

Senior Planner,
Planning Department,
Waterford City and County Council,
Menapia Building,
The Mall, Waterford City.

RE: Development Plan Submission for consideration under the review of Waterford City & County Development Plan.

Request for Rezoning of 7.4 ha (Area B on attached Map) at Couse / Ballindud

A Chara,

Noel Frisby Construction Ltd(NFC) would like to make the following submission to the Waterford City & County Development Plan Review on foot of the publication of the Draft City & County Development Plan.

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

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

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

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

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

Area A

These lands are currently zoned residential and have access directly to the Old Tramore Road upgrade which includes footpaths, cycleways and bus stops. This area may be drained to an existing sewer which traverses the Birchwood site to the north and a foul pumping station located within the Avondale housing estate. Irish Water have confirmed that upgrades may be required to the foul

network in this area. These will be addressed in consultation with WCCC and Irish Water (Pre Connection Enquiry Letter included in Appendix). It is expected that once the capacity is upgraded, development will commence imminently.

Area B

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

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

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

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

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

Area C

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

Area D

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

Conclusion

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

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

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

Yours Sincerely,

Stephanie Taheny

Planning Consultant

Appendix

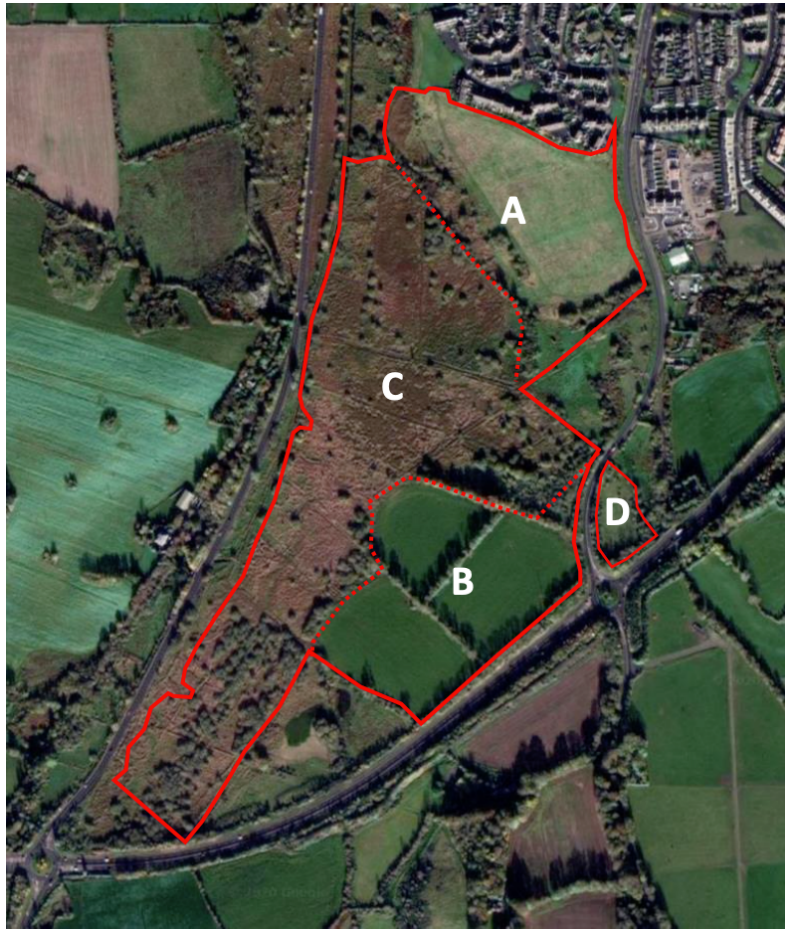


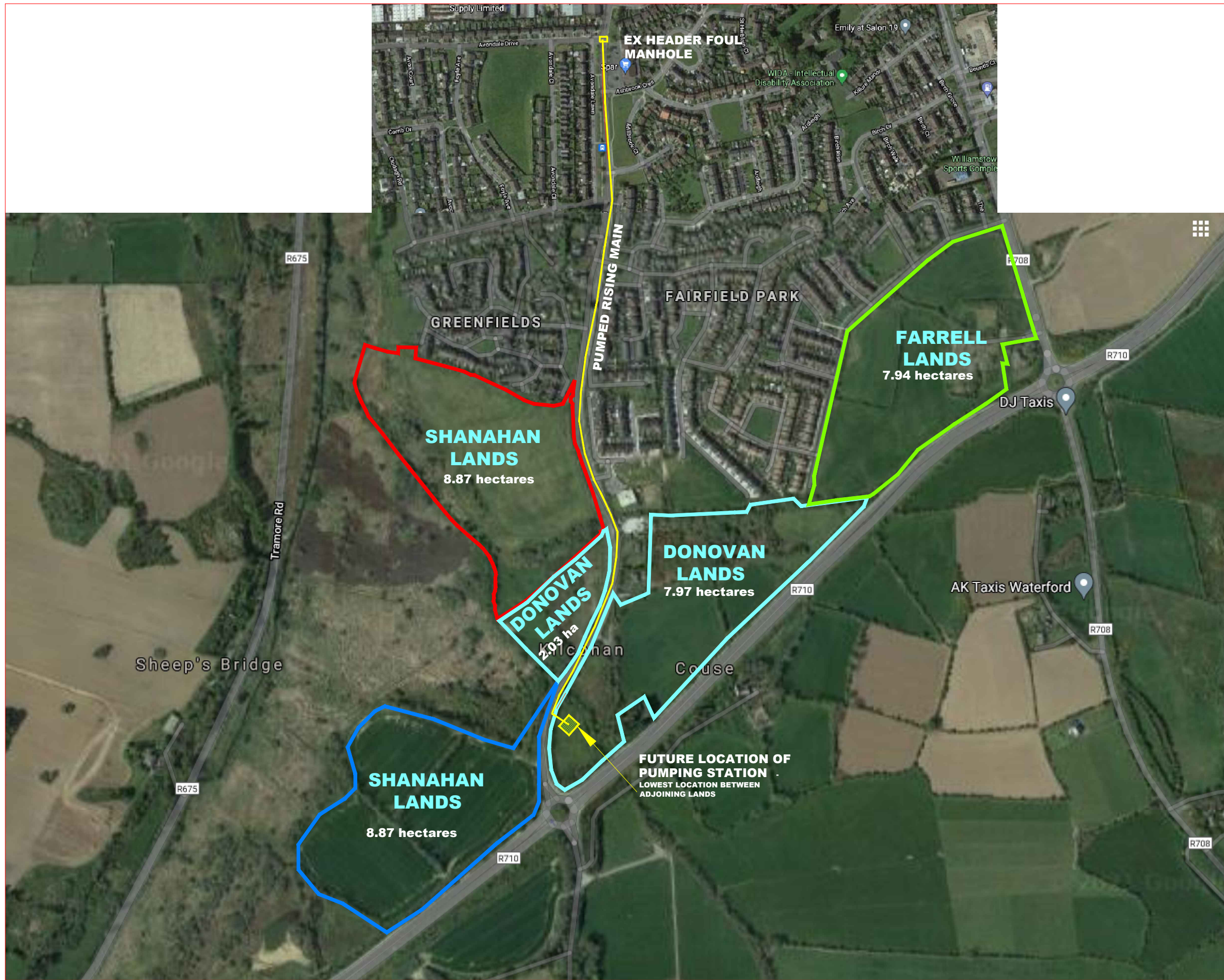
Figure 1 - Site Location Knockboy

AREA	Zoning	HA
