

# Land-Use Zoning Justification Report

Supporting a Proposed  
**Strategic Housing Development** on  
Lands at **Duckspool, Dungarvan, Co.  
Waterford**

July 2021

Prepared by



On behalf of

**Mr. Michael Ryan**

## Document review and approval

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## 1.0 Introduction

This Land-Use Zoning Justification Report has been prepared by KPMG Future Analytics (KPMG FA) of 1 Stokes Place, St. Stephen's Green, Dublin 2 on behalf of Mr. Michael Ryan of 6 Argus House, Greenmount Office Park, Harold's Cross, Dublin 6W in respect of a proposed strategic housing development (SHD) on lands at Duckspool, Dungarvan, Co. Waterford.

The principal elements of the SHD include: 218 no. residential units, creche, community car park and open space. The proposed development is in excess of 100 residential units and is, therefore, considered to be a Strategic Housing Development (SHD) and eligible for consideration under the provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016 and the Planning and Development (Strategic Housing Development) Regulations, 2017.

### 1.1 Report Purpose

This Report is in support of the proposed development, following on from the pre-application consultation (PAC) held with An Bord Pleanála (ABP) and Waterford City and County Council (WCCC). Its purpose is to justify the development of 'R3 – Residential Phased' zoned lands at the current time (i.e. during the lifetime of the current *Dungarvan Town Development Plan 2012–2018*, which has been extended) despite their intention for “*residential development in the next Plan period, 2012–2024.*” This is notwithstanding the fact that the Plan was only envisaged to be in force until 2018. For clarity, the R3 zoning's objective is “*To reserve land for future sustainable residential development*” with its intention being to facilitate.

To provide a robust justification to sustainably and appropriately develop the R3 lands at the subject site, this Report:

- Details the site's location and context;
- Identifies key local and regional planning policies and objectives and compliance with same;
- Illustrates the availability of water services to support the development;
- Provides a review of all residential zoned lands in the Dungarvan area; and
- Demonstrates the Land-Use Justification for the Proposed Development in relation to the R3 – Residential Phased land use zoning currently on the site.

Importantly, as discussed during the pre-planning consultation meeting with WCCC and the PAC with WCCC and ABP, the Report supports the premise of the extract below from the *Dungarvan Town Development Plan 2012–2018*, which facilitates the R3-zoned lands coming forward during the life of the Plan;

*“R3 lands may be reviewed by the Planning Authority over the lifetime of the Plan where specific need arises. This shall be subject to the availability and capacity of services and where R1 & R2 lands have been developed /or committed to development by way of a grant of planning permission.”*

## 2.0 Subject Site

The proposed development is to be delivered on a site of 8.6288 ha located at Duckspool on the eastern edge of Dungarvan, Co. Waterford. It has lengthy road frontage along the north and is located proximate to a range of amenities, adjacent to existing residential areas and schools and within reasonable walking and cycling distance of Dungarvan town centre.

### 2.1 Site Location

The subject site immediately abuts existing built-up areas and is within the urban envelope of Dungarvan, as defined by the DTDP (Figure 2.1). It is close to the N25 national primary road, which connects the town with Waterford City to the north-east and Cork City to the south-west (via Youghal and Midleton), and the Waterford Greenway.



**Figure 2.1: Site context with its location proximate to Dungarvan and other notable features and places.**

The site is less than a 2 km walk from Dungarvan town centre, where a wide range of retail options and personal and professional services are available. Within the immediate environs of the site are several convenience retail outlets, a petrol filling station, take away restaurants, schools and childcare providers. Of note is the site's proximity to the outstanding amenity asset that is the Waterford Greenway (a 46 km walking and cycling route that runs from Dungarvan to Waterford City).

### 2.2 Site Description

The subject site has an area of approximately 8.6288 ha (21.32 acres) and is somewhat irregular in shape (Figure 2.2). It is a greenfield site currently in use as pasture for agricultural purposes.

It is bound as follows: to the north by the L3168 road (which links the R675 to the east with the N25 as it enters Dungarvan to the west), across which are the Cluain Garbhán housing estate, Scoil Gharbháin (primary level Gaelscoil) and St. Augustine's College (secondary level school); to the east and south-east by an undeveloped field; and to the south and west by existing residential areas (Sallybrook and Tournore estates).



Figure 2.2: Site location and extent.

The existing northern boundary is defined by fencing and is easily accessible (there are 3 no. existing gated entrances). The eastern boundary is primarily a drainage ditch, with some low-lying vegetation. The southern boundary sees a continuation of the ditch and the emergence of a mixed-vegetation hedgerow. The western boundary is also defined by an established mixed-vegetation hedgerow and drainage ditch which back onto existing housing developments. A mature hedgerow and drainage ditch (to its west) of approximately 240 m runs along a north-south axis in the western half of the site.

For context, none of the following protected or notable features are known to be present at or proximate to the subject site:

- Protected structures,
- Architectural Conservations Areas,
- Recorded monuments or places,
- Tree Preservation Orders,
- COMAH/Seveso sites.

However, the site is approximately 100m from the Dungarvan Harbour Special Protection Area. Please refer to the enclosed Natura Impact Statement for further details.

### 2.3 Subject Site's Land-Use Zoning

The site's land-use zoning designations are prescribed by the *Dungarvan Town Development Plan 2012–2018* (DTDP). 4 no. zoning types are present: 'R1 – Residential Medium', 'R2 – Residential Low', 'R3 – Residential Phased' and 'OS – Open Space' (Table 2.1 and Figure 2.3).

Table 2.1: Land-use zonings prescribed to the subject site and approximate areas of each.

Land Use Zoning	Objective
R1 – Residential Medium	<i>“To protect the amenity of existing residential development and to provide for new residential development at medium density.”</i>
R2 – Residential Low	<i>“To protect the amenity of existing residential development and to provide for new residential development at medium density.”</i>
R3 – Residential Phased	<i>“To reserve land for future sustainable residential development.”</i>
OS – Open Space	<i>“To preserve and enhance Open Space areas and Amenity Areas for passive and active recreational uses, including the preservation of grass verges, hedgerows and tree stands.”</i>

