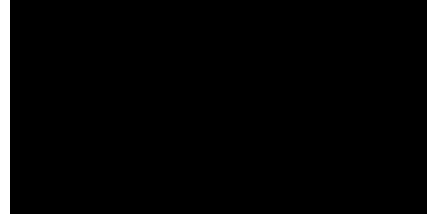


Planning Department,
Waterford City & County Council,
Menapia Building,
The Mall,
Waterford,



30th August 2021

RE : Sustainable Master planning of the Carrickphierish Road Area

To whom it may concern,

I write to you in regards the concern we have about to the Carrickphierish road area of city. I am living in the Gracedieu area for over 35 years. We have seen many development plans considered and implemented in the area and it must be acknowledged that mistakes have been made in relation to the planning of the area and the implementation of previous development plans. I am keen to point out that any future development plan should acknowledge the failings of the past and seek to solve ongoing problems that exist as well as not contributing to future problems.

The main issues with the development of the area include, but are not limited to, the following items:

Housing Density

The density of housing proposed on lands surrounding the Carrickphierish Rd is too large and ambitious. Housing policies that encourage overcrowding can lead to social problems that the surrounding area and the greater Waterford City area will ultimately pay for in the long run.



Fig 1 : Proposed zoning map for area surrounding Carrickphierish Rd.

There is a portion of land highlighted on figure 1 above which is noted on the proposed development plan as medium residential (30-50 houses per Hectare). Much of this land would appear to be owned by a single entity (see ownership map below). Much of this land was just stamped with a residential zoning to suit the ownership of the lands. This opens up the land for possible exploitation by developers who are determined to benefit from the lands by extracting as much profit as possible from any particular development.

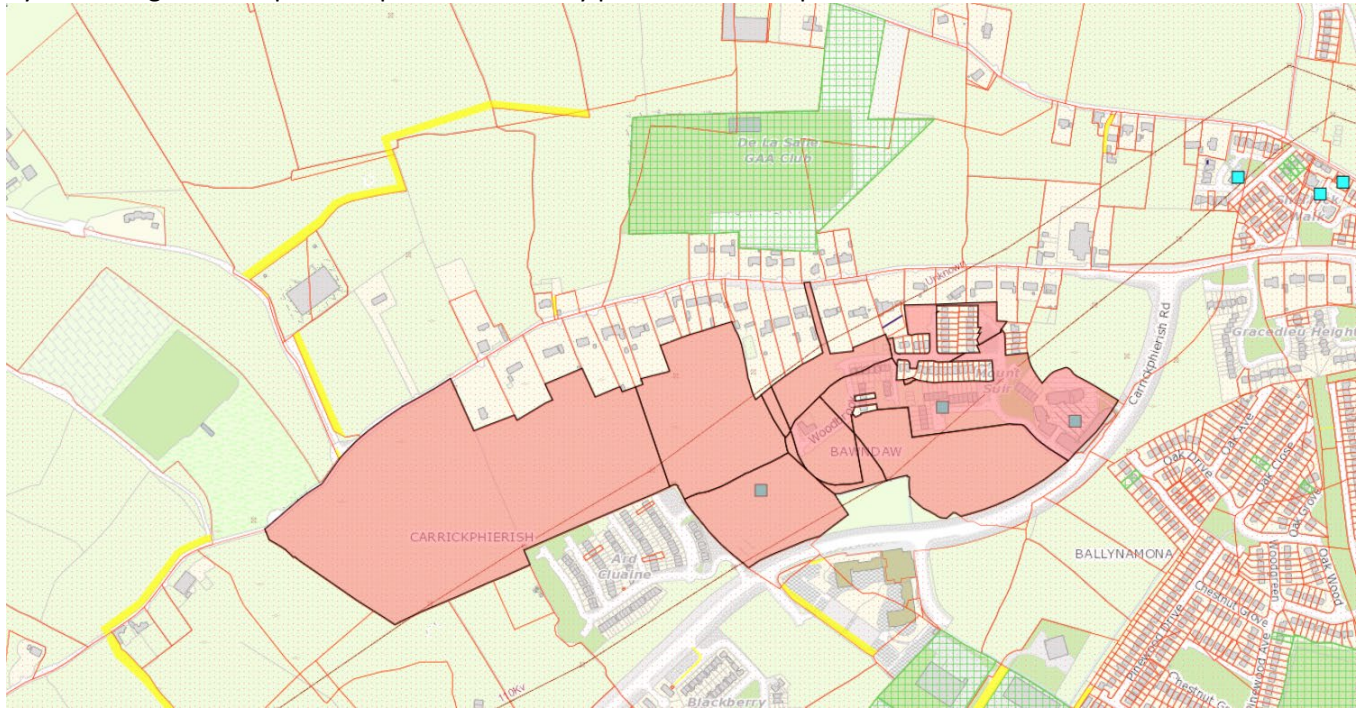


Fig 2 : Land ownership map

In the interest of sustainable development of the area we feel that this approach is outdated and has contributed to problems in this area and all over the city. We suggest that Waterford Coco consider adding amenity spaces / green spaces and community facilities now and before any potential planning applications are ever lodged on these sites. This way we have protected and masterplanned the exact requirements of the area well in advance of any development progressing. The planning process cannot be solely relied upon to enforce this long term approach. It must be done early to avoid a repeat of developments such as Ard Cluaine, Mount Suir, Blackberry Fields & Ard Phiaras. There is also an area shown white on the development plan as Strategic Reserve Lands. This is open to a multitude of different kinds of future uses. Although not directly opposed to this designation we would point out that this land must be considered carefully in any future masterplan of the area.

Social Housing:

Our understanding was that previous development plans outlined Carrickphierish to be a mixture of residential densities, mixed uses, associated amenity spaces and community facilities. All that has actually been delivered to date is 100% social housing. With the exception of the Waterford Educate Together school the area can only be seen as a complete failure in relation to any previous development plan produced for the area. Low socioeconomic status of occupants can be directly linked to increased crime rates and anti social behaviours. This is part of the reason why county councils opt to integrate small amounts of social and affordable housing into private developments. What I can see from the current proposal is more of the same type of development. There is no good outcome for anyone concerned if this is the case. In December 2019 a person was shot three times outside the Mount Suir Apartments and there is a regular Garda presence in the area due to anti social behaviour. Waterford Coco must ask themselves if this is the type of environment they seek to create.

Conclusion:

We would ask that Waterford Coco carefully consider the zoning proposals in this area before repeats of the same mistakes are made. The area requires a more thoughtful masterplan to be put in place. This needs to be produced in conjunction with all stakeholders – including local residents and land owners in the area. We would suggest as a minimum requirement no further apartment type developments are allowed on these lands. Furthermore there is simply not enough amenity space, green space and community facilities available to the residents in the area to accommodate any further development.

Yours faithfully

