

**Waterford City & County Council**

# **Tramore Local Area Plan**

## **2023-2029**

**Pre-draft Public Consultation Issues Paper**

**7<sup>th</sup> February – 7th March 2023**



Comhairle Cathrach & Contae Phort Láirge  
Waterford City & County Council



**10,381**  
Population of Tramore  
(CSO, 2016)



**11,549**  
Population ambition of Tramore in  
2028 an increase of 11.2%  
(Development Plan 2022- 2028)

36 buildings are on the RPS  
in Tramore. Tramore Bay is  
rich in underwater archaeology -  
over 1000 shipwrecks from the  
16th - 19th centuries.



**1**   
There is 1 ACAs  
in Tramore

**€2.1m**   
in public realm upgrades  
in Tramore

**15mins**   
is the majority of peoples  
travel time to work for  
people in Tramore

**470**   
Housing Units required  
for Tramore up to 2028

**47**   
archaeological sites and  
monuments in Tramore

In Tramore there are:  
10 X Creches  
4 X Primary Schools  
1 X Secondary School

**Internationally important Habitats**   
Tramore Back Strand and Sand Dunes is a  
Special Area of Conservation (SAC) Special  
Protection Area for Birdlife (SPA) and  
wetland under the Ramsar Convention

**Areas of Local  
Biodiversity Importance**   
Tramore Nature Park, Pickardstown,  
Newtown Woods, Bookie Woods,  
Garraun Stream, Monvoy Stream.  
Other sites of ecological value are the  
Town Park/Boating Lake, constructed  
wetlands along the Riverstown Relief  
Road and semi-natural wetland areas  
on the outskirts of the town.

**74.3%** of people in  
Tramore aged 5 years  
and over travel to work,  
school or college by  
car.

**0.41**   
Job to worker ratio  
for Tramore is 0.419  
compared to Dungarvan  
0.97 and Clonmel 1.07 ,  
this is indicative of an inflow  
of workers into the city  
from a wider service area

## WHAT IS THE PURPOSE OF A LOCAL AREA PLAN?

Waterford City and County Council are commencing the preparation of a Local Area Plan (LAP) for Tramore. The purpose of this LAP is to set out an overarching strategy for the proper planning and sustainable development of the town over the life of the LAP to 2029. The LAP will incorporate a spatial framework for guiding the future development of transportation, regeneration, heritage, social and community infrastructure/ amenities and natural/ cultural assets in Tramore. The LAP will be based on and be fully consistent with the Waterford City and County Development Plan 2022 – 2028, and in particular the Vision, Strategic Outcomes, Land Use Zoning Objectives, Housing Strategy and other strategies underpinning the Development Plan. In other words, the LAP will give a local focus to the strategies of the Development Plan.

Planning legislation requires that a LAP be prepared for all towns with a population of over 5,000 people. In 2016 population of Tramore was 10,381 while the Development Plan core strategy envisages an increase in the population to 11,549 by 2028. Census 2022 recorded a 10.9% increase in Waterford's population from the last census in 2016.

The LAP is currently at a stage of pre-draft public consultation which will be followed by the preparation and publication of a draft LAP. If you are interested in the development of Tramore and wish to contribute to the shaping of its sustainable future, please make a submission to Waterford City and County Council via our [consultation portal](#) by midnight on the 7th March 2023.

### Getting involved

The LAP process provides a fresh opportunity to take a 'big picture' approach to looking at the key issues affecting Tramore and plot a development strategy for future sustainable growth and regeneration. A successful LAP is one that provides for a robust development framework which both implements quality planning outcomes, and also enjoys broad-based community support within a settlement.

Accordingly, local input is considered vital to the entire LAP process and the Planning Authority values what you have to say. It is intended that this Issues Paper will kick-start interest and debate which will provide helpful feedback, and result in a stronger and more informed Plan. Submissions are not limited to the issues raised in this paper so please feel free to highlight any other area of interest which you consider relevant to the LAP. As a first step, Waterford City and County Council are now inviting interested parties or individuals, including but not restricted to, residents, business owners, retailers, community groups, children or groups representing children, and sports groups, to identify key issues that need to be addressed in the LAP on how Tramore should develop into the future.