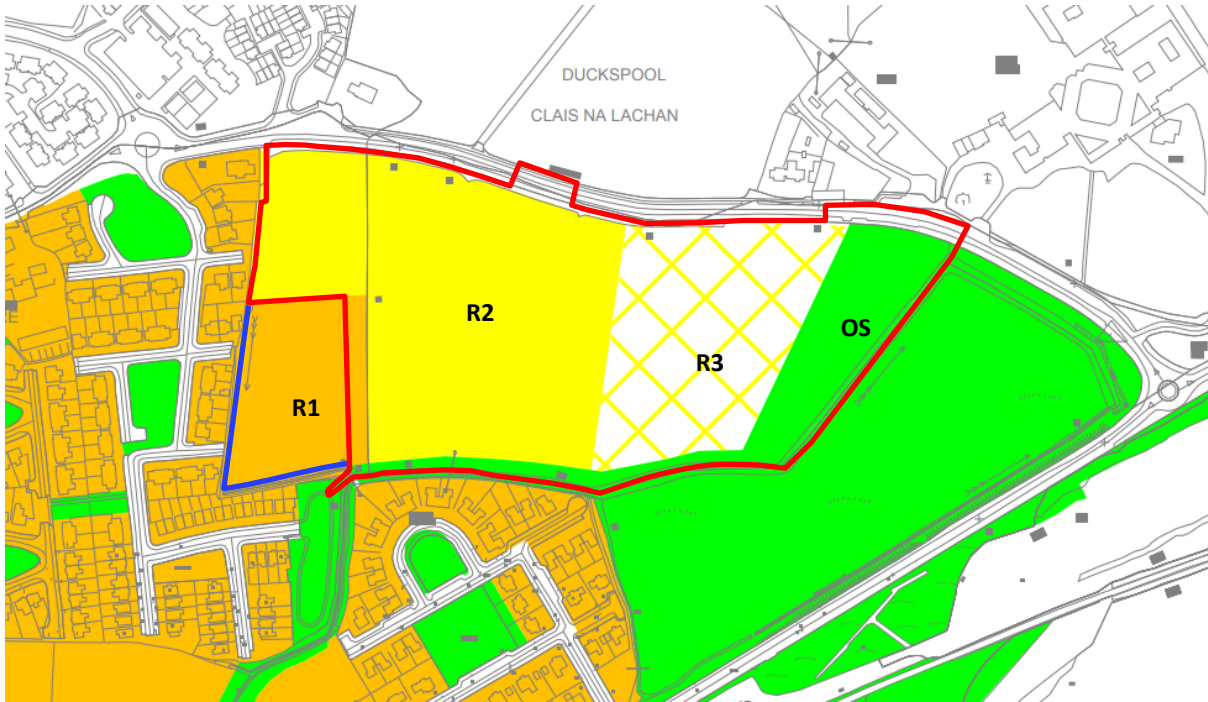


Figure 2.3: Land-uses prescribed to the subject site. (Source: DTDP).

### 3.0 Strategic Planning Policy and Objectives: Assessment and Justification

As stated above in Section 2.3 above, a portion of the application site is zoned as 'R3 - Residential Phased' in the DTDP. The review of national, regional, county and local policy in this section provides a strategic understanding of their details and principles in the context of justifying the need, the appropriateness and sustainability of developing the R3-zoned portion of the application site at the current time.

#### 3.1 National Planning Framework: Ireland 2040 Our Plan

The *National Planning Framework: Ireland 2040 Our Plan* (NPF) defines the future planning and development of Ireland, replacing the former *National Spatial Strategy for Ireland 2002–2020: People, Places and Potential* (NSS). It is complemented by the *National Development Plan 2018–2027* (NDP), which outlines the Government's primary capital investment in projects up to 2027. These projects have been selected as those that will best secure the delivery of the NPF and include road improvements and public transport upgrades to support population growth, economic and social development and environmental protection (both directly and indirectly).

The NPF strives to prioritise urban areas as the preferable locations in which to accommodate the State's future population and to drive enterprise and employment opportunities. National Policy Objective (NPO) 5 defines this approach; *"Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity."*

Such areas allow for the creation of critical mass that allows services and infrastructure to be more effectively, efficiently and easily provided. Targeting development in urban areas also reduces negative impacts on the natural environment, the loss of valuable, finite land resources and the emission of greenhouse gases. To achieve this, the NPF includes NPO 9 which allows for select settlements to be *"identified for significant (i.e. 30% or more above 2016 population levels) rates of population growth at regional and local planning stages..."* NPO 3a places further emphasis on strengthening critical mass and urban consolidation: *"Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements"*.

Clearly, the NPF will drive increasing levels of forthcoming population growth and residential development into urban areas, as the most sustainable and resilient locations in which to secure Ireland's future.

The subject site is immediately abutting the existing built up area and **within the defined settlement of Dungarvan, Co. Waterford**. The proposed development aligns with the NPOs and broader principles of the NPF, ensuring the compact and sustainable development of an urban site and securing much needed housing supply in the area by providing a high-quality scheme.

These NPOs will ultimately combine to deliver the NPF's National Strategic Outcomes (NSOs); principally '1 – Compact Growth'. Consequently, it is asserted that – upon review of the detailed analysis in Section 5.0 (below) – it would be **counterproductive, contradictory and unsustainable** for An Bord Pleanála to prevent the R3-lands coming forward at this juncture because there might be some R1- or R2-zoned, **yet sequentially significantly less favourable**, lands available.

**In the case for bringing forward the 'R3 – Residential Phased' lands for development, the NPF supports the consolidation and compact growth of towns such as Dungarvan. Given its strategic location within the defined settlement boundary, the development of the subject site is supported by NPO 3a and NPO 9 as discussed above.**



### 3.2 Regional Spatial and Economic Strategy for the Southern Region

The *Regional Spatial and Economic Strategy for the Southern Region* (RSES) provides the planning structure at a regional level, transposing the principles of the NPF to more applicable local levels. The RSES sets Dungarvan with the status of 'Key Town', with "...a significant role in strengthening the urban structure of the Region... based on [its] strategic location and influence, record of performance and delivery, employment and service functions, potential of employment led growth, sub-regional interdependencies and scope for collaboration." Highlight 'Strategic Attributes' of the town include: "county town [status], significant sub regional role and synergy with East Cork."

Regional Policy Objective (RPO) 11 specifically relates to Key Towns. It is detailed and encompassing, with several sub-parts. Sub-part (a) is of relevance to the proposed development given its residential composition:

*"Local Authorities are supported in **targeting growth of more than 30% for each Key Town** subject to capacity analysis and sustainable criteria under Section 3.3 A Tailored Approach, RPO 2 Local Authority Core Strategies and the sustainable requirements under the following sub sections of RPO 9 Key Towns. The appropriate level of growth is to be determined by the Core Strategy of Development Plans." [emphasis added]*

This RPO intends to achieve a greater level of development within existing urban settlements, which are more sustainable locations for same to occur. The proposed development aligns with and supports this RPO, which is an application of the NPOs and NSO highlighted in Section 3.1.

Although RPO 35(c) of the RSES will principally apply to future iterations of the WCDP and DTDP, it is also of note considering its importance for sustainable development and compact growth:

*"Development Plans shall set out a transitional minimum requirement to deliver **at least 30% of all new homes** that are targeted in settlements other than the cities and suburbs, **within their existing built-up footprints** in accordance with NPF National Policy Objective 3c. This will be evidence based on availability and deliverability of lands within the existing built up footprints." [emphasis added]*

While the site is greenfield in nature, it is within the development boundary of Dungarvan (as defined by the DTDP). The proposed development will support a more sustainable use of scarce urban lands and align with the principles of this RPO. **The development of the R3 lands within the subject site align with the principles of the RSES and will wholly support its successful delivery.**

### 3.3 Waterford County Development Plan 2011–2017

The *Waterford County Development Plan 2011–2017* sets out the planning and development framework for County Waterford. With the RSES having recently been adopted and the amalgamation of the City and County Councils complete, the WCDP will undergo review so as to align with its principles, policies and objectives. However, as the WCDP remains active, the proposed development is being designed and planned to adhere to its contents.

Table 10.10 of the WCDP states that the aim of 'R3 Residential – Phased' zoning is "*To reserve land for future sustainable residential development (2017-2023)*" and Table 3.4 notes "*R3 (Phased)*" as being "*Reserved for 2017–2023.*" **Both statements bind the development of R3-zoned lands to a time period.** There appears to be only a single reference in the WCDP that suggest R3 lands are intended for development during a future Plan. It states:

*“This land [R3-zoned lands] is reserved for sustainable residential development in the next Plan period, 2017-2023.”*

**Therefore, there is a contradiction/conflict with regard to when R3-zoned lands can be developed, raising uncertainty in relation to them being ‘time-bound’ or ‘Plan-bound’.**

Furthermore, it is firmly contested that whilst the WCDP has been extended, **we are already currently in the “next Plan period, 2017-2023.”** This period commenced 4 no. years ago and it would not have been the original intention of the Council to extend the life of the Plan and rely upon it for such a long period of time.

In addition, assertions that the R3-zoned lands are only allowed for development after the period in which the WCDP is in force would/should have resulted in wording closer to the following: *“This land is reserved for sustainable residential development during the lifetime of the Plan that supplants the Waterford County Development Plan 2011-2017”* (or similar). Such a statement would have resulted in the development of R3-zoned lands being ‘Plan-bound’.

