon sinks, pollution filters and sound barriers between busy roads and housing developments. The loss of a section of hedgerow may have a significant environmental impact. It is therefore in our common interest to preserve and enhance hedgerows throughout the City & County.

The greatest threats to hedgerow habitat are inappropriate maintenance by cutting too severely and preventing flowering or cutting at the wrong time of year and introduction of breaks in the linear integrity from new development. It is the policy of Waterford City & County Council to retain the natural roadside hedgerows as far as possible for the purposes of maintaining natural habitat, landscape character and screening of new developments. The Council will also seek to ensure that all new development includes measures to preserve the linear integrity and enhance the quality of hedgerows.

Development standards for hedgerow replacement are set out in Volume 2 including a list of shrub and tree species suitable for planting according to topographical feature and geographic location within the county. Plants of local provenance and that support pollinating species shall be prioritised in landscaping schemes

Hedgerow Policy Objectives

BD 20	To protect hedgerows in all new developments, particularly species rich roadside and townland boundary hedgerows, such features should be incorporated into the open space provisions at the concept design stage. There will be a presumption against the removal of hedgerows however where their removal is unavoidable replacement planting shall involve establishment of new hedgerows with native species of local provenance and that support pollinating species.

9.13 Trees and Woodlands

Trees are a valuable feature of the landscape for their amenity and wildlife value and Waterford has one of the highest levels of tree cover in the State. The 2008 NPWS Native Woodlands Survey reports there are 6,990 ha of native woodland in Waterford representing 3.8% of the County land cover.

In recognition of their landscape value some trees are protected under Tree Preservation Orders (TPOs). These are listed in Appendix 11. The Tree Register of Ireland maintains a register of champion trees and lists over 270 champion trees for County Waterford by virtue of their age, height and girth. Many of these trees are found within demesne landscapes which covered a significant area of land cover in the County in the past.

Under, Section 19 of the Forestry Act 2014, with certain exceptions, it is illegal to uproot a tree over ten years of age or cut down a tree of any age unless notice of intention to do so has been given in accordance with the Forestry Act. With the exception of an area located within the boundaries of a town or borough council area, a tree within 30m of a building or tree stands within 10m of a public road, a tree felling licence from the Forest Service of the Department of Agriculture and Food is required if it is proposed to fell trees. An exemption for a felling licence does not apply to a tree(s) within the curtilage or attendant grounds of a protected structure under Part IV of the Planning and Development Act 2000 (as amended).

Trees & Woodlands Policy Objectives	
BD 21	We will preserve and enhance the amenity and biodiversity value of the County and City by preserving as far as possible trees, woodlands and hedgerows and will consider Tree Preservation Orders in order to protect trees of significance throughout the City and County. Existing TPOs are listed in Appendix 11. Trees of Special Amenity Value are also listed in Appendix 11.
BD 22	To implement the Waterford City and County Tree Management Strategy 2021 and review as appropriate.
BD 23	Where development proposals require felling of mature trees a comprehensive tree survey carried out by a suitably qualified arborist shall be submitted assessing the condition, ecological and amenity value of the treestock proposed for removal and mitigation planting and management scheme. We will seek in all cases to ensure when undertaking development or when permitting development that the loss of or damage to existing trees is minimised.
BD 24	To ensure when planning to undertake development or when considering the approval or authorisation of development that adequate information to assess the impact of the proposed development on existing trees, including tree surveys and planting and management schemes, is provided and that the protection, preservation and management of existing trees of amenity value, and the implementation of a planned planting and management scheme, are provided for.
BD 25	We will continue to enhance our public realm and general amenity of the City and County through the continued maintenance and provision of trees in the urban environment with a view to providing continuity of tree cover where possible throughout our urban centres and promoting the use of native species where possible, with varied species and age distribution.
BD 26	We will carry out an audit of all trees of special amenity value and TPOs, as listed in Appendix 11, with a view to updating same.

9.14 Forestry

Forestry provides benefits for the local economy, amenity and carbon sequestration which is significant at a time where reduction of carbon emissions is a priority. Approximately 22% of County Waterford is covered by coniferous forest plantations. Coillte manage 15% of the County while the remainder is in private ownership.

National Forestry policy is based on The Forest Strategy published in 2022 under Project Woodland established in 2021 to bring a new impetus to woodland creation in Ireland and building on the previous strategy Growing for the Future (1996). The National target is to establish a forestry cover of 17% or 1.2 million ha by 2030. The 2000 CAP Rural Development Plan set the target of broadleaf planting of total afforestation to 30%, a target which is also supported by the National Biodiversity Plan 2002.

Currently, Ireland has approximately 10.5 % of land cover devoted to forestry compared to the EU average of approximately 40% and where on average 60% of all trees planted are broadleaves. Afforestation is carried out in accordance with Sustainable Forest management and 15% of all afforestation areas must be managed with particular regard to Biodiversity. Coillte manage 5 forest amenity areas in the County: Colligan, Dromana, Faithlegg, Glenshelane and Kilclooney.

Given the need to restructure agricultural practices, the Council will support the development of forestry, particularly deciduous forestry and Biomass as an alternative agricultural land use.

Forestry Policy Objectives

F 01	We will encourage the replanting and extension of woodland cover, in particular mixed forests and broadleaf forests, in order to ensure the preservation and enhancement of the arboreal landscape in the County
F 02	We will support the economic, recreational and carbon sequestration potential of forestry. Forestry as a land use and its ancillary development will be encouraged in appropriate locations subject to such development not impacting on biodiversity/protected species such as Freshwater Pearl Mussel, interfering with significant views or prospects or being unduly obtrusive in the landscape.
F 03	We will promote a greater mix of species in Forestry Plantations and to encourage greater structural and spatial diversity in plantation design and enhanced biodiversity and habitat value. We will facilitate afforestation in appropriate locations in co-operation with the Forest Service and Coillte and in accordance with the principles of Sustainable Forest Management codes of best practice and the Waterford Climate Adaptation Strategy and updates of these.
F 04	We will co-operate with landowners, Coillte and the Forest Service in promoting greater public access and recreational use of state and privately owned forests in Waterford.
F 05	To ensure that linear felling of trees is not encouraged in exposed or scenic areas and also promote phased rather than clear felling.

9.15 Invasive Species

Many species of flora and fauna have been introduced to Ireland and pose a serious threat to native vegetation, wildlife and their ecosystems. Problematic species in Waterford include Grey Squirrel, Japanese Knotweed and Himalayan Balsam. Advice on the distribution, threat status and control of invasive species is available on the National Biodiversity Data Centre's Website[3]. A useful guidance document relating to the management of invasive species is the NRA's Guidance on The Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads (2006)[4].

Invasive Species Policy Objectives	
BD 28	We will support, as appropriate, the National Parks and Wildlife Service's efforts to seek to control and manage the spread of non-native invasive species on land and water. Where the presence of non-native invasive species is identified at the site of any proposed development or where the proposed activity has an elevated risk of resulting in the presence of these species, details of how these species will be managed and controlled will be required. Where development is approved for sites containing known invasive species, we will consider, where appropriate, the use of conditions for control and removal of invasive species.
BD 29	We will promote awareness of invasive species and appropriate management, and work with other agencies to address the issue.

3   https://species.biodiversityireland.ie/?keyword=Invasive%20Species%20Of%20Union%20Concern

4   https://www.tii.ie/technical-services/environment/construction/Management-of-Noxious-Weeds-and-Non-Native-Invasive-Plant-Species-on-National-Road-Schemes.pdf

Landscape, Coast/ Marine and Blue Green Infrastructure

Sustainable Compact Growth

Heritage

Accessibility and Connectivity

Climate Action

Infrastructure

Chapter 10: Landscape, Coast/ Marine and Blue Green Infrastructure

Strategic Objectives

Protect our sensitive landscapes and seascapes which contribute to the distinctiveness of Waterford as a place.

Establish Blue Green Infrastructure as a key component in the planning process and promote the sustainable development of recreational trails that do not adversely impact landscapes and ecological integrity.

10.0 Landscape/ Seascape

The European Landscape Convention (2000) promotes the protection, management and planning of all landscapes including, rural, peri-urban and degraded landscapes. Article 5 of the ELC urges recognition in law that landscape is an essential component of people's surroundings, an expression of diversity of shared cultural and natural heritage, and a foundation of identity. The convention advocates the establishment and implementation of landscape policies aimed at landscape protection, management and planning, and urges the participation of the general public, and local and regional authorities in these policies. The management of Waterford's landscape involves:

- Ensuring adequate protection to our most sensitive and vulnerable landscapes through appropriate policies and objectives.

- Providing for development that will enhance and benefit the receiving environment; and

- Protecting the landscape from inappropriate and unsustainable development.

A Landscape and Seascape Character Assessment was prepared for Waterford City and County in 2020 (Figure 10.1 and Appendix 8) and identified seven landscape types; coastal landscapes, river corridor and estuary landscapes, farmed lowland landscapes, foothill landscapes, upland landscapes and urbanising landscapes. These landscapes are subject to varying forces for change and in turn have varying capacity to accommodate development that can impact on that particular landscape character.