There are two key components to this pre-draft consultation process:

- An invitation to individuals, stakeholders and interest groups to make submissions via our [consultation portal](#); and
- A public 'drop-in' event to be held in the Tramore Library on Thursday 16th February from 4pm to 7pm.

# STRATEGIC PLANNING CONTEXT.

Source: OPR.ie

The Tramore LAP will sit within a hierarchy of plans and takes its guidance from those above. While the LAP is required to align with relevant provisions contained in national, regional and the City and County Development Plan, it will also provide for locally tailored and site-specific objectives and actions, in response to a town’s unique development needs and characteristics. We have provided a land use zoning map overleaf taken from the Waterford City and County Development Plan 2022 – 2028 which highlights a number of Specific Development Objectives (SDOs) for Tramore. The full schedule of SDO’s is also set out herein. Planning legislation requires that a LAP be consistent with its overarching development plan so while no change will be made to the land use zoning provisions as set out in the Development Plan, we invite you to identify additional SDOs which are more local and site specific to your local area/ neighbourhood. To help guide future development the LAP will include a preliminary core strategy map as a first step towards identifying key spatial development of the town beyond the lifetime of the current City and County Development Plan.

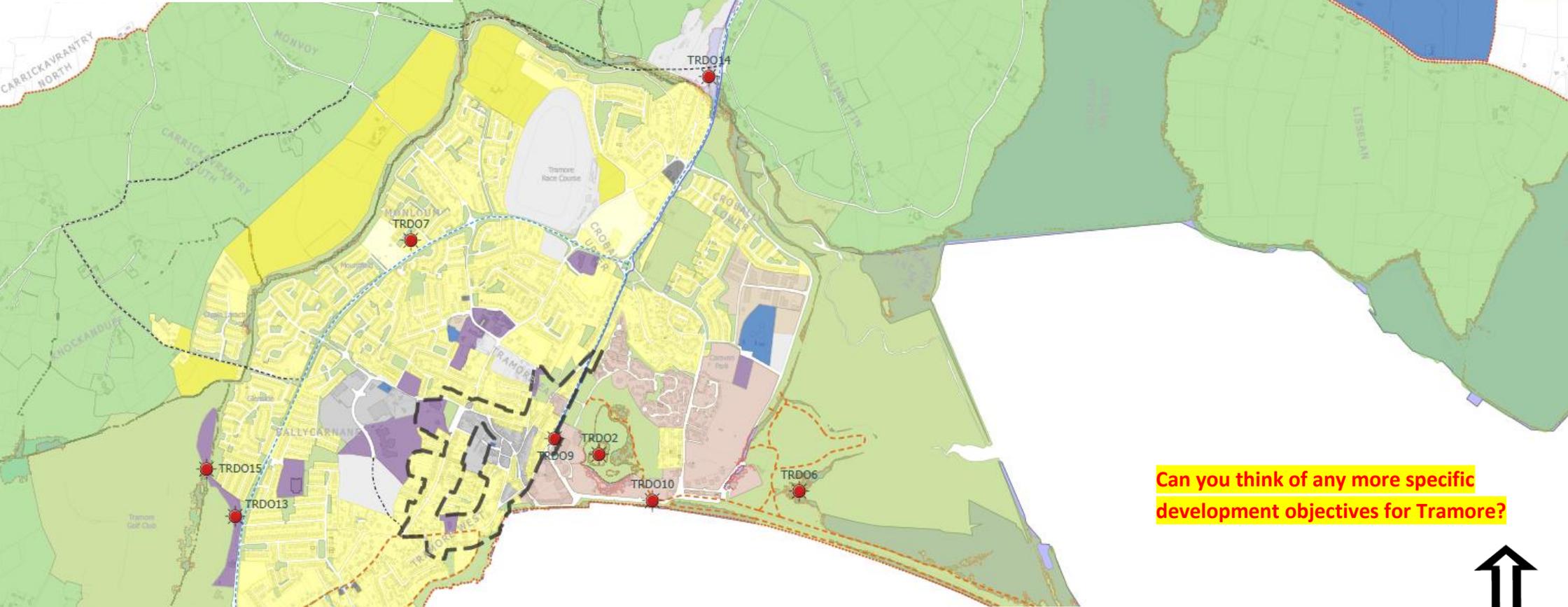


The Waterford City and County Development Plan 2022 – 2028 has identified Tramore as a **Large Urban Town (> 1,500 population)**. It seeks to support the transition of Tramore from a commuter town to a more self-sustaining town through expanding its employment function and economic development