**Therefore;**

- 1. Reflecting upon the conflicting/contradictory language used in relation to the development of R3-zoned lands being ‘time-bound’ versus ‘Plan-bound’,**
- 2. Noting the fact that we are now in the “next Plan period, 2017-2023” which the wording of the WCDP ties to time not a Plan,**
- 3. Recognising the substantial passage of time,**
- 4. Acknowledging the ongoing housing crisis (impacting at local and national levels),**
- 5. Comprehending the significantly changed urban environment of Dungarvan and context of the application site, and**
- 6. Reviewing the paucity of available, forthcoming residentially-zoned lands in Dungarvan,**

**it is considered to be permissible, appropriate and sustainable to allow the development of R3-zoned lands at the current time.**

Notwithstanding the important observations above, the WCDP includes the following text which, whilst augmenting the contradiction/conflict, also allows for R3-zoned lands to be developed:

*“R3 lands may be reviewed by the Planning Authority over the lifetime of the Plan where specific need arises. This shall be subject to the availability and capacity of waste and water services and where R1 & R2 lands have been developed /or committed to development by way of a grant of planning permission.”*

These two criteria are discussed in detail in Sections 4.0 and 5.0 below.

### **3.4 Dungarvan Town Development Plan 2012–2018**

At a local level, the *Dungarvan Town Development Plan 2012–2018* (DTDP) sets out the planning and development framework for the town of Dungarvan. The proposed development, therefore, has been designed and planned to adhere to its contents.

‘Generally permissible’ uses on the R1, R2 and R3 lands include ‘dwellings’ and ‘park/playground’ only. ‘Open for consideration’ uses include: ‘bed and breakfast / guesthouse’, ‘café / tea shop’, ‘coach parking bays and bus shelters’, ‘community facility’, ‘crèche/playschool/playgroup’, ‘cultural/heritage building’, ‘education’, ‘garden centre’, ‘halting site’, ‘primary care / healthcare centre / clinic’, ‘hotel / tourist

accommodation’, ‘nursing home’, ‘office’, ‘park and ride facility’, ‘place of worship’, ‘public waste water treatment plant’ and ‘convenience retail corner/neighbourhood shop, petrol outlet’).

No land-uses are noted as being ‘generally permissible’ on the OS lands. However, ‘open for consideration’ uses include ‘coach parking bays and bus shelters’, ‘community facility’, ‘golf course’, ‘major playing fields / sports club’, ‘park and ride facility (including car park)’ and ‘park/playground’.

Considering the ‘generally permissible’ and ‘open for consideration’ land-uses associated with the R1 Residential – Medium, R2 Residential – Low, R3 - Residential Phased and OS Open Space zoning objectives, Table 3.1 demonstrates the proposed development’s compliance with the land-use zoning of the DTDP.

**Table 3.1: Proposed development’s compliance with land-use zoning of the DTDP.**

Zoning	Proposed Use	Compliant with DTDP Zoning
R1	Residential	Yes
R2	Residential	Yes
R3	Residential	Yes
	Crèche	Yes
OS	Crèche (car park component)	Yes
	Car Park	Yes

With respect to the development of R3-zoned lands, the same observations made in Section 3.3 relating to the WCDP apply to the DTDP. Whilst they will not be repeated here, the same conclusions can be drawn; there is a further lack of absolute clarity with respect to the preclusion of development on R3-zoned lands being ‘time-bound’ (post-2018) versus ‘Plan-bound’ (post-DTDP).

As with the WCDP, the exact wording of the DTDP is such that it does not read as though the development of R3-zoned lands is precluded/defined by the life of a Plan, but by time periods:

- Page 19 of the DTDP states that *“This land [R3-zoned lands] is reserved for sustainable residential development in Plan period, 2018-2024.”* This wording does not tie the preclusion of developing R3-lands to a Plan, but to a period in time; we are now in this new *“Plan period”* and have been for 3 no. years.
- Table 3.4 of the DTDP states that R3-zoned lands are *“Reserved for Future Development.”*
- Table 10.10 of the DTDP states that the aim of the R3 - Residential Phased Zoning is *“To reserve land for future sustainable development.”*

**Therefore, as similarly concluded in respect of R3-lands noted in the WCDP;**

- 1. Reflecting upon the conflicting/contradictory language used in relation to the development of R3-zoned lands being ‘time-bound’ versus ‘Plan-bound’,**
- 2. Noting the fact that we are now in the “next Plan period, 2018-2024” which the wording of the DTDP ties to time not a Plan,**
- 3. Recognising the substantial passage of time,**
- 4. Acknowledging the ongoing housing crisis (impacting at local and national levels),**
- 5. Comprehending the significantly changed urban environment of Dungarvan and connect of the application site, and**
- 6. Reviewing the paucity of available, forthcoming residentially-zoned lands in Dungarvan,**

**it is considered to be permissible, appropriate and sustainable to allow the development of R3-zoned lands at the current time.**

Notwithstanding the above observations and conclusions, as similarly stated in the WCDP, the DTDP includes the following allowance, which is addressed in Sections 4.0 and 5.0 to further bolster the case in support of the proposed development coming forward at the current time:

*“R3 lands may be reviewed by the Planning Authority over the lifetime of the Plan where specific need arises. This shall be subject to the availability and capacity of services and where R1 & R2 lands have been developed /or committed to development by way of a grant of planning permission.”*

### 3.5 Population Growth Targets and Realities for Dungarvan

Table 4.1 of the WCDP indicates population targets for Waterford County, Waterford City & Environs and Dungarvan as per the Regional Planning Guidelines 2009. It was targeted that the population of Dungarvan would have been 10,000 by 2010, 11,600 by 2016 (year of the last census) and 13,400 by 2022 (next year). Similarly, the DTDP had the same population targets for 2010, 2016 and 2022.

As indicated in Table 3.2 below, 2011 Census data indicates that the population reached 9,427; 573 people or 5.7% less than was targeted even a year earlier. The 2016 Census data shows that the actual population of Dungarvan in 2016 was 9,227; representing a decline of 200 people or 2.1%. It also reflects a further failure for the town to reach its target, by 2,373 people or 20.4%.

**Table 3.2: Population Growth of Dungarvan 2006–2016 and targeted growth set by the DTDP and WCDP.**

Year	Target Population Growth (as per WCDP & DTDP)	Actual Population Growth (Census Data)
2006	-	8,362
2010/2011	10,000	9,427
2016	11,600	9,227
2022	13,400	-

Whilst the failure of the town to reach its population targets in the last decade may be attributed to a variety of factors (recession, emigration, excessive targets, etc.), it does not wholly explain why the population declined between 2011 and 2016. This was a period in which County Waterford’s population grew by 2.1% and the State’s by 3.8%.

In order to facilitate population growth for the area that is now being driven by the NPF and RSES, it is clear that sustainable, residential development must be encouraged. This is vital to ensure the population can avail of housing options within the settlement of Dungarvan. In light of this, the development of the ‘R3 – Residential Phased’ portion of the application site would be greatly beneficial to the area by providing much needed housing; retaining the existing population and acting as a pull-factor for people thinking about moving to the area also. Given the strategic location of the subject site, and its proximity to a host of amenities and facilities, the development of these lands would also be in the greater interest of the proper planning and sustainable development of Dungarvan.

As mentioned above in Section 3.1, NPO 9 of the NPF allows for population growth of “30% or more above 2016 population levels.” In the case of Dungarvan, this would allow for potential growth of 2,768 (to a total population of 11,995). Given the lead-in time to the adoption of a new Plan to define the planning and development of Dungarvan, this objective can only be achieved with support given to appropriate and sustainable development of R3-zoned lands by way of high-quality, coherent and integrated proposition.