Each unit of character is assigned an indicator of sensitivity, which indicates the extent to which the landscape will be vulnerable to change in its character. The categories (most sensitive, high sensitivity, low sensitivity and least sensitivity) reflect the criteria of the capacity to absorb new development as well as the potential to create disproportionate visual impacts.
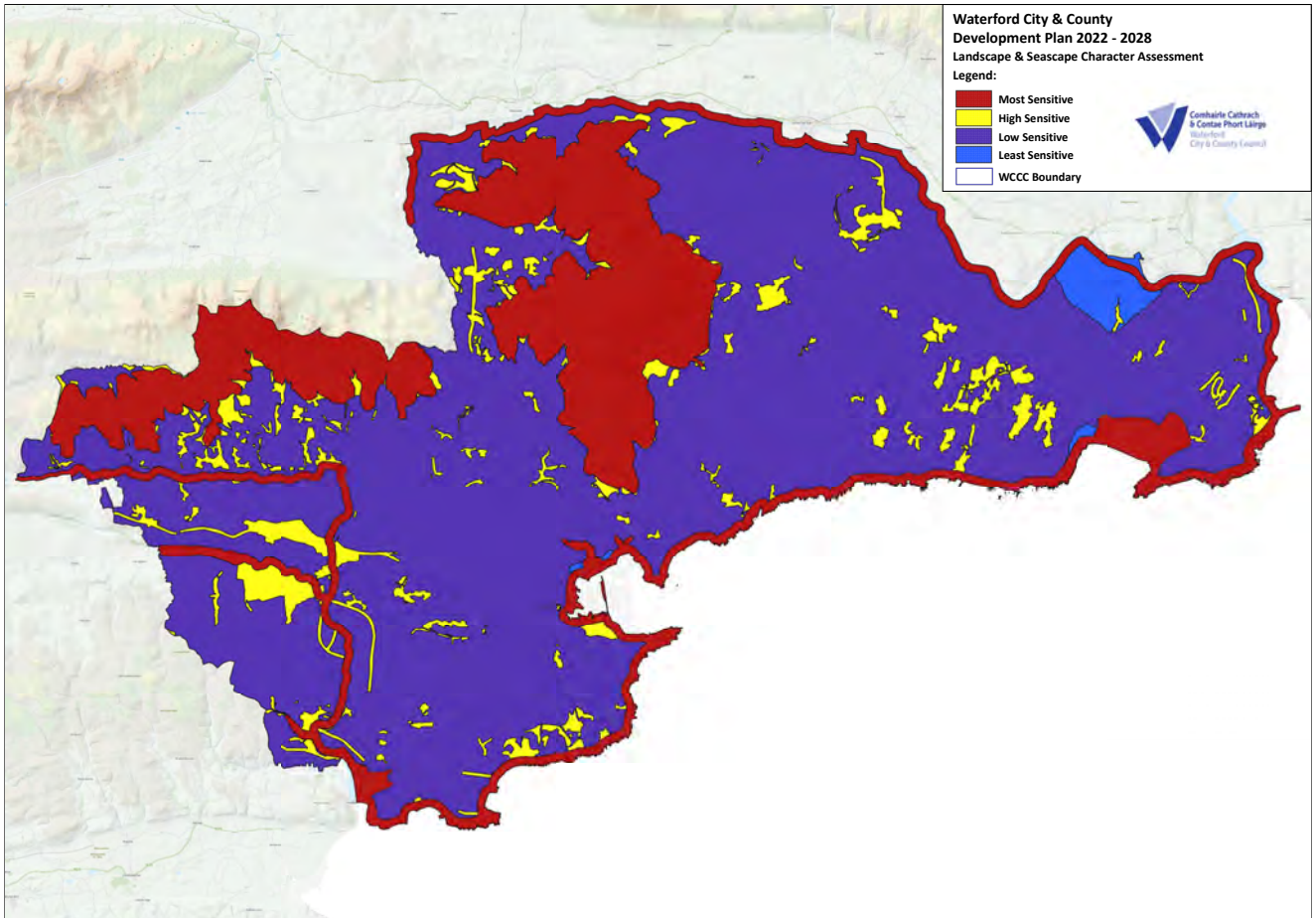
Figure 10.1 Waterford Landscape and Seascape Character Assessment

All development proposals will be evaluated to assess their compliance with standards and legal requirements of the following where they apply.

- 2014 National Landscape Strategy
- 2020 Waterford Landscape Character Assessment

Landscape Policy Objectives	
L 01	**National Landscape Strategy** We will support provisions of the 2014 National Landscape Strategy and provide for the sustainable management of all of County Waterford's landscapes including archaeological landscapes, waterway corridors, coastal, upland, rural and peri-urban landscapes.
L 02	**Protecting our Landscape and Seascape** We will protect the landscape and natural assets of the County by ensuring that proposed developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of their area and ensuring that such proposals are not unduly visually obtrusive in the landscape, in particular, in or adjacent to the uplands, along river corridors, coastal or other distinctive landscape character units.

Landscape Policy Objectives	
L 03	**Landscape and Seascape Character Assessment** We will assess all proposals for development outside of our settlements in terms of the 2020 Landscape and Seascape Character Assessment (Appendix 8) and the associated sensitivity of the particular location. We will require a Landscape and Visual Impact Assessment (LVIA) for proposed developments with the potential to impact on significant landscape features within the City and County. Proposals for significant development (e.g. renewable energy projects, telecommunications and other infrastructure and the extractive industry) shall be accompanied by a LVIA which includes Zones of Theoretical Visibility (ZTV) which indicate the landscape impact zone within which the proposed development may be seen. There will be a presumption against developments which are located on elevated and exposed sites and where the landscape cannot accommodate such development with reasonable and appropriate mitigation.
L 04	**Scenic Routes and Protected Views** We will protect the scenic routes and specified protected views identified in our Landscape Character Assessment (Appendix 8), including views to and from the sea, rivers, landscape features, mountains, landmark structures and urban settlements from inappropriate development that by virtue of design, scale, character or cumulative impact would block or detract from such views.

10.1 Coastal Zone Management and Marine Spatial Planning

Waterford's coastline is a valuable natural resource providing a buffer for extreme weathers, an important wildlife area for a range of protected habitats and species, and a scenic landscape asset of tourism value. The coastal zone is generally taken as the area between Mean High-Water Mark (MHWM) and the nearest continuous road. A growing body of evidence illustrates that rising sea levels, increasing storm frequency and wave energy will increase the rate of erosion, loss of habitats and incidence of flood-related events in vulnerable areas of the Waterford coast. The impacts of climate change may have wide reaching implications for the heritage and tourism value of the coastline. It is necessary that future management and development of coastal areas is carried out in a manner that protects coastal functions and values including natural coastal defence, habitat value and landscape/seascape character. Useful resources in planning for coastal development includes the Coastal Vulnerability Index (CVI) and coastal vulnerability mapping produced by Geological Survey Ireland indicates the susceptibility of the Irish coast to adverse impacts of sea level rise.

The Marine Area Planning Act (2021) established a new consent process for the maritime area and introduced a single consent principle i.e. one state consent (Maritime Area Consent) to enable occupation of the Maritime Area and one development consent (planning permission), with a single environmental assessment. In order to obtain authorisation for a proposed maritime usage a prospective developer will be required to apply to the Minister for the Environment, Climate and Communications for Maritime Area Consent (MAC) (until such a time as a new agency, the Maritime Area Regularity Authority (MARA) is established . If such an application is successful, the prospective developer will be granted a MAC, conditional on securing planning permission from An Bord Pleanála. Requirements in respect of Environmental Impact Assessment (EIA), and in respect of Appropriate Assessment (AA) under the Habitats Directive will be fulfilled in the processing of the application for planning permission. If a proposal does not require planning permission, the EIA and AA assessments/screening will be undertaken by An Bord Pleanála.

Coast and Marine Policy Objectives

C&M 01	**Protecting our Coast and Marine**
	All development proposals will be required to comply with standards and legal requirements of the following where they apply;
	• National Seascape Character Assessment.
	• NMPF National Marine Planning Framework.
	• Marine Area Planning Act (2021).
	• Geological Survey Ireland Coastal Vulnerability Index (CVI).
C&M 02	**Marine Assets**
	We support the implementation of the National Marine Planning Framework including the identification of Marine Protection Areas in the future management and sustainable development of the Waterford coast and associate maritime area.
C&M 03	**Managing Marine and Coast Areas**
	To incorporate the findings of the National Seascape Assessment with the Waterford Landscape Character Assessment to inform future management and sustainable development of the Waterford coast and maritime area.

Coast and Marine Policy Objectives	
C&M 04	**Natural Coastal Defences** To incorporate the findings of the National Seascape Assessment and the Geological Survey Ireland Coastal Vulnerability Index (CVI) with the Waterford Landscape Character Assessment to inform future management and sustainable development of the Waterford coast and maritime area.
C&M 05	**Scenic Coastal Areas** To protect the scenic value of Waterford's Coastal Zone including landward and seaward views and continuous views along the coastline and manage development so it will not materially detract from the visual amenity of the coast.
C&M 06	**Public Coastal Access** We will facilitate appropriate public access to the coast and the sustainable development of coastal walkways subject to ecological, Habitats Directive and climate risk assessments.