with a move away from an over-dependence on employment in Waterford City. Tramore is an important tourist centre for Waterford with amenities such as Blue Flag Beach, Lafcadio Hearn Japanese Garden and Tramore Racecourse. It has a considerable food focus based on high quality local produce. The town has many educational and health/ community facilities and a vibrant services sector serving the local community and an expanding tourism sector.



# Tramore & Airport Zoning Map

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/](https://www.waterfordcouncil.ie/media/plans_strategies/development-plan/)



**Can you think of any more specific development objectives for Tramore?**



## Legend

- Settlement Boundaries
- Gaeltacht Boundary
- Specific Objectives**
- Specific Development Objectives
- Architectural Conservation Area
- General Conservation Area
- Recreational Routes
- Proposed Road
- Road Reservation
- Indicative Proposed Road
- Proposed Active Travel / Public Transport
- Proposed Walks & Greenway
- Proposed Pedestrian Bridge
- Flood Zone A
- Flood Zone B

- CD - Light Industry/ High Technology/ Manufacturing Campus Development
- SI - Special Industry
- TM - Tourism
- CI - Community Infrastructure
- HA - High Amenity
- OS - Open Space and Recreation
- R1 - New Residential
- RS - Existing Residential
- SRR - Residential: Strategic Reserve
- RV - Rural Village
- RE - Regeneration
- TC - Town Core
- GB - General Business
- TU - Transport and Utilities infrastructure
- O1 - White lands

Spatial Reference  
 Name: IRENET95 Irish Transverse Mercator  
 PCS: IRENET95 Irish Transverse Mercator  
 GCS: GCS IRENET95  
 Datum: IRENET95  
 Projection: Transverse Mercator  
 Scale: 1:15,000  
 Map Centre: 627807E 592026N m  
 Date Printed: 28/07/2022 09:27  
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# TRAMORE