## 4.0 Availability and Capacity of Services for Subject Site

In relation to the bringing forward of R3-zoned lands for development at the current time, the WCDP states the following (with similar wording used in the DTDP), with this Section water services capacity:

*“R3 lands may be reviewed by the Planning Authority over the lifetime of the Plan where specific need arises. This shall be **subject to the availability and capacity of services** and where R1 & R2 lands have been developed /or committed to development by way of a grant of planning permission.” **[emphasis added]***

In order to illustrate the capacity of services for the subject site, the Board’s attention is respectfully directed to the OCSC’s Engineer Services Report and to the enclosed Confirmation of Feasibility (CoF) and Statement of Design Acceptance (SoDA) received from Irish Water.

The Confirmation of Feasibility notes that a water connection is feasible, subject to an *“Upgrade of an existing 150mm diameter watermain to 200mm diameter for a length of approximately 300m.”* Similarly, it also notes that a wastewater connection is feasible, subject to *“Removal/reduction of stormwater infiltration into the wastewater network”*.

Both upgrades are minor in nature and will not require planning permission. In addition, the Statement of Design Acceptance (SoDA) received from Irish Water states that it *“has no objection”* to the proposals submitted as part of the development.

In addition to the foregoing, the Board is also directed to the letter provided by the Chief Executive of WCCC and included in the Engineering Services Report. This letter states:

*“...Waterford City and County Council has no objection to work being undertaken to remove storm water from the wastewater system serving Barnawee Pumping Station and will agree to the taking in charge of consequential storm sewers or works that are properly provided at the developers expense and in agreement with ourselves and Irish Water.”*

We trust that the attached from Irish Water is in order and that the proposals, as submitted, are in compliance with the policies and objectives as outlined in the DTDP and WCDP.

## 5.0 Analysis of Residentially-Zoned Lands in Dungarvan

The following section directly addresses and responds to the wording of the DTDP, which, notwithstanding the observations made above in relation to development R3-zoned lands being 'time-bound' rather than 'Plan-bound', states:

**“R3 lands may be reviewed by the Planning Authority over the lifetime of the Plan where specific need arises. This shall be subject to the availability and capacity of services and where R1 & R2 lands have been developed /or committed to development by way of a grant of planning permission.” [emphasis added]**

Specifically, this section carries out an audit and assessment of the R1- and R2-zoned lands in the settlement and environs of Dungarvan to illustrate the paucity of such lands that are available and likely to be forthcoming for development.

### 5.1 Lands Currently Zoned Residential

Table 3.4 of the DTDP identifies all residentially zoned land in the Dungarvan area under the lifetime of the Plan (2012–2018). This table indicates that, at the time of the Plan's publication, there was approximately 38.3ha of undeveloped R1 (Medium Density) lands, 13.3ha of undeveloped R2 (Low Density) lands and 96.0ha of undeveloped R3 (Phased) lands. These figures exclude land in the environs of the Dungarvan settlement.

Figure 5.1 below identifies the location of all lands zoned R1, R2 and R3 in the DTDP and WCDP (noted as being in the Dungarvan Environs in the latter), with some large sites omitted already, having been developed. As visible below, the subject site is located to the east of Dungarvan town centre and is highly advantageous in terms of its strategic location and proximity to the town centre, Greenway, crèches and schools. **Furthermore, it benefits from being contiguous to R1- and R2-zoned lands in a contained and coherent landholding owned by a single-party.**

It is also important to note the residential zoning of lands in this area, which must be taken into context in relation to the lifetime of both development plans. Given that both plans have now passed the end of their intended lifetimes, it is prudent that R3 – Residential Phased zoned lands in the area are reviewed in the context of recent housing demand and population demographics, discussed above.

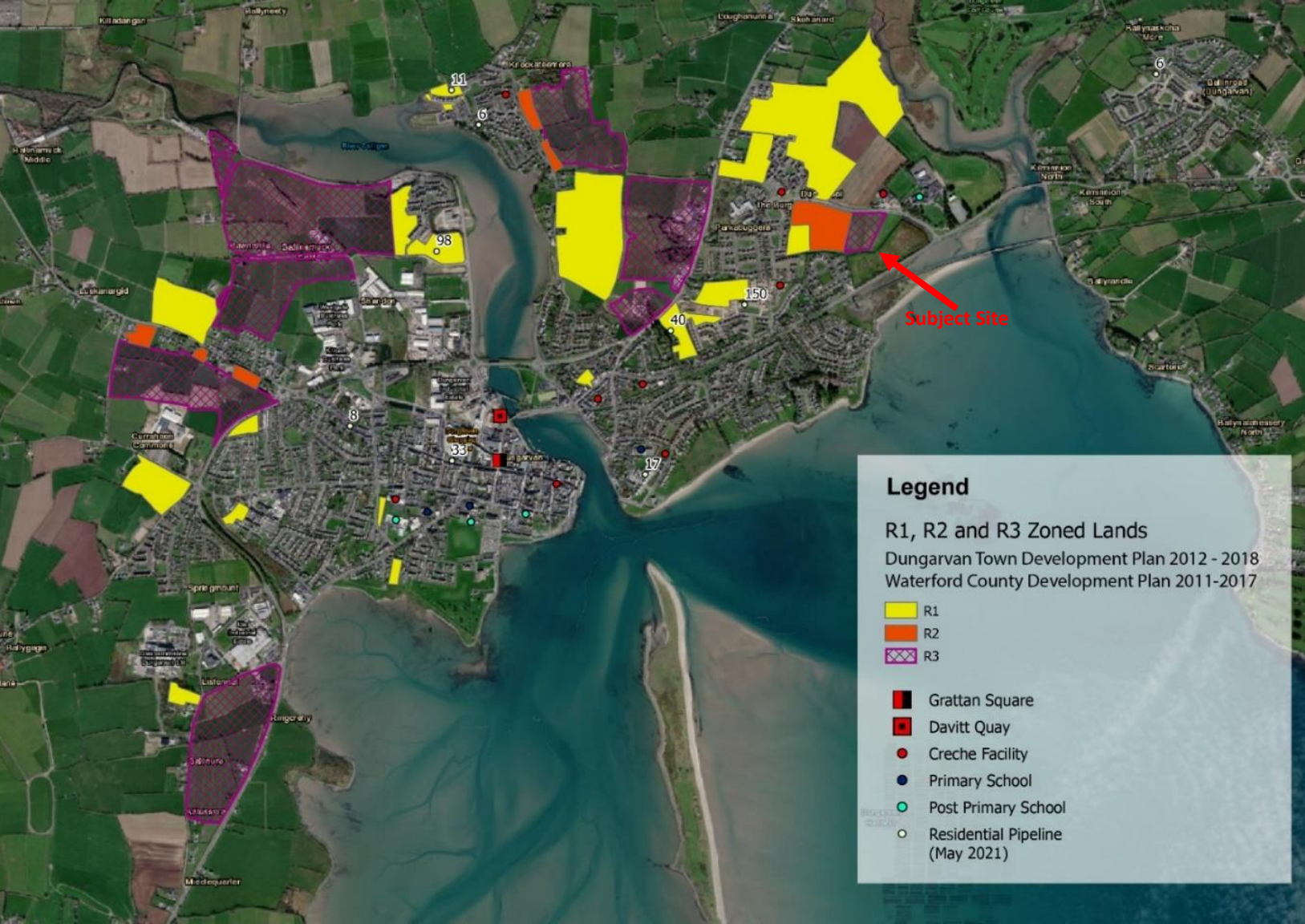


Figure 5.1: Map of R1, R2 and R3 lands in WCDP and DTDP Zoning Maps.

## 5.2 Undeveloped Residential Lands

Figure 5.2 (overleaf) identifies and numbers (with an ID for each of the 29 no. separate parcels/sites) all residentially zoned lands that have **not been developed** to-date (or in the lifetime of both the DTDP and WCDP). The subject site's portion of R3-zoned lands is identified as Number 5 in Figure 5.2. The exercise undertaken to omit sites involved a review of individual site planning histories (see Appendix 1) and Google Earth aerial imagery (as shown in various Figures herein).