A Northern Lands	Residential	8.2 ha
B Southern Lands	G3 - Amenity	7.3 ha
C Kilbarry Bog	G3 - Amenity	21.5 ha
D Couse Bridge Site	G5 - Mixed Use	1 ha
	Total	38.1 ha (94.1 acres)

Table 1 - Description of Areas



Figure 2 - Draft Land Use Zoning Map - Proposed Zoning



Kilcohen Lands Drainage Over View



Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

Martin Kennedy
9A Durands Court,
Parnell Street,
Waterford,
X91TH79

10 March 2020

Dear Martin Kennedy,

**Re: Connection Reference No CDS19008624 pre-connection enquiry -
Subject to contract | Contract denied**

Connection for Housing Development of 90 units at Kilcohan, Waterford, Waterford.

Irish Water has reviewed your pre-connection enquiry in relation to a water connection at Kilcohan, Waterford, Waterford.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, it will be necessary to carry out further detailed studies and/or investigations to confirm the available capacity and to determine the full extent of upgrades which are required to be completed to Irish Water infrastructure, prior to agreement to the proposed connection.

Wastewater network

450mm diameter sewer to south of site can receive proposed development. However, this sewer decreases to 375mm downstream. Therefore, network upgrades are likely required, and this should be confirmed through network modelling at application stage. Should you wish to have such studies and/or investigations progressed by Irish Water, you will be required to enter into a Project Works Services Agreement. Irish Water will also require that you contribute a relevant portion of the cost of works to achieve such upgrades. Please contact Irish Water for further information.

General

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure should be submitted to Irish Water for assessment. Prior to submitting your planning application, you are required to submit these detailed design proposals to Irish Water for review.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at **www.water.ie/connections**. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Alvaro Garcia from the design team on 022 54623 or email agarcia@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services