10.2 Geological Heritage

Geology is now recognised as an intrinsic component of natural heritage and it is appropriate that due regard is given to conservation of geological heritage features. Geological heritage is significant in County Waterford due to its interesting mining history along the Copper Coast which was designated a UNESCO European Geo-Park in 2004, one of only two Geoparks on the island of Ireland.

The Geological Survey of Ireland established the Irish Geological Heritage (IGH) programme in 1998 with the objective of identifying and selecting sites that best represent the geological heritage of Ireland for designation as Natural Heritage Areas. The GSI identified 54 County Geological Sites of Interest in County Waterford. Some of these sites may merit National designation as Natural Heritage Areas. These sites are listed in Appendix 11.

Geology Policy Objectives	
G 01	**Protecting our Geological Heritage** We will contribute towards the appropriate protection and maintenance of the character, integrity and conservation value of features or areas of geological interest. We will protect from inappropriate development the scheduled list of Geological Heritage Sites detailed in Appendix 11.
G 02	**UNESCO Copper Coast Geopark** We will protect and promote the geological heritage of the UNESCO Copper Coast Geopark and support the work of the Geopark to ensure it retains and adds value to its designation status as a UNESCO Geopark.

10.3 Blue Green Infrastructure (BGI)

BGI is now recognised as an important concept in land use planning and environmental protection. It relates to the network of open spaces, parks, gardens, green corridors, woodlands, waterways, urban tree lines and open countryside. Green spaces provide environmental, social, economic and physical benefits and give added value where integrated in the development process. These include:

- Climate change adaptation.
- Biodiversity management and enhancement.
- Water management including drainage and flood attenuation, filtration and pollution control.
- Health and wellbeing.
- Visual amenity and sense of place; and,
- Sustainable mobility.

The BGI approach provides an opportunity for all to live and work in proximity to connected areas of green space to enjoy the benefits of a healthy environment. The Development Plan will seek to ensure protection of these elements and strive to create new areas of open space which connect the urban fabric.

BGI Policy Objectives	
BGI 01	**Managing our BGI Assets** To conserve, manage and enhance the natural heritage, biodiversity, landscape and environment of Waterford in recognition of its importance as a non-renewable resource and as a natural asset for health and well-being of our communities.
BGI 02	**Enhancing the role of BGI** To establish BGI as a key component in the planning process and designing the future for Waterford so that environmental resilience is achieved through implementation of this plan.
BGI 03	**BGI Strategy** We will develop a BGI Strategy for the City and County during the lifetime of this plan.

BGI Policy Objectives	
BGI 04	**Development Proposals** We will assess all proposals for development with the aim of no net loss of biodiversity and to achieve gain for BGI and ecosystem services. In particular we will: • Promote the retention and creation of open drainage ditches instead of underground pipes where appropriate as these provide additional habitats and water source for wetland species; and, • Promote the integration of Sustainable Drainage Systems (SuDS) in design concept and layout.
BGI 05	**Maintaining and Enhancing Amenity through BGI** We will continue to invest in the maintenance and enhancement of BGI and support the provision of new parks, green space corridors and other public open spaces across our urban and rural settlements.

10.3.1 Greenways

The scenic and varied landscape of Waterford City and County lends itself exceptionally well for walking, cycling and water-based activities. Greenways are shared off-road routes designed to provide recreational opportunities for walking and cycling. Waterford City and County Council continues to support and promote the provision of infrastructure to facilitate outdoor recreation and shall continue to do so during the lifetime of this plan. The Waterford Greenway opened in 2017 and has recorded user numbers in the order of 250,000 per annum. The Greenway provides a central recreational asset that in turn promotes visitor numbers to other attractions such as Mahon Falls, Copper Coast Geopark, upland and coastal walking trails. The challenge is to maintain a high-quality standard of visitor attraction whilst avoiding over tourism and degradation of the natural environment consistent with the National Greenway Strategy.

Along with the development and management of existing outdoor trails Waterford's role is central in the expansion of regional and national Greenway networks including a Waterford Greenway to South East Greenway link and potential for further regional Greenway development. There is a number of strategic walking /amenity trails in Waterford that has the potential to be major tourism attractions including: St. Declan's Way, River Suir and the Blackwater Blueway. A Recreational Trails Office is in place to co-ordinate the development, upgrade and promotion of trails in Waterford City and County.

10.3.2 Blueways

Blueways are approved and branded multi-activity recreational trails and sites, based on and closely linked with waterways, where providers facilitate access to activities and experiences. Blueway development at a national level is coordinated by the Blueway Ireland Steering Group. As an activity tourism and outdoor recreation product Blueways facilitate healthier lifestyles, social interaction and economic development. The experience is enriched by promoting it within the context of local heritage and culture. Waterford has the benefit of two navigable rivers –the Blackwater and Suir and an extensive coastline with estuaries, bays, coves and beaches that provide a strong basis for activity-based tourism such as sailing, kayaking, angling and surfing. Whilst areas such as Ardmore, Dungarvan, Tramore and Dunmore East are well established in the waterway leisure industry there is potential for development of Blueway related activity on the River Blackwater and links to the River Suir Blueway and Greenway upstream in Co. Tipperary. Proposals for new Greenways and Blueways should have regard to the corridor and route selection process and mitigation referred to in Chapter 5 Transport and Mobility.

Greenways & Blueways Policy Objectives	
BGI 06	**Enhancing Waterford Greenway** To support the enhancement of the existing Waterford Greenway and expansion of the Greenway network in Waterford City and County by examining the feasibility of developing a Waterford to Tramore Greenway, a Waterford to Portlaw/Carrick-on-Suir Greenway and by extending the Waterford Greenway to the west of Dungarvan.
BGI 07	**Greenway Network** To support the development of a South East Greenway network with Waterford City as its hub, linking Waterford City with South Kilkenny, New Ross and Rosslare.
BGI 08	**Cycle Network** To support the maintenance, upgrade, development and promotion of Waterford's Cycling Trail network including EuroVelo 1-Atlantic Coast Route.
BGI 09	**Developing our Blueways** To support the sustainable environmental and economic development of Blueways on Waterford's waterway corridors and coastline including the development of water-based sport activities, improvement of quays and slipways and enhanced interpretation and safety that do not cause landscape or environmental degradation and avoid adverse impacts on ecological integrity including the Natura 2000 Network and built heritage. The Council will also support the 'The Irish Sea Way' program or similar sustainable tourist attraction initiatives.

10.4 Walking Trails and Public Rights of Way

The Planning and Development Act 2000 (as amended) requires a County Development Plan to preserve public rights of way, which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility. Waterford has a county wide network of walking trails allowing access to a great range of scenic landscapes. The Council recognises the importance of maintaining established rights of way and supports initiatives for establishing new walking routes and enhanced accessibility.
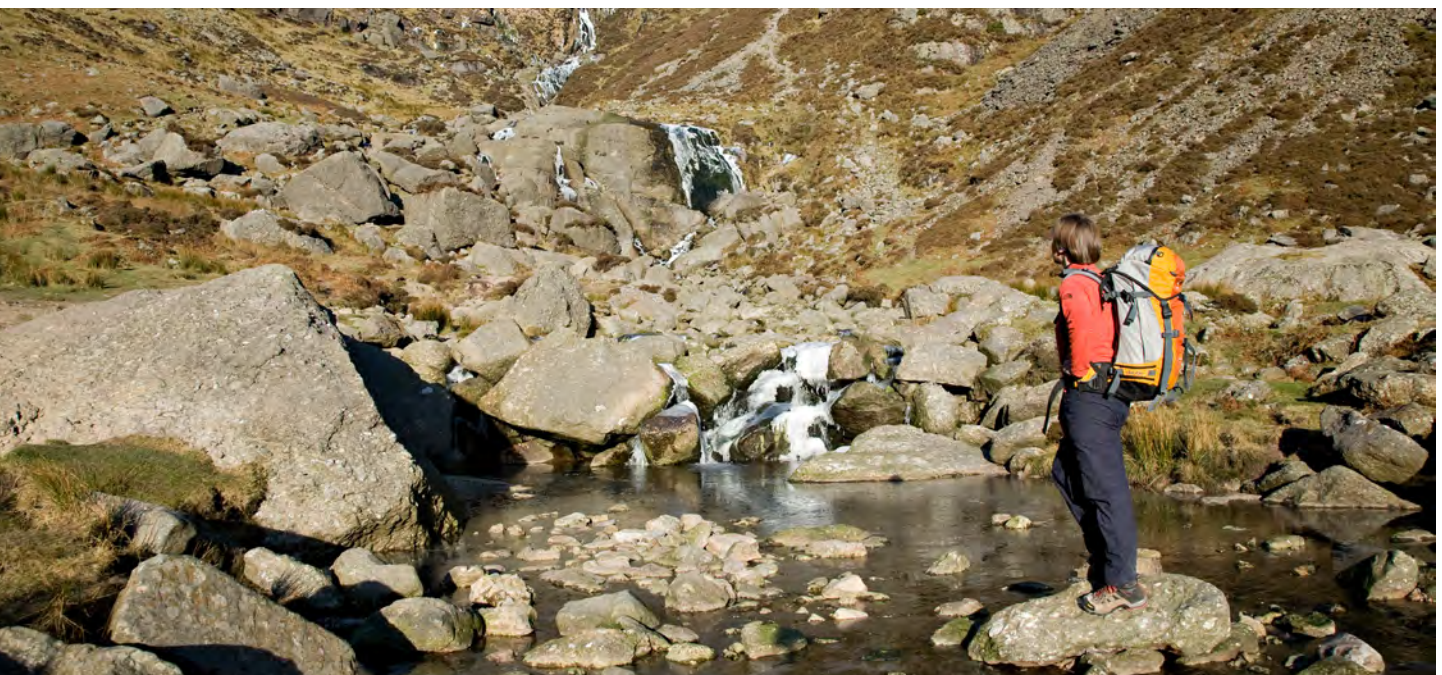
Table 10. 1 Waterford Trails
UPLAND/MOUNTAIN TRAILS
Trail Networks
Nire Valley Walks
Coumduala Loop
Coumlara Loop
Gap Walk
Sgillogues Walk
Rathgormuck Walks
Boolas Loop
Glenpatrick Bridge Loop
Lough Moghra Loop
Rathbeag Loop
Mahon Valley Walks
Mahon Falls Walk
Crough Wood Walk
WOODLAND TRAILS
Trail Networks
Lismore Walks
Lady Louisa Walk to Roundhill
The Towers Walk
Glenshelane Woodland Walks-Coillte
Glenshelane Blue Trail
Glenshelane Green Trail
Glenshelane Red Trail
Glenshelane Grotto Walk
Portlaw Woodland Walks
Portlaw Woods
Kilbunny Woods
Tower Hill Woods
Curraghmore Woods
Glenhouse Woods
Colligan Woodland Walks-Coillte
Inchidrisla Loop
Greenane Loop
Villierstown/Dromana Woodland Walks
The Sailors Rock
Dromana Well Walk