With respect to residential planning applications coming forward on specific sites; examples include 98 no. units proposed under Reg. Ref. 17579, 150 no. units proposed under Reg. Ref. 17580 and 40 no. units proposed under Reg. Ref. 19168. The unit counts are marked on Figure 5.2 and are evidence of residential development activity in the settlement.

Upon first inspection of Figure 5.2, it appears as though there are large swathes of R1-lands currently zoned and undeveloped still available. Of note amongst these are the sites with the following IDs: 13, 14, 16, 17 and 25. Site No. 25 is of particular interest due to its size and as it is understood to have been zoned for development in successive Plans, but has failed to be developed accordingly. It is known to be in active use for agricultural purposes; but for equestrian activity in particular, as evidenced by aerial imagery showing facilities for same and the presence of horse livestock on-site during the year.

Tables 5.1 and 5.2 below indicate the quantum of R1-, R2- and R3-zoned lands in Dungarvan and its environs from c. 2010 and 2021. As evident in these Tables, there are notably less R1-zoned lands now available compared to 2010, with development decreasing the area 182.2 ha in 2010 to 172.9 ha in 2021.

**Table 5.1: Identified undeveloped R1-, R2- and R3-zoned lands within Dungarvan and its environs, at the time the DTDP was adopted.**

Zoning	No. Sites	Average of Density	Total Units	Total Area (ha)
R1	19	20	1,329	66.5
R2	6	10	80	8.0
R3	11	10	1,075	107.7
<b>Total</b>	<b>36</b>	<b>15.3</b>	<b>2,484</b>	<b>182.2</b>

**Table 5.2: Identified undeveloped R1-, R2- and R3-zoned lands within Dungarvan and its environs, in 2021.**

Zoning	No. Sites	Average of Density	Total Units	Total Area (ha)
R1	12	20	1,145	57.2
R2	6	10	80	8.0
R3	11	10	1,075	107.7
<b>Total</b>	<b>29</b>	<b>14.1</b>	<b>2,300</b>	<b>172.9</b>

Following the above-described identification of residentially-zoned land in the town, an accessibility and quality assessment was undertaken. This assessment analysed and reviewed each of the sites in terms of their proximity to 5 no. key locations, services, facilities or amenities (mapped on Figure 5.2):

1. Grattan Square – selected as the town core and the centre of Dungarvan's retail offering, dining and entertaining, personal services (e.g. hairdresser, medical, etc.), professional services (e.g. solicitor, estate agent), etc. (location marked on Figure 5.2);
2. Davitt's Quay – the location of Dungarvan's principal bus stop/terminal, allowing for onward connectivity by way of sustainable public transport (location marked on Figure 5.2);



3. Closest crèche – an important service for young families, with proximity to childcare facilities considered to be of importance to reduce the need to use private cars and to promote active travel (locations marked on Figure 5.2);
4. Closest primary school – required for children, with proximity to same considered to be of importance to reduce the need to use private cars and to promote active travel (locations marked on Figure 5.2); and
5. Closest secondary school – required for children, with proximity to same considered to be of importance to reduce the need to use private cars and to promote active travel (locations marked on Figure 5.2).

These spatial variables were considered to be those more routinely frequented and, therefore, of greatest importance in terms of being accessible. They also reflect the principles of sequential, compact growth, portion of active modes of transport and the creation of viable mixed-use communities.

The findings of the above assessment are detailed in Table 5.3. The 3 no. separate zonings that comprise the application site scored well and consequently ranked well; 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> of 29 no. sites/parcels. The R3-zoned portion of the application site ranked 8<sup>th</sup> and 8 no. R1-zoned sites, 5. no R2-zoned site and 8 no. other R3-zoned sites. It benefits from its relative proximity to Grattan Square and Davitt's key, but performs especially well due to its immediacy to several schools and a childcare facility.

**Importantly, it ranks better than all residentially-zoned lands that are the Dungarvan environs – i.e. outside the defined settlement boundary of the town. This is a crucial observation, as will become apparent below.**

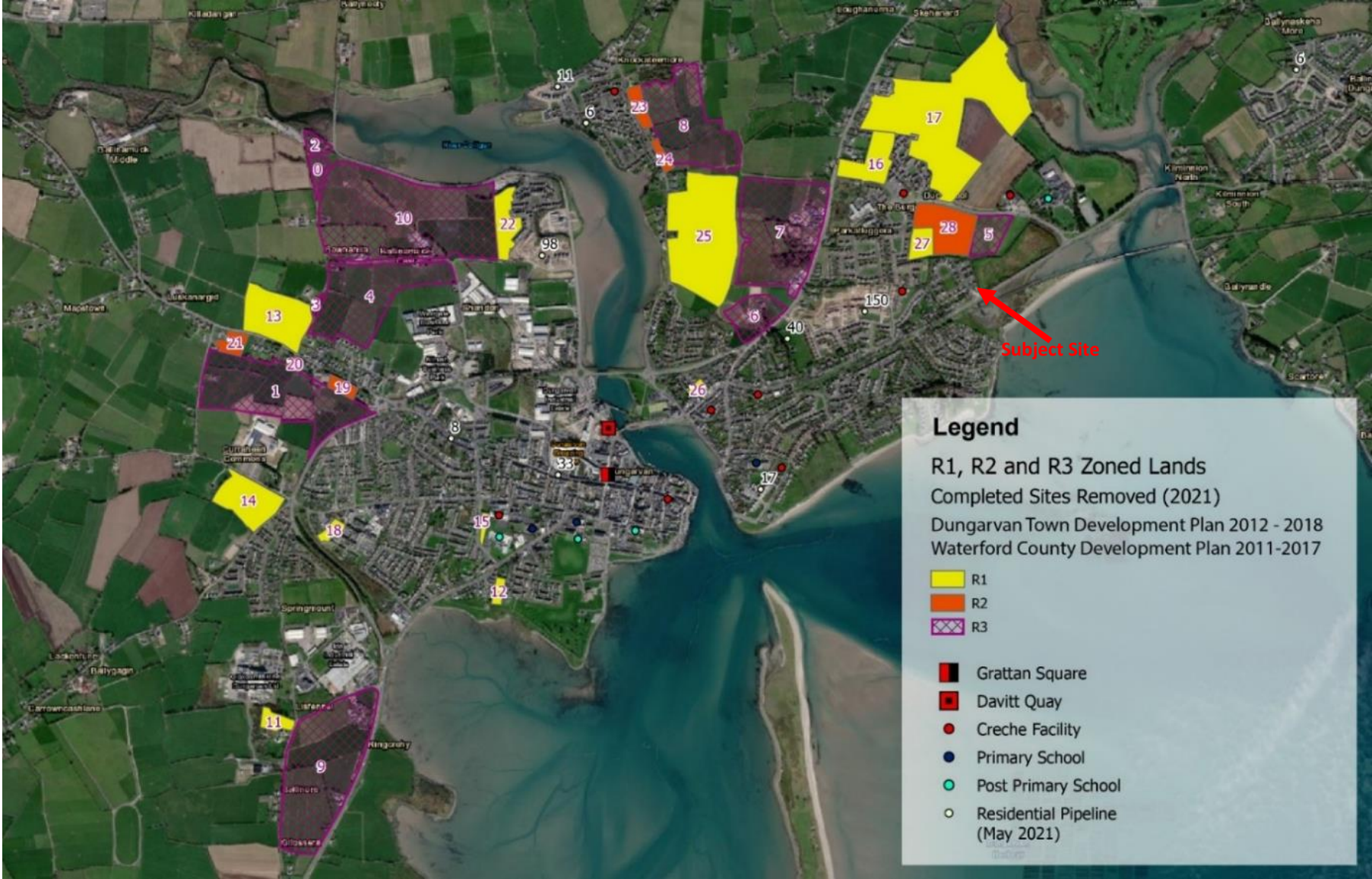


Figure 5.1: Map of currently available lands (with IDs).