Note: Not all SDOs below are mapped

- |               |  |               |   |
|---------------|--|---------------|---|
| <b>TRDO1</b>  | DO1 - Require planning applications for residential, commercial, retail, community, educational and industrial developments to demonstrate the proposal's accessibility for pedestrians and cyclists. The Council will also seek the provision of appropriate, well-designed pedestrian ways for residential development proposals to link with amenities and facilities. Development proposals will be subject to the provisions of the Development Plan. | <b>TRDO11</b> | DO11 - To support the development of a coastal path particularly between Dungarvan and Tramore.   |
| <b>TRDO2</b>  | DO2 - The Council is committed to the redevelopment of the boating lake area to a Town Park over the lifetime of the Plan.   | <b>TRDO12</b> | DO12 - To support the development of a Green Ring Route around Tramore that links existing and proposed sites of biodiversity or natural amenity and develop extensions from this route as opportunities arise such as connecting the Glen Road to Monvoy Valley and the Garraun Stream to the Backstrand. Any such connections would be subject to appropriate environmental assessment. The route will follow, paths, cycle paths and roads already in place and includes suggestions for new safe and sustainable transport routes (Indicative route set out in Transport Map 3 however this will be addressed in more detail through the Local Transport Plan for Tramore). |
| <b>TRDO3</b>  | DO3 - To support the diversification of a range of a tourist facilities, accommodation and attractions through the area, while protecting the surrounding natural environment of Tramore.  | <b>TRDO13</b> | DO13 - Tramore Golf Club – Community Infrastructure lands to the west of the Tramore Ring Road R675 and north of the Golf Club Entrance may facilitate the development of a retirement village scheme.  |
| <b>TRDO4</b>  | DO4 - To comply with Article 6 of the Habitats Directive to ensure that there is no significant adverse impact of development on the integrity of the Tramore Dunes and Back Strand SAC and SPA and that the requirements of Articles 6(3) and 6(4) of the Habitats Directive are fully satisfied by screening all projects and plans for Appropriate Assessment.  | <b>TRDO14</b> | DO14 - Development of these lands at Pickardstown shall be for commercial uses only with residential use excluded. Given the shape and form of land within the zoning objective, it is likely that onsite mitigation could be provided, and if not, then development will be restricted to Flood Zone C.  |
| <b>TRDO5</b>  | DO5 - To retain, where appropriate, original building features of vernacular structures such as the timber sash windows, the Victorian doorways, roof lines, low parapets and remains of shop fronts. Where appropriate, the Council shall encourage the reinstatement of historically correct traditional features such as sliding sash windows and shop fronts etc.  | <b>TRDO15</b> | DO15 - Development of the CI zoned lands at the Golf Club shall ensure that a 10m buffer of open space is maintained between the boundary of the flood zone and any new land uses.  |
| <b>TRDO6</b>  | DO6 - To support the development of a new public park off the ring road in Tramore.  |               |   |
| <b>TRDO7</b>  | DO7 - As opportunities arise we will support the provision of recreational/ community facilities on this site at Monvoy.   |               |   |
| <b>TRDO8</b>  | DO8 - To support the development of an Indoor and outdoor performance space in Tramore in support of culture and tourism.  |               |   |
| <b>TRDO9</b>  | DO9 - To support the redevelopment of the former station house in Tramore and its curtilage for community and commercial purposes.   |               |   |
| <b>TRDO10</b> | DO10 - To support the enhancement of spaces such as the promenade and lower promenade in Tramore.  |               |   |

## THE KEY CHALLENGES TO DELIVERING A SUSTAINABLE FUTURE FOR TRAMORE.

- Developing a Tramore that has a clear identity, is a top tourist destination and place to do business, work and live, due to its natural environment, its wealth of its natural, historic and cultural assets, its promotion of active travel and its excellent quality of life.
- Developing a framework to accommodate substantial residential and employment growth over the life of the Local Area Plan to 2029 and beyond, consistent with the Waterford City and County Development Plan 2022 - 2028.
- Developing a 10-minute town by delivering affordable homes in high quality environments, accessible to services, close to where people go to school, work and socialize.
- Strengthen the role of Tramore in a manner which encourages a more self-sustaining model of settlement with regards to employment and services.
- Making Tramore more climate resilient by supporting a reduction in carbon emissions and integrating adaptation measures, placing the town on a path towards net zero emissions by 2050.
- Developing Community & Sports Facilities at appropriate locations within Tramore.
- Developing key servicing infrastructure such as water and wastewater facilities, surface water management and flood defence measures while incorporating a nature-based solution approach to infrastructure delivery.
- Securing more development within the existing footprint of the town. Consolidating the town centre with a focus on the regeneration of under used buildings and strategic sites to encourage greater vibrancy, particularly those regeneration and opportunity sites identified in Appendix 21 of the Waterford City and County Development Plan 2022 - 2028..
- Protecting and enhancing the natural, built and cultural heritage assets of Tramore as well as managing and utilizing the vitally important coastal and tourist resource that is Tramore Bay and Copper Coast.
- Achieving Biodiversity gain in new developments. Integration of ecological corridors, such as trees and hedgerows, enhancing wetlands, the creation of habitat and feeding and nesting areas for bird species in new developments. Application of SuDs and Nature -Based Solutions shall be integral to new development.