Table 10. 1 Waterford Trails
COASTAL TRAILS
Trail Networks
Dunmore East Walks
Dunmore East Woods Walk
Dunmore East Coastal Walk inc Dunmore East to Portally and Portally to Ballymacaw
Tramore Walks
Tramore Dunes Walk
Tramore Nature Park
Doneraile Walk
Waterford Estuary Walks
St Ita's Walk, Faithlegg
Cheekpoint Maritime Loop
Passage East to Hurt Hill Loop
Standalone Coastal Trails
Ardmore Cliff Walk
The Cunnigar Walk
Nature Trails
Anne Valley Walk
Fenor Bog Walk
Waterford City Walks
St John's River
Kilbarry Nature Park
Glenville to Blenheim
Long Distance Trails/Greenways
Waterford Greenway including spurs to Kilmeaden and Abbeyside
East Munster Way
St. Declan's Way

10.5 Comeragh Mountains

The Comeragh Mountains from the Nire Valley in the west to Coumshingaun in the east is a very popular area attracting visitors and walkers to County Waterford. The Council recognises the tourism value of this area for local communities and acknowledges the area is actively farmed, in private ownership and with high wildlife value subject to habitat protection and scenic landscape designations. All these uses bring forces for change and require to be managed with recognition and consideration of all uses and values for the overall socio-economic, landscape and environmental benefit of the area. Appropriate recreational and tourism developments in the Comeragh Mountain Area which will enhance the economic prospects of the area will be considered, subject to appropriate environmental assessment and development management standards to ensure protection of the unique character of the area.

Amenity Management Policy Objective	
BGI 10	**Trail Development and Public Rights of Way**
	We will protect public rights of way which give access to seashore, mountain, lakeshore and riverbank or other place of natural beauty or recreational utility. We will work in collaboration with state bodies, development agencies, landowners and local communities to support the maintenance and promotion of existing trails and outdoor recreational amenities. We will examine the sustainable environmental and economic development potential of additional trails and outdoor recreational amenities and associated infrastructure whilst ensuring adherence to best practise principles in relation to upland path repair and management. Derived proposals will ensure no adverse impacts on ecological integrity including the Natura 2000 Network.
BGI 11	**Trail Support Facilities**
	To develop comprehensive plans for all proposed recreational trails that incorporate planning and design of sustainable trails and supporting infrastructure such as car parking and lighting and in consultation with local communities to ensure no adverse impact on local land use, the ecological integrity of the Natura 2000 Network and the environment.

Amenity Management Policy Objective	
BGI 12	**Integrated Management of our Uplands** We will commission an integrated management plan and management structure addressing recreation, conservation, landscape and socio-economic development issues in Waterford's uplands.
BGI 13	**Community Engagement and Sustainable Amenities** We will support communities and ensure recreational trails and outdoor recreational amenities and associated facilities are developed in sympathy with the natural environment and do not pose adverse impacts on habitats, species, the ecological integrity of the Natura 2000 Network and landscape amenity or affect ecosystem services including flood risk and climate change impacts such as coastal erosion. In doing so ensuring to realise the positive impacts of development of outdoor recreational amenities and trails including health & wellbeing, social, cultural, economic and tourism benefits as well as enhanced community resilience.
BGI 14	**Rural/ Trails Strategy** To develop a Rural Development Strategy and a Recreational Trails and Outdoor Recreation Strategy, with involvement of key stakeholders in the development of each. We will also support the objective of the National Outdoor Recreation Strategy or any update thereof.
BGI 15	**Managing our Amenity Assets** To actively monitor and maintain trail and outdoor recreational amenity management standards and carry out interventions including trail surface repairs, diversion and access management where required.
BGI 16	**Visitor and Habitat Management** Where relevant, the Council and those receiving permission for development under the Plan shall seek to manage any increase in visitor numbers and/or any change in visitor behaviour in order to avoid significant effects, including loss of habitat and disturbance. Management measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities. Visitor/Habitat Management Plans will be required for proposed projects as relevant and appropriate.
BGI 17	**Increases in Visitor Numbers to Semi-Natural Areas** Seek to manage any increase in visitor numbers in order to avoid significant effects including loss of habitat and disturbance, including ensuring that new any projects, such as greenways, are a suitable distance from ecological sensitivities, such as riparian zones.
BGI 18	**Outdoor Recreation** To promote outdoor recreation and increase access to the natural environment.
BGI 19	**Outdoor Recreation Access** We will ensure that accessibility is taken into account at planning and design stage in the development of all outdoor recreation facilitates to ensure that there are opportunities for everyone to engage in the outdoors and facilities are developed for them to do so.
BGI 20	**Historic Routes and Rail Lines** We will seek to identify and implement existing and historic routes, railways etc. and their associated infrastructure i.e. railway buildings for the creation of new greenways and associated recreation and tourist amenities including the extension of the Waterford Suir Valley Railway from Bilberry to Waterford (Grattan Quay).
BGI 21	**Waterford to New Ross Rail Line** To preserve the abandoned Waterford to New Ross rail alignment for future public transport use.

Chapter 11
Heritage

Sustainable Compact Growth

Sustainable Tourism

Heritage

Rural Economy

Chapter 11: Heritage

11.0 Heritage Overview

Waterford's heritage takes many forms – built, natural, cultural and linguistic, tangible and intangible. Heritage is all about people and place and our local heritage underpins a sense of place and identity for Waterford whilst providing a range of benefits to society, well-being, and the economy.

The conservation and management of heritage is directed by national legislation which supports a range of international conventions that have been ratified by the Irish Government. The principal national legislation in relation to the Built Environment is the National Monuments Acts 1930-2014 and Part IV of the Planning and Development Act 2000 (as amended).

At a local level, the Waterford Heritage Plan (2017-2022) has guided the conservation, research, enhancement and access to heritage of the City and County and much survey work commissioned under this Plan has been used to inform heritage policy. The aim of this plan is to set out a strategic and co-ordinated approach for heritage in recognition of the benefits that heritage delivers; identifying a sense of place for Waterford, learning lessons from our past to plan for the future and added value for the development of Waterford City and County.

The publication of Heritage Ireland 2030 provides a strategy for the protection, promotion and management of Ireland's heritage for the next decade and beyond. The objectives of Heritage Ireland 2030 are set out under three themes: Communities and Heritage, Leadership and Heritage and Heritage Partnerships. Heritage Ireland 2030 recognises that local authorities have a critical role in all aspects of the protection and promotion of heritage as owners of National Monuments, as regulatory authorities in relation to planning and economic development of areas with potential for heritage-led regeneration. It is an objective of Heritage Ireland 2030 to enhance support for local authorities and others working in community heritage engagement.

Heritage Policy Objectives	
Heritage 01	**Waterford Heritage Plan** To implement and review the Waterford Heritage Plan in partnership with all relevant stakeholders and subject to available resources.
Heritage 02	**Heritage Ireland 2030** To support the objectives of Heritage Ireland 2030 in relation to Communities and Heritage, Leadership and Heritage and Heritage Partnerships.