Table 5.3: Results of the accessibility and quality assessment of residentially-zoned lands in Dungarvan and Dungarvan Environs.

ID	Zone	Location	Density	Area (ha)	Units	Davitt Quay (km)	Grattan Square (km)	Creche (km)	Primary School (km)	Post Primary School (km)	Score	Rank
15	R1	Inside settlement	20	0.31	6	0.64	0.55	0.04	0.20	0.06	1.5	1
26	R1	Inside settlement	20	0.39	8	0.38	0.50	0.06	0.36	0.65	2.0	2
12	R1	Inside settlement	20	0.50	10	0.80	0.64	0.27	0.25	0.18	2.1	3
6	R3	Inside settlement	10	3.30	33	0.70	0.83	0.23	0.53	0.95	3.2	4
25	R1	Inside settlement	20	14.81	296	0.70	0.88	0.42	0.70	1.05	3.8	5
7	R3	Inside settlement	10	15.70	157	0.84	1.00	0.33	0.74	0.96	3.9	6
28	R2	Inside settlement	10	4.37	44	1.60	1.72	0.08	0.17	0.32	3.9	7
5	R3	Inside settlement	10	2.29	23	1.75	1.85	0.09	0.09	0.17	4.0	8
27	R1	Inside settlement	20	1.29	26	1.50	1.62	0.14	0.37	0.52	4.2	9
17	R1	Dungarvan Environs	20	22.29	446	1.71	1.87	0.12	0.18	0.31	4.2	10
1	R3	Inside settlement	10	15.22	152	1.02	1.05	0.70	0.85	0.77	4.4	11
16	R1	Dungarvan Environs	20	3.21	64	1.49	1.65	0.09	0.53	0.70	4.5	12
18	R1	Inside settlement	20	0.66	13	1.23	1.17	0.67	0.82	0.68	4.6	13
22	R1	Inside settlement	20	2.44	49	0.86	1.04	0.60	1.18	1.21	4.9	14
19	R2	Inside settlement	10	0.73	7	1.11	1.16	0.82	0.97	0.88	4.9	15
4	R3	Inside settlement	10	12.14	121	0.92	1.07	0.93	1.07	1.01	5.0	16
10	R3	Inside settlement	10	26.74	267	0.89	1.06	0.66	1.19	1.22	5.0	17
8	R3	Inside settlement	10	11.60	116	1.20	1.39	0.12	1.19	1.36	5.3	18
24	R2	Inside settlement	10	0.55	6	1.14	1.34	0.27	1.33	1.57	5.7	19
9	R3	Dungarvan Environs	10	19.05	190	1.53	1.39	0.93	0.98	0.86	5.7	20
14	R1	Dungarvan Environs	20	4.43	89	1.45	1.42	0.94	1.09	0.95	5.9	21
23	R2	Inside settlement	10	1.04	10	1.32	1.52	0.06	1.54	1.76	6.2	22
20	R2	Inside settlement	10	0.30	3	1.37	1.42	1.08	1.23	1.14	6.2	23
13	R1	Dungarvan Environs	20	5.89	118	1.38	1.46	1.13	1.28	1.20	6.5	24
3	R3	Inside settlement	10	0.13	1	1.38	1.47	1.20	1.34	1.27	6.7	25
11	R1	Dungarvan Environs	20	1.00	20	1.88	1.75	1.27	1.34	1.20	7.4	26
21	R2	Inside settlement	10	0.99	10	1.63	1.69	1.33	1.48	1.38	7.5	27
0	R3	Inside settlement	10	0.78	8	1.62	1.75	1.29	1.72	1.68	8.1	28
2	R3	Inside settlement	10	0.74	7	1.72	1.87	1.26	1.87	1.84	8.6	29

### 5.3 Residential Land in the Dungarvan Settlement

The next step in reviewing the availability and appropriateness for development of Dungarvan's R3-zoned lands is to consider the R1- and R2-zoned in the Dungarvan environs area.

These lands are **not** zoned by the DTDP, but by the WCDP. Therefore, they are deemed to be outwith the defined settlement boundary of Dungarvan and fall outside the consideration of the DTDP, which intended to focus on the development of the town. By contrast, the Dungarvan Environs zoning map is intended to restrict urban development into surrounding rural areas, as evidenced by the significant zoning of lands as 'Open Space and Amenity' and 'Green Belt'.

In addition, as the analysis in Table 5.3 revealed, the 6 no. sites in the environs area generally ranked in the lower half of all sites in the town and the environs. Therefore, they are less well connected and more inaccessible by comparison with alternative sites, such as the R3-zoned portion of the application site.

Furthermore, whilst 5 no. of the sites in the environs area are zoned as R1 and are not subject to 'phasing', the prioritisation of their development in advance of the R3-zoned portion of the application site, and in spite of its superior accessibility and quality, would be contrary to proper and sustainable planning and development. It would conflict with the principles of (1) the sequential approach to development, (2) compact growth, (3) the development of sites within existing settlement boundaries, (4) the development of sites contiguous to existing built-form and (5) the creation of mixed-use area within which people can easily walk or cycle to school, work, etc.

Building on the above point, it would reflect a contradiction in the application of the DTDP and WCDP in terms of their primacy with respect to the development of the town and the prioritisation of sites for development. Adding to this, prioritising the R1- and R2-zoned lands over better located and connected R3-lands would conflict with the core principles of compact growth, urban infill and sustainable mixed-use communities espoused by the statutorily based NPF and RSES (discussed), as well as Section 28 Guidelines, notably:

- *Sustainable Residential Development in Urban Area (Cities, Towns & Villages);*
- *Sustainable Urban Housing: Design Standards for New Apartments;* and
- *Urban Development and Building Height Guidelines.*

These Guidelines emphasise and require more sustainable urban development, which would be the inhibition of the development site's R3-lands would be contrary to.

Informed by the above evidenced-based observations and conflicts with respect to the orderly and sustainable development, it is considered to be appropriate to omit the residentially zoned lands in the environs are from the analysis.

The updated mapping for this is displayed in Figure 5.3. The updated assessment and ranking of DTDP sites (only) is set out in Table 5.4, with the subject site still ranking 8<sup>th</sup>.

Based on this step, the available area of land reduces to 117.02 ha:

- R1 – 20.40 ha;
- R2 – 7.98 ha; and
- R3 – 88.64 ha.

## Duckspool SHD: Land-Use Zoning Justification Report

However, when all R3-zoned lands (including those in the application site) are omitted from the analysis, the total available area zoned for residential development reduces significantly to just 28.38 ha.



Figure 5.3: Map of available sites in Dungarvan Development Plan (excluding environs lands).