### **How do you think the Local Area Plan should address these issues?**

## FURTHER QUESTIONS FOR DISCUSSION

<p><b>Housing and Sustainable Communities</b></p> <ul style="list-style-type: none"> <li>• Can you identify potential locations for new community facilities and amenities in Tramore?</li> <li>• What additional facilities, if any, are required for younger and older residents of the town and where might these be best located?</li> <li>• How should we seek to integrate existing built-up areas with areas of the new development?</li> <li>• What is the best way to accommodate the future affordable housing needs of Tramore to ensure that the needs of different groups of people i.e. elderly, mobility impaired, first time buyers, families, and single people can be adequately catered for?</li> </ul>	<p><b>Economic Development, Tourism and Retail Services</b></p> <ul style="list-style-type: none"> <li>• What are the unique opportunities and challenges for enterprise, employment and heritage/water-based and other tourism growth in Tramore and how can the LAP facilitate these?</li> <li>• What type of retail facilities are needed to meet the demand of existing and future residents?</li> <li>• How can Tramore become a more self-sustaining town with regards to employment and provision of services?</li> <li>• How can the town centre/ Main Street and prom be better connected?</li> </ul>
<p><b>Climate Action and Green Infrastructure <sup>1</sup>and Biodiversity</b></p> <ul style="list-style-type: none"> <li>• What provisions do you think the LAP should contain that will ensure that Tramore makes a successful transition towards a low carbon model of development?</li> <li>• What are the opportunities and challenges for the town in light of climate change?</li> <li>• How can the LAP help create an integrated Green Infrastructure network within the town that will support increased levels of biodiversity and carbon sequestration while enhancing our amenities and spaces and access thereto?</li> </ul>	<p><b>Transport and Mobility</b></p> <ul style="list-style-type: none"> <li>• How can the LAP facilitate Tramore becoming a '10-minute Town'<sup>2</sup> and where should we focus attention so as to improve safety and permeability and remove barriers to easy car-free movement?</li> <li>• How can the LAP assist in creating safe environments for walking and cycling while still accommodating private car and heavy goods vehicle movement, particularly in narrow confined streets? Are there particular locations where congestion occurs?</li> <li>• How can local streets be improved?</li> </ul>
<p><b>Urban Regeneration and Placemaking</b></p> <ul style="list-style-type: none"> <li>• How can the LAP help to create a vibrant and resilient town centre?</li> <li>• What areas within Tramore should be targeted for urban renewal opportunities?</li> <li>• How can the LAP help deliver a high-quality urban environment and achieve a strong sense of place within the town?</li> </ul>	

<sup>1</sup> **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.

<sup>2</sup> **A 10 min town** is where a range of community facilities and services are accessible in short walking and cycling timeframes from homes or accessible by high quality public transport to these services in larger settlements.

## HOW TO MAKE YOUR SUBMISSION:

Pre-draft submissions on the Tramore Local Area Plan can be submitted online or sent by post during the consultation period.

**Note:** There will be a further opportunity to make submissions on the Draft LAP and any subsequent material alterations to the Draft LAP as the plan-making process progresses. Public notices will be published as these consultation stages arise later this year.

Please make your submission online:

On the Tramore Local Area Plan's dedicated public consultation portal:

<https://consult.waterfordcouncil.ie/>

or in writing:

**'Draft Tramore LAP 2023 – 2029',  
c/o The Planning Department,  
Waterford City and County Council,  
Menapia Building, The Mall,  
Waterford City.  
X91 FXN4.**

Closing date for submissions: midnight on the 7<sup>th</sup> March 2023. Please note that late submissions will not be considered.

**Please make your submission by one medium only i.e. online or in hardcopy.  
Email or faxed submissions will not be accepted.**