11.1 Built Heritage

Waterford has a unique and varied built heritage. This heritage is a physical reminder of the culture, ideals and history of previous generations. It includes castles, country houses, churches and public buildings, some of which were designed by eminent architects. However, more modest structures such as town houses, thatched cottages and farm complexes also contribute significantly to the character of the County. Waterford also has a rich industrial and maritime heritage which includes mills, quays and lighthouses. This wide variety of building stock has, over time, contributed to the special character of the County and is a unique resource which, once lost or damaged, cannot be replaced.

The use and function of buildings by their very nature change over time and conservation can be considered the management of change. Sympathetic maintenance, adaptation and reuse of buildings of architectural or historical merit have the potential to generate aesthetic, environmental and economic benefits for future generations whilst maintain the character. The Council will adopt a partnership approach with regard to the appropriate renovation and improvement of protected structures, vernacular heritage and historic buildings by offering practical advice. Owners of historic structures who wish to alter, extend or adapt their buildings are strongly encouraged to consult with the Council at pre-planning stage.

The Council is obliged to protect the built heritage under Part IV of the Planning Development Act 2000, as amended. To ensure best conservation practices are observed, the Council will have regard to the relevant statutory guidance issued by the Department of Housing, Local Government and Heritage and other statutory bodies.

In the Development Plan built heritage is protected by designation under

- The Record of Protected Structures (RPS)
- Architectural Conservation Areas (ACAs)

11.2 Protected Structures

A Protected Structure is a building or structure which has an identified special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest.

A Protected Structure, unless otherwise stated in the RPS, includes:

• the interior of the structure.

• the land lying within its curtilage.

• any other structures within the curtilage, and their interiors, and:

• all fixtures and features which form part of the interior or exterior of any of these structures.

In the City and County there are a total of 1,625 structures on the Record of Protected Structures (RPS). The Council maintains a continually updated copy of the RPS, a list of which is available on the Council website[1] Structures can be added to, or deleted from the RPS during the lifetime of the Plan by a formal process. A review of the RPS was undertaken in preparation for this Plan. Additions and deletions may be viewed in Appendix 9.

Under Section 53 of the Planning Acts, the relevant Minister may make recommendations to consider the designation of the buildings and gardens listed in the National Inventory of Architectural Heritage as Protected Structures. The Council will have regard to the ministerial recommendations and will consider the structures listed in the NIAH for protection, by designation of Protected Structures, by the adoption of Architectural Conservation Areas to protect groups of buildings, or by whatever other means the Council considers will most effectively protect the architectural heritage of Waterford.

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1   https://www.waterfordcouncil.ie/departments/culture-heritage/heritage/protected-structures.htm

Built Heritage Policy Objectives

BH 01

Record of Protected Structures

We will promote the protection of the architectural heritage of the City and County through the identification of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, by the inclusion of such structures on the Record of Protected Structures (RPS) and by taking such steps as are necessary to ensure the protection of those structures, their maintenance, conservation, enhancement, and appropriate active use.

To this end we will contribute towards the protection of architectural heritage by complying, as appropriate, with the legislative provisions of the Planning and Development Act 2000 (as amended) in relation to architectural heritage and the policy guidance contained in the Architectural Heritage Protection Guidelines 2011 (and any updated/superseding document).

BH 02

Supporting our Built Heritage Assets

It is the policy of the Council:

- To promote the sustainable reuse of protected structures for any such purpose compatible with the character of the structure. The Planning Authority may, where considered appropriate, relax use zoning and other site development restrictions and may grant exemption from or reduce the amounts of development contributions payable in order to secure the protection and conservation of protected structures or historic structures within ACAs and by way of reduction of development levies for improvements to Protected Structures. These restrictions may be relaxed and development contributions reduced or exempted where the protected structure will be rehabilitated to a high standard, where the special interest, character and setting of the building is protected and where the proposed use and development is consistent with conservation policies and the proper planning and sustainable development of the area. In such cases the proposed development shall be open for consideration notwithstanding the current zoning objective for the site and therefore shall be considered as not materially contravening the Development Plan.

- To administer incentives for the protection of the architectural heritage of the City and County through administration of the Built Heritage funding schemes or similar Department of Housing Local Government and Heritage funding schemes.

- To advise with regard to best conservation practice as per Architectural Heritage Protection Guidelines for Planning Authorities 2011 available on the Councils Website and Department of Housing Local Government and Heritage Advice Series.

BH 03

Statutory Declarations

We will issue Section 57 Declarations on request to owners or occupiers of protected structures detailing the type of works that it is considered would or would not materially affect the character of the structure or of any element of the structure which contributes to its special interest.

BH 04

Demolition of Protected Structures

Proposals for the demolition of a Protected Structure may be considered in exceptional circumstances and the onus will be on the developer to provide the strongest justification for such an action as per the Heritage Protection Guidelines for Planning Authorities and other guidance.

11.3 Architectural Conservation Areas

An Architectural Conservation Area (ACA), as defined in Section 81 of the Planning & Development Act, as amended, is a place, area, group of structures or townscape, taking account of building lines and heights that is of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest or value or contributes to the appreciation of protected structures and whose character it is an objective of the Development Plan to preserve. ACA designation means we can protect the special character of historic cores of the city, towns and villages, and distinctive features, while encouraging suitable, sustainable, and contemporary development. Although the individual buildings may not be of special merit, their importance is in their context and interrelationship and the contribution each makes to the character of the area. Unless a structure is also included on the Record of Protected Structures, the protected status afforded from inclusion in an ACA only applies to the exteriors and streetscape. A statement of Character for each of the ACAs is included in Appendix 10. There are 3 existing ACAs while proposed ACAs are set out in Table 11.1. The existing ACA's are located in Dungarvan and Trinity Within (Waterford City) and South Quays (Waterford City).

Table 11.1 Proposed Architectural Conservation Areas (ACAs)		
Aglish	Clashmore	Stradbally
Annestown	Clonea Power	Tallow
Ardmore	Dunmore East	Tramore
Ballyduff West	Kilmacthomas	Waterford City
Cappoquin	Lismore	Villierstown
Cheekpoint	Passage East	
Copper Coast	Portlaw	

In Waterford a General Conservation Area has been designated within the City comprising the Viking and Norman City and the later 18th century streets such as The Mall, Parnell Street and O'Connell Streets, the designated area is indicated on the objectives map. This designation requires a greater attention to the detail of development proposals in order to protect the character of this area. When carrying out development, or when considering proposals for development or redevelopment within the General Conservation Area the Planning Authority shall have particular regard to:

• The effect of the proposed developments on Protected Structures and their settings.

• The impact of proposed developments on the streetscape and urban layout in relation to compatibility of design, materials, and intensity of site use.

• The impact of the proposed development on existing amenities, having regard to traffic and parking and the amenity and utility value of public and private spaces, including open spaces.

Built Heritage Policy Objectives	
BH 05	**Architectural Conservation Areas** It is the policy of the Council to: • Achieve the preservation of the special character of places, areas, groups of structures setting out Architectural Conservation Areas (ACA). • Protect the special heritage values, unique characteristics and distinctive features, such as shopfronts within the ACA from inappropriate development which would detract from the special character of the ACA. • Prohibit the demolition of historic structures that positively contributes to the distinctive character of the ACA. • Encourage the undergrounding of overhead services and the removal of redundant wiring/cables within an ACA and to assess all further cable installations against its likely impact on the character of the ACA as the cumulative impact of wiring can have a negative impact on the character of ACAs. • Provide guidelines on appropriate development to retain its distinctive character; and protect elements of the streetscape such as rubble stone boundary walls, planting schemes and street furniture such as paving, post boxes, historic bollards, basement grills, street signage/plaques, etc. which make a positive contribution to the built heritage. • Retain or sensitively reintegrate any surviving items of historic street furniture and finishes such as granite kerbing and paving that contribute to the character of an ACA.
BH 06	**Architectural Heritage Impact Assessment** It is the policy of the Council when considering development which may have a significant impact on a protected structures, its setting or curtilage or have an impact on an ACA, that the proposal be accompanied by an Architectural Heritage Impact assessment (AHIA) detailing the potential impact of the development on the architectural heritage. The report should be compiled in accordance with the details set out in Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities, Department of the Environment.

11.4 Retaining Character/ Uniqueness

The character of the historic cores of the city, towns and villages are defined by their built heritage. The narrow laneways of the medieval of the City and Dungarvan, the historic shopfronts of Cappoquin and the thatch houses of Dunmore East imbue a sense of place and are a physical manifestation of the social, economic and cultural activities of past generations. The layout of the model village of Portlaw is inspired by the Baroque tradition of urban planning make it exceptional both in the context of Irish urban development as well as that of model village design. The Architectural Heritage of Tramore- a homeowner's guide (2010), illustrates the features of this quintessential Victorian resort town and the importance of maintaining and conserving the architectural heritage.

Sympathetic maintenance, adaptation and reuse can allow the architectural heritage offers aesthetic and economic benefits whilst retaining the unique character of the built heritage for future generations

Built Heritage Policy Objectives	
BH 07	**Promoting our Architectural Heritage** It is the policy of the Council to identify and implement measures for promoting the character of the historic cores of the city, towns and villages, their unique identity and their architectural, archaeological, historical and cultural, social interest and diversity.