**Table 5.4: Results of the accessibility and quality assessment of residentially-zoned lands in the DTDP settlement area.**

ID	Zone	Location	Density	Area (ha)	Units	Davitt Quay (km)	Grattan Square (km)	Creche (km)	Primary School (km)	Post Primary School (km)	Score	Rank
15	R1	Inside settlement	20	0.31	6	0.64	0.55	0.04	0.2	0.06	1.5	1
26	R1	Inside settlement	20	0.39	8	0.38	0.5	0.06	0.36	0.65	2	2
12	R1	Inside settlement	20	0.5	10	0.8	0.64	0.27	0.25	0.18	2.1	3
6	R3	Inside settlement	10	3.3	33	0.7	0.83	0.23	0.53	0.95	3.2	4
25	R1	Inside settlement	20	14.81	296	0.7	0.88	0.42	0.7	1.05	3.8	5
7	R3	Inside settlement	10	15.7	157	0.84	1	0.33	0.74	0.96	3.9	6
28	R2	Inside settlement	10	4.37	44	1.6	1.72	0.08	0.17	0.32	3.9	7
5	R3	Inside settlement	10	2.29	23	1.75	1.85	0.09	0.09	0.17	4	8
27	R1	Inside settlement	20	1.29	26	1.5	1.62	0.14	0.37	0.52	4.2	9
1	R3	Inside settlement	10	15.22	152	1.02	1.05	0.7	0.85	0.77	4.4	10
18	R1	Inside settlement	20	0.66	13	1.23	1.17	0.67	0.82	0.68	4.6	11
22	R1	Inside settlement	20	2.44	49	0.86	1.04	0.6	1.18	1.21	4.9	12
19	R2	Inside settlement	10	0.73	7	1.11	1.16	0.82	0.97	0.88	4.9	13
4	R3	Inside settlement	10	12.14	121	0.92	1.07	0.93	1.07	1.01	5	14
10	R3	Inside settlement	10	26.74	267	0.89	1.06	0.66	1.19	1.22	5	15
8	R3	Inside settlement	10	11.6	116	1.2	1.39	0.12	1.19	1.36	5.3	16
24	R2	Inside settlement	10	0.55	6	1.14	1.34	0.27	1.33	1.57	5.7	17
23	R2	Inside settlement	10	1.04	10	1.32	1.52	0.06	1.54	1.76	6.2	18
20	R2	Inside settlement	10	0.3	3	1.37	1.42	1.08	1.23	1.14	6.2	19
3	R3	Inside settlement	10	0.13	1	1.38	1.47	1.2	1.34	1.27	6.7	20
21	R2	Inside settlement	10	0.99	10	1.63	1.69	1.33	1.48	1.38	7.5	21
0	R3	Inside settlement	10	0.78	8	1.62	1.75	1.29	1.72	1.68	8.1	22
2	R3	Inside settlement	10	0.74	7	1.72	1.87	1.26	1.87	1.84	8.6	23

## 5.4 Assessing R1- and R2-Zoned Lands in the Dungarvan Settlement

The assessment and analysis then carried through to consider the R1- and R2-zoned lands in the Dungarvan settlement. As part of this, they were compared with the R3-zoned portion of the application site.

There are 13 no. R1- and R2-zoned sites identified, as well as the R3-zoned portion of the application site. Excluding the latter, the area of the former residentially zoned lands in the town totalled 28.38 ha.

The largest single site is No. 25, which has an area of approximately 14.81 ha and accounts for 52.1% of the total bank of R1- and R2-zoned lands. It is understood to have been zoned for development in successive Plans, but has failed to be developed accordingly. It is known to be in active use for agricultural purposes; but for equestrian activity in particular, as evidenced by aerial imagery showing facilities for same and the presence of horse livestock on-site during the year.

In addition, it also evident in the DTDP Zoning Map that the development Site No. 25 is highly dependent on significant infrastructural upgrades, with notable road networks identified as being required (Figure 5.4).

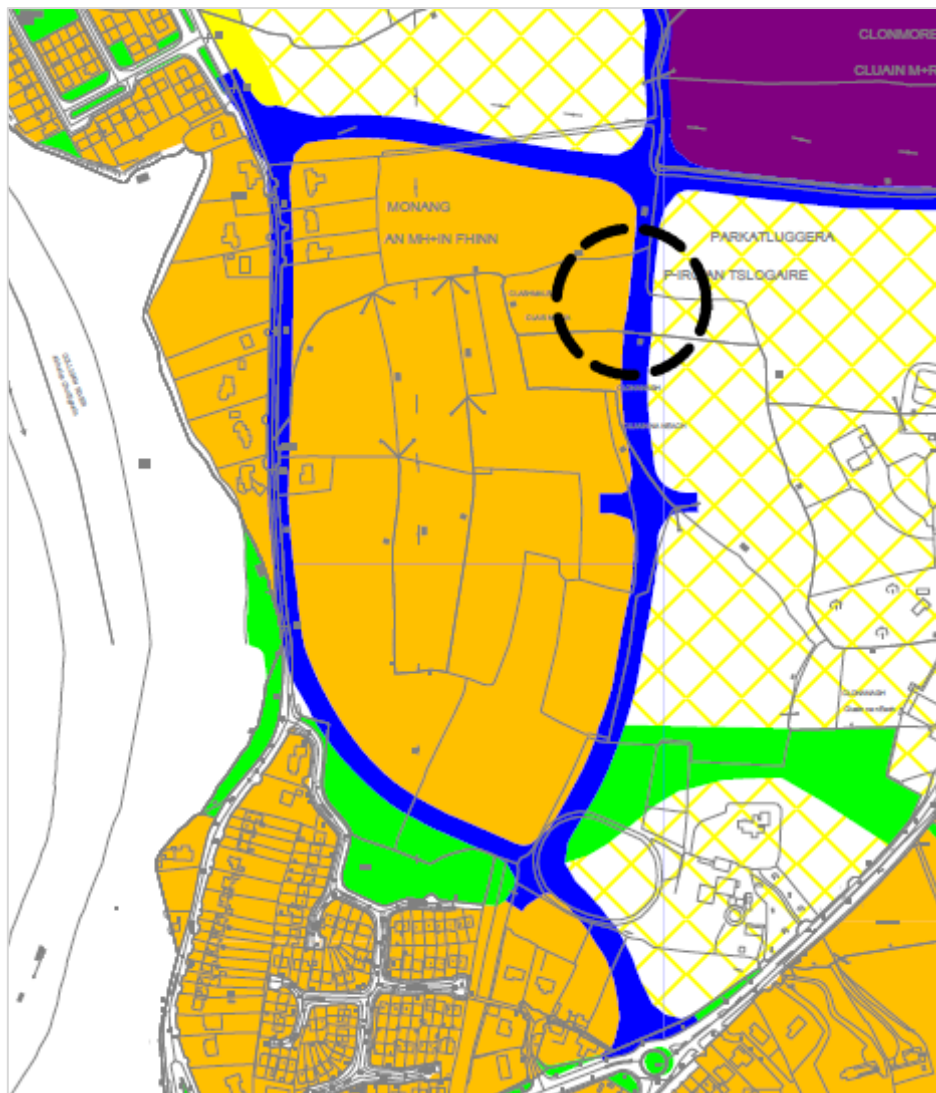


Figure 5.4: Notable road networks required to facilitate development at Site No. 25.



Consequently, it was deemed both prudent and appropriate to exclude Site No. 25 from the assessment of lands that are available and possible to be forthcoming for residential development (Figure 5.5).

Recognising this omission, it was also deemed to be correct to omit R1- and R2-zoned portions of the application site from the available total.

The consequence of these omissions is that the available area of R1- and R2-zoned lands decreased dramatically to 7.91 ha. These remaining sites are detailed in Table 5.6, and based on the density standards of the DTDP, would yield just 122 no. unit. However, these sites are mostly edge of centre, infill/backland and SLOAP in nature. Consequently, their development and ability to contribute to the housing stock of Dungarvan is limited.

By contrast, as detailed in Section 6.0, the development of the R3-zoned lands at the subject is a direct, localised compensation action to make up for units that cannot presently be delivered on adjacent R1-lands that are in a flood risk area, as well as being a means to deliver a coherent, high-quality scheme.



Figure 5.5: Residentially-zoned lands with environs lands and Site No. 25 having been omitted.

Table 5.5: R3-zoned portion of the application site relative to the R1- and R2-zoned lands in Dungarvan.