11.5 Regeneration and Reuse

Waterford City and County Council have a strong track record of driving successful heritage-led regeneration projects. The acquisition and redevelopment of strategically important derelict buildings and vacant sites at Cathedral Square and Chairman's Arch have provided social housing, a new and improved public space, and the creation of a new and improved pedestrian link connecting the quays and the Museum offerings to the City's main retail shopping streets to the west. The refurbishment of The Alms-houses in Tallow, and Waterford Gallery of Art and the works proposed in Cappoquin under the Rural Regeneration and Development Fund and Historic Towns Initiative in Tramore are exemplars of heritage led regeneration.

Built Heritage Policy Objectives	
BH 08	**Reusing our Heritage Buildings** It is a policy of the Council to encourage sympathetic development or reuse of historic buildings to promote heritage led economic growth and regeneration whilst not adversely detracting from the building or its setting. Any proposals shall respect features of the special architectural and historic character by appropriate design, materials, scale, and setting.
BH 09	**Ecological Impact Assessment** It is the policy of the Council to request an ecological impact assessment where development may have an adverse impact on protected wildlife species such as bats or nesting birds and the Apis mellifera mellifera/ native Irish honeybee. The incorporation of biodiversity enhancement measures shall be a requirement in repair works to existing or design of new developments

Project Objectives

To regenerate the town centre, restoring its traditional function as the focus for Cappoquin and the surrounding area. This proposal will initiate a series of interlocking projects each strategically targeting a specific area and opportunity in and around Cappoquin. Initial project areas are:

- Town Centre Vacant Properties
- Housing Pilot Scheme
- Public Realm

- Access to River
- Blueway
- Railway Bridge Loop Walk
- Sustainability

The proposals are intended as a realistic cross-section of what it is possible to achieve in the short to medium term for the town of Cappoquin.

The projects will be all the more effective for being carried out in the same developmental phase, each complementing the other while setting the example for further regeneration of the town.

Plan of Cappoquin town with project proposals.

11.6 Design

The design of any proposed new development in a historic core should respect the existing character of its setting and blend in harmoniously sited and designed sympathetically so as not to detract from the setting. New developments should consider the existing building heights, vertical and horizontal lines, window size and fenestration in the vicinity, building materials and elevations of the existing structures. In some cases, high quality contemporary design can be acceptable.

11.7 Vista and Settings

The setting of an area, together with views in and out of it, can contribute greatly to its overall character of an historic building or groups of buildings within an ACA. A schedule of Protected Views and Scenic Routes are set out in Appendix 8.

Built Heritage Policy Objectives

BH 10	**Building Adaptation** It is the policy of the Council to facilitate appropriate, high-quality design solutions for adaptations of Protected Structures and historic buildings in an ACA that carefully consider the design, height, scale, massing, and finishes of adjacent buildings.
BH 11	**Maintaining and Enhancing Special Character** It is the policy of the Council to protect structures and curtilages included in the RPS or historic structures within ACA, from any works which would visually or physically detract from the special character of the main structure, any structures within the curtilage, or the streetscape or landscape setting of the ACA.
BH 12	**Settings and Vistas** It is the policy of the Council to ensure the protection of the settings and vistas of Protected Structures, and historic buildings within and adjacent to ACAs from any works which would result in the loss or damage to their special character.
BH 13	**Vacant and Derelict Structures** It is the policy of the Council to encourage the sensitive redevelopment of vacant or derelict sites within the ACA and historic cores of the city, towns and villages whilst promoting a high standard design which respects urban plots, roof lines vistas and streetscape.
BH 14	**Retaining Built Fabric** It is the policy of the Council to: • Encourage the sensitive redevelopment and reuse of the ground floor shop units of Protected Structures or buildings in the historic cores for other uses including residential whilst retaining the shopfront façade, windows and doorways to upper floors. • Promote the sustainable reuse and refurbishment of vacant upper floors of buildings in the historic core for residential use through incentives such as the Repair and Lease Scheme.

11.8 Shopfronts

Shopfronts are one of the most important elements in shaping the character and quality of retail streets. An attractive façade and shop front give a good impression of the business and the streetscape in general. Vibrant streetscapes boost the economic health and the quality of life in a community and are appealing places for people to live, work and visit.

11.9 Building Fabric

Use of traditional fabric is beneficial for conservation, aesthetic and environmental reasons. It also helps promote employment and traditional skills.

Built Heritage Policy Objectives	
BH 15	**Retaining our Shopfronts** It is the policy of the Council to ensure that all original and traditional shopfronts which contribute positively to the appearance and character of a streetscape are retained and restored and new shopfronts are well designed, through the sympathetic use of scale, proportion and high quality materials.
BH 16	**Traditional Materials and Skills** It is the policy of the Council to • Promote and ensure the conservation and reuse of traditional materials and features. Original building fabric such as rubblestone and brick walls, lime mortar render, natural slate, thatch, chimneys, brick detailing, ironwork and joinery details such as timber sash windows, shopfronts, doorways and bargeboards shall be retained. Where traditional features such as timber sliding sash windows have been removed, their reinstatement shall be encouraged. • Encourage the retention and development of the traditional skills base in County Waterford and maintain the Conservation Skills register.
BH 17	**Shopfront Guidelines** We will publish guidelines for best practice in the care of historic shopfronts during the lifetime of the Development Plan.

11.10 Historic Demesnes, Gardens and Landscapes

Waterford has a rich heritage of gardens and designed landscapes. These are usually associated with the Country Houses and Demesnes, such as Curraghmore, Cappoquin, Dromana and Mount Congreve. The layout and subsequent changes reflect the aesthetic, cultural and social aspirations of their owners and users. The Waterford Garden Trail lists historic gardens which are open to the public and the council will continue to promote this Tourism asset for the benefit of all.

Built Heritage Policy Objectives	
BH 18	**Protecting our Demesnes** It is a policy of Council to: • Protect and promote the setting and visual amenity of historic gardens and designed landscapes. • Protect all elements of historic gardens and designed landscapes including structures, tree planting schemes, manmade features such as waterways, boundary features within the attendant grounds of Protected Structures. • Proposed development which have the potential to visually or physically impact on the character and/or the appearance of an historic designed landscape should be justified through a Design Landscape Assessment /Architectural Heritage Impact Assessment.
BH 19	**Demesnes Architectural Conservation Areas** We will assess the need to establish additional areas for designation as ACA for Demesnes and to extend the boundaries of the existing ACAs having regard to their special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest or value or contribution to the appreciation of protected structures and settings and vistas.

11.11 Institutional Buildings

Waterford City and County has a number of historical institutional buildings and complexes such as workhouses, convents and schools, some were designed by pre-eminent architects such as A.W Pugin and George Wilkinson. Although the function of these buildings has changed, the robust nature of these buildings means that these have other uses can now be facilitated

11.12 Industrial Heritage

Waterford has some of Ireland's finest examples of industrial complexes including the Cotton Mill in Portlaw and the structures associated with mining along the Copper Coast, UNESCO Global Geopark area, which are considered of international importance. The ample supply of water was harnessed to power grain mills such as those along the Mahon River. Waterford City, Dungarvan, Tallow all had large warehouses which still exist today. Other examples of industrial buildings include breweries /distilleries, canals, creameries, forges, ice houses, limekilns, and mines.

Waterford's industrial heritage of glass making is synonymous with Waterford City and the core of a rich visitor experience to Waterford's Viking Triangle. This specialised craft is recognised as not only part of our rich heritage but an important part of the local economy and a skill that requires to be continued and supported through incentives for the creative industries.

Built Heritage Policy Objectives	
BH 20	**Conservation Plans for Significant Structures** It is a policy of the Council to protect and promote the sustainable reuse and development within large complexes such as workhouses, school, barracks, convents, abbeys, hospitals included in the RPS, and those proposals would be justified through an overall Conservation Plan.
BH 21	**Industrial Built Heritage** It is the Policy of the Council to: • Identify, protect and encourage the sympathetic reuse of elements of the industrial heritage and to encourage sustainable reuse of underutilised/vacant industrial buildings for residential, commercial or tourism use. • All development proposals for industrial buildings and sites of industrial archaeological importance must be accompanied by an archaeological assessment of the building(s) and their surrounding environment. In all cases the retention and/or incorporation of industrial buildings will be encouraged and only in exceptional circumstances will demolition be considered.
BH 22	**Industrial and Maritime Structure Surveys** During the life of the Development Plan we will: • Update the Industrial Heritage of Waterford Survey (2008). • Survey our maritime heritage which includes quays, harbours, river quays and walls, and navigation aids.

11.13 Climate Change and Sustainability/ Energy Efficiency

Ireland's heritage is vulnerable to the impacts of climate change. Our monuments and historic buildings particularly those in coastal areas, while they have stood for centuries, are not immune from these impacts. The Climate Change Sectoral Adaptation Plan for built and archaeological heritage was published in 2019 recognises the value of traditional building methods and materials in working with prevailing weather conditions and the need to protect our ancient sites and adapt and reuse our historic buildings.

Built Heritage Policy Objectives	
BH 23	**Built Heritage and Climate Change** It is the policy of the Council to: • Support and implement the objectives of: ◦ The Climate Change Sectoral Adaptation Plan (2019) for built and archaeological heritage, ◦ The Waterford Climate Action Plan (2019) in building resilience for our historic sites and buildings from climate change. ◦ Department of Environment, Heritage and Local Government's publication on 'Energy Efficiency in Traditional Buildings' (2010). ◦ The Irish Standard IS EN 16883:2017 'Conservation of Cultural Heritage - Guidelines for Improving the Energy Performance of Historic Buildings' (2017). ◦ Any future advisory documents in assessing proposed works on Protected Structures. • Promote the just transition to a low carbon and climate resilient society in the interest of sustainability and to reduce landfill by acknowledging the embodied energy retention and reuse of our historic building stock. • Promote the appropriate rehabilitation, revitalization and reuse of vernacular buildings, and town houses, wherever feasible, employing best conservation practice and using traditional building methods and materials such as timber windows in the interest of sustainability, good conservation practice and maintaining the long-term viability of such buildings and their associated features and improve their resilience to climate change • Ensure that measures to upgrade the energy efficiency of historic buildings acknowledge their inherent characteristics, techniques and materials and do not have a detrimental physical or visual impact on the building or its character • Support appropriate and well-informed energy efficiency upgrades to structures on the Record of Protected Structures and historic buildings through the dissemination of factual and relevant information to the general public. • Identify the built and archaeological heritage in local authority ownership and areas at risk from climate change including, but not necessarily restricted to, the Record of Monuments and Places, Protected Structures and Architectural Conservation Areas designated in the Development Plan.

11.14 Vernacular Buildings

Waterford has a large stock of vernacular buildings. This not only includes farmhouses, farm complexes and settlements but also it is the main building type in the core of most urban areas. In some urban settings such as Lismore and Tallow there are stables and outbuildings to the rear accessed via a carriage arch.

Built Heritage Policy Objectives

BH 24	**Maintaining and Enhancing our Vernacular Buildings**
	It is the policy of the Council to:
	• Protect, maintain and enhance the historic character and setting of vernacular buildings, farmyards and settlements
	• Encourage appropriate revitalisation and reuse of such structures (see rural diversification/tourism). There will be a presumption against the demolition of vernacular buildings where restoration or adaptation is a feasible option.
	• Promote the protection and maintenance of thatched buildings (domestic or non-domestic), particularly those with historic layers and roof structures.
BH 25	**Thatched Structures Survey**
	During the life of the Development Plan we will:
	• Update the Thatch House survey of County Waterford
	• Promote available grant schemes and facilitate engagement with owners in the maintenance of these buildings.
BH 26	**Reuse of Vernacular Structures**
	It is a policy of the council to encourage and facilitate the sensitive reuse of vernacular houses or farm buildings for farm diversification, agri-tourism and rural development, including self-catering accommodation, arts or craft workshops and small-scale manufacturing. Guidance and information can be found in Traditional Buildings for Irish Farms (2005) published by the Heritage Council and Teagasc, and Reusing Farm Buildings: A Kildare Perspective (2006) published by Kildare County Council.

Built Heritage Policy Objectives	
BH 27	**Retaining Vernacular Structures in Rural Areas** It is the policy of the Council where proposals for sensitive rehabilitation of disused vernacular buildings in the open countryside are being considered they will not be required to establish a rural housing need provided that their vernacular character is enhanced and that their fabric is repaired using appropriate techniques and materials. Where the subject structure is demolished and replaced a rural housing need will be required.
BH 28	**Demolition of Vernacular Structures** It is the policy of the Council to ensure that where permission is sought to demolish a structure which is considered of vernacular significance, on the grounds of structural defects or failure, or that it is not reasonably capable of being made structurally sound, the developer will be required to submit a report by a professional with appropriate conservation expertise and an understanding of vernacular buildings which demonstrate substantial reasons for the demolition. It must be satisfactorily demonstrated that every effort has been made to continue the present use or find a suitable new use for the structure(s).
BH 29	**Extensions and Alterations** It is the policy of the council to ensure that where it is proposed to extend an existing vernacular house/ building, the design, scale, footprint and materials should be sympathetic to the existing building and its setting. Extensions should: • generally, be located to the rear and not obscure the form or layout of the existing building. • substantial removal of walling should be avoided. • connecting the existing building and extension should minimise the number of new openings and ideally use existing openings; and, • Where feasible outbuilding contiguous to a dwelling can sometimes be successfully incorporated.

11.15 Civic Design and Public Realm

In Waterford City from 2000 onwards, the policies and objectives of Waterford City Development Plans have encouraged the improvement of the public realm and regeneration of the historic core whilst utilising the built heritage and its setting. The City Architects Office adopted a strong set of design principles informing all works in the public realm. The guiding principles to create uncluttered spaces to encourage and prioritise pedestrian movement and the use of a limited palate of high-quality materials have ensured consistency across a number of schemes within the city centre.

Built Heritage Policy Objectives	
BH 30	**Historic Features in the Public Realm** It is the policy of the Council to: • Promote a high standard of civic amenity and design and to respect existing open spaces, urban spaces, settings, vistas street furniture and streetscape within historic cores. The Council shall consider the receiving environment when erecting signage, undertaking road markings, providing traffic control measures bike lanes, parking spaces, planting and road and footpath access works, and ensures that all such works are sensitive to the to the distinctive character of the area and streetscape. • Preserve the retention of historic items of street furniture where these contribute to the character of the area, including items of a vernacular or local significance. • Ensure street furniture and signage is kept to a minimum, is of high-quality design and material and that any redundant street furniture is removed.
BH 31	**Significant Structures in the Public Realm** We will protect and preserve the integrity and enhance elements of the built heritage such as limekilns, quays, bollards, bridges and their settings.

11.16 Council Owned Structures

The historic property stock of Waterford City and County Council includes some buildings of National importance but also includes railway buildings, bridges, libraries, art galleries and civic buildings such as the City Hall and Dungarvan Town Hall.

Built Heritage Policy Objectives	
BH 32	**Best Practice** It is a policy of the Council to demonstrate best practice with regard to Protected Structures, Recorded Monuments and other elements of architectural and archaeological heritage in the ownership and care of the Council and to ensure appropriate materials and methodologies are used for the repair works.
BH 33	**Reusing our Building Stock** During the life of the Development Plan we will carry out an audit of all Protected Structures in our ownership with a view to securing uses that are compatible with the character of the individual Protected Structure.
BH 34	**Promoting Public Awareness** It is the policy of the Council to promote public awareness of the value of the our historic built heritage and our archaeology and the positive contribution of Protected Structures, Historic Structures and Archaeology make to the built environment, the sense of place, distinctiveness and authenticity of an area and the tourism potential to Waterford and to develop specific measures to achieve such awareness.
BH 35	**Guides** We will continue the publication of architectural/archaeological guide series such Historic Waterford – The Coast, Architectural Waterford, and Heritage Tourism Guides online (or via app).

11.17 Archaeology

The archaeological heritage of Waterford is unique and a special resource, which forms a distinctive element of the landscape and local identity. The archaeological heritage is composed of structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects, situated both on land and under water.

The National Monuments Acts 1930 – 2014 provide for the protection of archaeological heritage. The principles set out in the Framework and Principles for the Protection of the Archaeological Heritage provide the national policy framework in relation to archaeological heritage Archaeology in the Planning Process, OPR and Department of Housing, Local Government and Heritage (2021) is a guide to understanding the issues which will arise in the planning process when development is proposed which might affect our archaeological heritage. Archaeological sites and monuments are legally protected by way of inclusion in the statutory Record of Monuments and Places, established under Section 12 of the National Monuments (Amendment) Act 1994. The Record of Monuments and Places (RMP) maps and details of the monuments can also be viewed as a layer on the Historic Environment Viewer.[2]

Historic Towns are likely to contain subsurface archaeological deposits associated with their early settlement, or the incorporation of early features in what are considered to later/modern structures, have also been identified and included in the RMP. The RMP maps identify these Historic Towns and have de-lineated a 'Zone of Archaeological Potential' (ZAP) around each town within which archaeological features/structures/sub-surface deposits are likely to be present. Historic wrecks are included in the Historic Wreck Viewer.[3]

2   https://maps.archaeology.ie/HistoricEnvironment/

3   https://dahg.maps.arcgis.com/apps/webappviewer/index.html?id=89e50518e5f4437abfa6284ff39fd640

Archaeological Heritage Policy Objectives

AH 01

National Monuments Act

It is the policy of the Council to protect, and enhance in an appropriate manner all elements of the archaeological heritage including the following categories:

a) Sites and monuments included in the Sites and Monuments Record as maintained by the Department with responsibility for the protection of Ireland's archaeological heritage.

b) Monuments and places included in the Record of Monuments and Places (RMP) as established under the National Monuments Acts.

c) Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts.

d) National Monuments subject to Preservation Orders under the National Monuments Acts and National Monuments which are in the ownership or guardianship of the Minister with responsibility for archaeological heritage or the Local Authority.

e) Archaeological objects within the meaning of the National Monuments Acts.

f) Wrecks protected under the National Monuments Acts or otherwise included in the Shipwreck Inventory maintained by the National Monuments Service, underwater archaeology, riverine, coastal or lacustrine locations.

g) Archaeological features not as yet identified but which may be impacted on by development.

And where feasible, appropriate and applicable to promote access (including disabled access) to and signposting and interpretive material of such sites and monuments and provide appropriate forms of virtual access where physical access is not possible.

AH 02

Managing Development

We will contribute, as appropriate, towards the protection and sympathetic enhancement of archaeological heritage, in particular by implementing the relevant provisions of the Planning and Development Act 2000 (as amended) and the National Monuments Act, 1930 (as amended).

We will ensure that archaeological excavation is carried out according to best practice as outlined by the National Monuments Service, Department of Housing, Local Government and Heritage, the National Museum of Ireland and the Institute of Archaeologists of Ireland.

We will consult with the National Monuments Service as relevant in relation to proposed developments, including those adjoining archaeological sites.

AH 03

Preservation of Archaeological Material

Waterford City & County Council shall, in an appropriate manner, secure either by preservation in-situ or preservation-by-record, the archaeological heritage. In this regard priority shall be given to the preservation in-situ of any archaeological monument/site/place as the first option considered. If preservation in-situ cannot be achieved, or can only be achieved in-part, then preservation-by-record of elements of the archaeological heritage will be required –this will require the full archaeological excavation and recording of the monument/site, according to best professional practice. Where excavation is required this shall also include the preparation of appropriate reports, post-excavation analyses and publications. The costs of assessing and mitigating archaeological impacts shall form part of development costs as borne by the developer.

Archaeological Heritage Policy Objectives	
AH 04	**Archaeological Impact Considerations** It is the policy of the Council to: • Ensure that development in the vicinity of a site of archaeological interest shall be designed and sited sympathetically and shall not be detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing. • When considering development in the vicinity of all archaeological sites including remnants of the city and town walls, the planning authority will require the preparation of an archaeological assessment detailing the potential impact of any development on upstanding structures, buried structures and deposits. The report will also include a visual impact assessment to ensure adequate consideration of any potential visual impact the proposed development may have on any upstanding remains. • Proposed developments will be required to retain the existing street layout, including laneways, historic building lines and traditional plot widths where these derive from medieval or earlier origins. • When considering development in the vicinity of upstanding archaeological/historical monuments, to aim to achieve a satisfactory buffer area between the development and the monument in order to ensure the preservation and enhancement of the amenity associated with the presence of upstanding monuments within the historic urban pattern. • For all developments, which have potential to impact on riverine, intertidal and sub-tidal environments to require an archaeological assessment prior to works being carried out. In addition to planning permission, development works at National Monuments of which the Minister or local authority is owner of, guardian of or in respect of which a preservation order is in force, may also require Ministerial Consent under Section 14 of the National Monuments Act 1930 (as amended) and this will be determined by the relevant authority (Department of Housing, Local Government & Heritage) on application.

11.18 Medieval City Walls and Viking Triangle

Waterford is Ireland's oldest city and has a rich and significant archaeological heritage which provides a unique window into the past, presenting evidence of earlier settlements and an understanding of how the City evolved and how societies and cultures developed. The archaeology of the City is a non-renewable resource which provides a valuable and valued cultural, educational, tourism and increasingly accessible resource. Waterford has the largest collection of medieval urban defences in Ireland with six intact towers, and over 700m meters of wall.

Archaeological Heritage Policy Objectives

AH 05	**Waterford City Walls and Towers** We will protect the essential character and setting of the City Walls and Towers through the control of the design, location and layout of new development in their vicinity and through the control of changes of use of lands, by the protection of adjoining streetscapes and site features where appropriate and by protecting important views to and from the walls and towers from obstruction and/or inappropriate intrusion by new buildings structures, plant and equipment, signs and other devices; and where opportunities arise to create additional views of the walls and towers. We will continue to protect enhance and promote the City Walls by updating the City Walls Plan (2014) and implement an Interpretation Plan for Waterford Medieval City Walls and Towers.

11.19 Woodstown Viking Site

The discovery of a Viking site in Woodstown along the River Suir in 2003 is one of the most significant archaeological discoveries ever made in Ireland. Although only 5% of the site was excavated Woodstown produced information and artefacts that have given us new insights into the earliest phase of Viking settlement in Ireland. In May 2005 the Minister for Environment, Heritage and Local Government declared the site to be a National Monument. In 2019 Waterford City and County Council commissioned a Conservation Management Plan for the site. The plan was prepared under the guidance of a Steering Committee with expertise in archaeology, conservation and landscape and all the agencies involved are committed to delivering the plan to conserve and promote Woodstown's internationally significant Viking heritage. The vision of the plan is to develop Woodstown Viking Site as an accessible, engaging and active site that researches knowledge gaps on Viking life provides opportunity for experimental archaeology and training in artefact analysis and conservation. The location of the site along the Waterford Greenway presents an exciting opportunity for Waterford's heritage tourism and complement's Fáilte Ireland's Viking Heritage Signature Story for Waterford and the South East.

Archaeological Heritage Policy Objectives	
AH 06	**Woodstown Viking Site** We will deliver the actions of the Woodstown Viking Site Conservation Management Plan 2020, in collaboration with the Woodstown Steering Committee and all relevant Stakeholders.
AH 07	**Utilising and Promoting our Archaeological Assets** It is a policy of the Council to • Utilise Waterford's archaeology such as its City Walls and Towers as an educational and tourism resource and to facilitate the publication and dissemination of interpretative material to the general public, and to facilitate public access to the walls and towers and other sites of interest. • Promote the incorporation of or reference to significant archaeological finds in a development, where appropriate, through layout, displays, signage, plaques, information panels or use of historic place names.

11.20 Historic Graveyards/ Burial Grounds

Many community groups are involved in the maintenance of their local historic graveyard. Historic graveyards include all graveyards and burial grounds used prior to the 20th century. A distinction is made between the terms "burial grounds" and "graveyards" where burial grounds are areas of land used for burials while graveyards are burial grounds associated with churches. There are 143 historic graveyards located in the City and County. Burial grounds and graveyards dating from pre-1700 A.D. are given statutory protection under the National Monuments Acts 1930-2014.

Archaeological Heritage Policy Objectives

AH 08	**Historic Graveyards**
	We will apply best practice in the care and management of historic graveyards as detailed in "Care Conservation and Recording of Historic Graveyards in County Waterford" published by Waterford County Council in 2009 and "Places of Worship- Heritage Advice Series of Department of Housing, Local Government

11.21 Community Archaeology

Local communities take great pride in their local heritage and are well placed with support and partnerships to promote care, conservation and engagement with that heritage. Waterford has had the benefit of involvement with the Adopt a Monument Scheme at sites such as Gallows Hill, Dungarvan, Round Hill, Lismore and Knockboy Medieval Church.

Community Archaeology Policy Objective	
AH 09	**Community Archaeology** Local communities take great pride in their local heritage and are well placed with support and partnerships to promote care, conservation and engagement with that heritage. Waterford has had the benefit of involvement with the Adopt a Monument Scheme at sites such as Gallows Hill, Dungarvan, Round Hill, Lismore and Knockboy Medieval Church.

Creadan Head

Creadan Head on the western side of Waterford Harbour and 4km north of Dunmore East is the first early Mesolithic Site to have been identified in Waterford Estuary and in County Waterford. The Creadan Head site and its encompassing landscape has been subject of a number of archaeological investigations uncovering prehistoric sites indicating activity along the coastline and further inland. A Conservation Management Plan for the site was prepared in 2020 by the Creadan- Waterford Estuary Steering Group.

Creadan Head Policy Objective	
AH 10	**Creadan Head** We will support delivery of actions in the Creadan Head Conservation Management Plan by the Creadan-Waterford Estuary Steering Group.

11.22 Underwater Archaeology

Underwater environments may contain very well-preserved archaeological sites, monuments and objects which are completely invisible from the surface. The potential for underwater archaeology in Waterford is not just along the coasts and the banks of large Rivers such as the Suir and Blackwater but other freshwater and marine environments along quays in urban and rural areas, historic fording points over rivers and streams, estuaries, and flood plains. The Historic Wreck Viewer[4] (www.archaeology.ie) notes finds such as the five wooden wrecks exposed at low tide at Tramore as 16th and 17th century wrecks in Waterford Harbour. Finds such as ship timbers from excavations within the city, artefacts such as anchors and cannons have also been discovered. With underwater heritage can be exposed and/or impacted upon by improvement works along any waterways, harbour developments, marina developments, harbour dredging and dumping at sea, waterfront expansions, reclamation, and excavations. Our underwater cultural heritage has to be acknowledged and protected.

Underwater Archaeology Policy Objective	
AH 11	**Underwater Archaeology** To preserve the integrity of existing and potential underwater archaeological sites and monuments in their setting and to ensure that development in the vicinity of a site of archaeological interest does not physically impact the character, there is a requirement to undertake Underwater Archaeological Impact Assessment (UAIA).

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4   https://dahg.maps.arcgis.com/apps/webappviewer/index.html?id=89e50518e5f4437abfa6284ff39fd640