ID	Zone	Location	Density	Area (ha)	Units	Davitt Quay (km)	Grattan Square (km)	Creche (km)	Primary School (km)	Post Primary School (km)	Score	Rank
15	R1	Inside settlement	20	0.31	6	0.64	0.55	0.04	0.2	0.06	1.5	1
26	R1	Inside settlement	20	0.39	8	0.38	0.5	0.06	0.36	0.65	2	2
12	R1	Inside settlement	20	0.5	10	0.8	0.64	0.27	0.25	0.18	2.1	3
25	R1	Inside settlement	20	14.81	296	0.7	0.88	0.42	0.7	1.05	3.8	4
28	R2	Inside settlement	10	4.37	44	1.6	1.72	0.08	0.17	0.32	3.9	5
5	R3	Inside settlement	10	2.29	23	1.75	1.85	0.09	0.09	0.17	4	6
27	R1	Inside settlement	20	1.29	26	1.5	1.62	0.14	0.37	0.52	4.2	7
18	R1	Inside settlement	20	0.66	13	1.23	1.17	0.67	0.82	0.68	4.6	8
22	R1	Inside settlement	20	2.44	49	0.86	1.04	0.6	1.18	1.21	4.9	9
19	R2	Inside settlement	10	0.73	7	1.11	1.16	0.82	0.97	0.88	4.9	10
24	R2	Inside settlement	10	0.55	6	1.14	1.34	0.27	1.33	1.57	5.7	11
23	R2	Inside settlement	10	1.04	10	1.32	1.52	0.06	1.54	1.76	6.2	12
20	R2	Inside settlement	10	0.3	3	1.37	1.42	1.08	1.23	1.14	6.2	13
21	R2	Inside settlement	10	0.99	10	1.63	1.69	1.33	1.48	1.38	7.5	14

Table 5.6: Available R1- and R2-zoned lands in Dungarvan.

ID	Zone	Location	Density	Area (ha)	Units	Davitt Quay (km)	Grattan Square (km)	Creche (km)	Primary School (km)	Post Primary School (km)	Score	Rank
15	R1	Inside settlement	20	0.31	6	0.64	0.55	0.04	0.2	0.06	1.5	1
26	R1	Inside settlement	20	0.39	8	0.38	0.5	0.06	0.36	0.65	2	2
12	R1	Inside settlement	20	0.5	10	0.8	0.64	0.27	0.25	0.18	2.1	3
18	R1	Inside settlement	20	0.66	13	1.23	1.17	0.67	0.82	0.68	4.6	4
22	R1	Inside settlement	20	2.44	49	0.86	1.04	0.6	1.18	1.21	4.9	5
19	R2	Inside settlement	10	0.73	7	1.11	1.16	0.82	0.97	0.88	4.9	6
24	R2	Inside settlement	10	0.55	6	1.14	1.34	0.27	1.33	1.57	5.7	7
23	R2	Inside settlement	10	1.04	10	1.32	1.52	0.06	1.54	1.76	6.2	8
20	R2	Inside settlement	10	0.3	3	1.37	1.42	1.08	1.23	1.14	6.2	9
21	R2	Inside settlement	10	0.99	10	1.63	1.69	1.33	1.48	1.38	7.5	10

## 6.0 Additional Considerations to Support the Development of R3-Lands

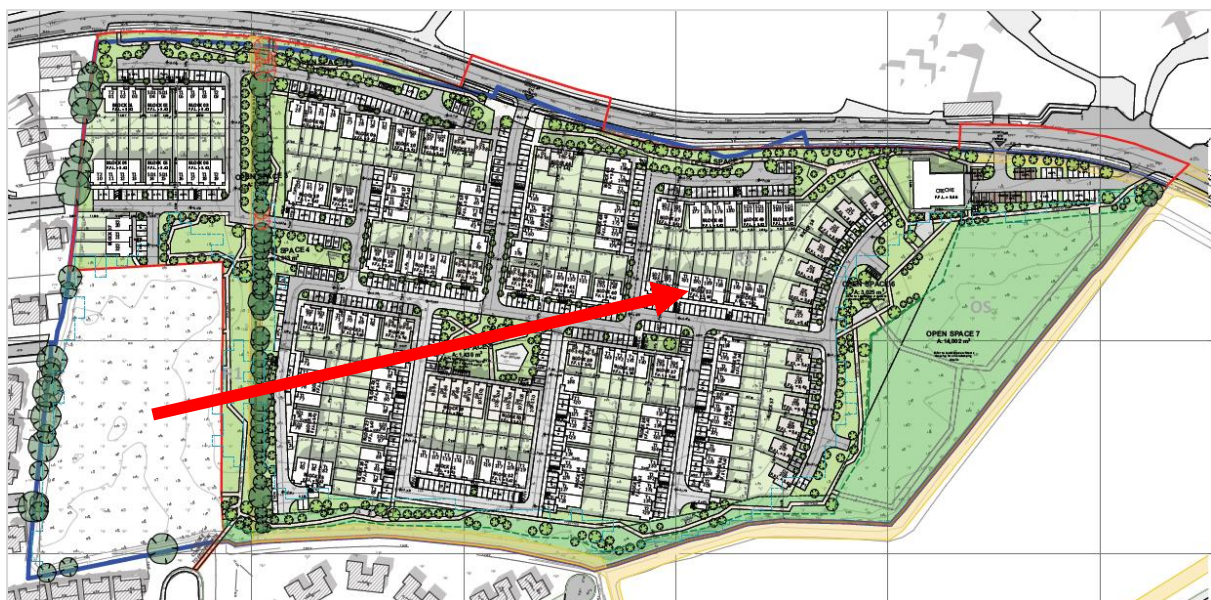
In addition to the above observations in relation to the restrictions on the development of R3-zoned lands being ‘time-bound’ versus ‘Plan-bound’, the availability and capacity of water services to accommodate the proposed development and the paucity of available, forthcoming residential land in Dungarvan, there are several other notable considerations that support the proposition of developing the subject R3 lands at the current time. These additional considerations are of rational and strategic importance and are set out below.

### 6.1 Compensatory Development on R3-Zoned Lands

As shown in the ‘Proposed Site Plan’ and ‘Proposed Masterplan - Land Use Zoning’ drawings prepared by Lafferty Architects, there is a portion of R1-zoned lands to the immediate south-west of the subject site. These lands are outside the application site area but are in the ownership of the Applicant. However, whilst they are zoned for residential development, as the Site Plan and the Site-Specific Flood Risk Assessment prepared by O’Connor Sutton Cronin Consulting Engineers illustrate, they are presently identified as being at risk of flooding.

It is understood that an emerging engineering solution may make them developable in the future; however, it was not considered to be feasible to develop these lands presently due to the above-mentioned flood risk. Consequently, they have not been included for development at the current time.

The result is the loss of zoned lands that would have otherwise been expected by the Council to be available for development. However, as a positive and progressive response to the restriction on these lands and their loss for development, it is proposed that the development of the R3 lands within the application is an appropriate and logical compensatory action (Figure 5.6). Developing the R3-zoned portion is a practical action that will remedy the loss of units from one portion of the landholding by proposing them in another.



**Figure 5.6: Compensatory development of R3-zoned lands in lieu of presently undevelopable R1-zoned lands.**

## 6.2 Delivering a Coherent Development at the Application Site

Facilitating development on the R3-zoned lands at the application site is a logical means to deliver a coherent development at the site. It results in an orderly and considered site layout that maximises the developable area, respects known constraints and is defined by the features of the site (hedgerows, road frontage, draining ditches and watercourse).

Omitting this portion of the site, which is currently developable (R3 permits residential uses, no flood risks, no recorded monuments or places, etc.), would result in an arbitrary and incoherently restrictive demarcation of development through the current landholding. The proposal on R3 lands ensures a connected and unified approach to the development of the landholding, which will result in the orderly delivery of housing thereat, without precluding the prospect of development on adjacent parcels in the future.

## 6.3 Developing a Single Landholding and Defining the Settlement Extent

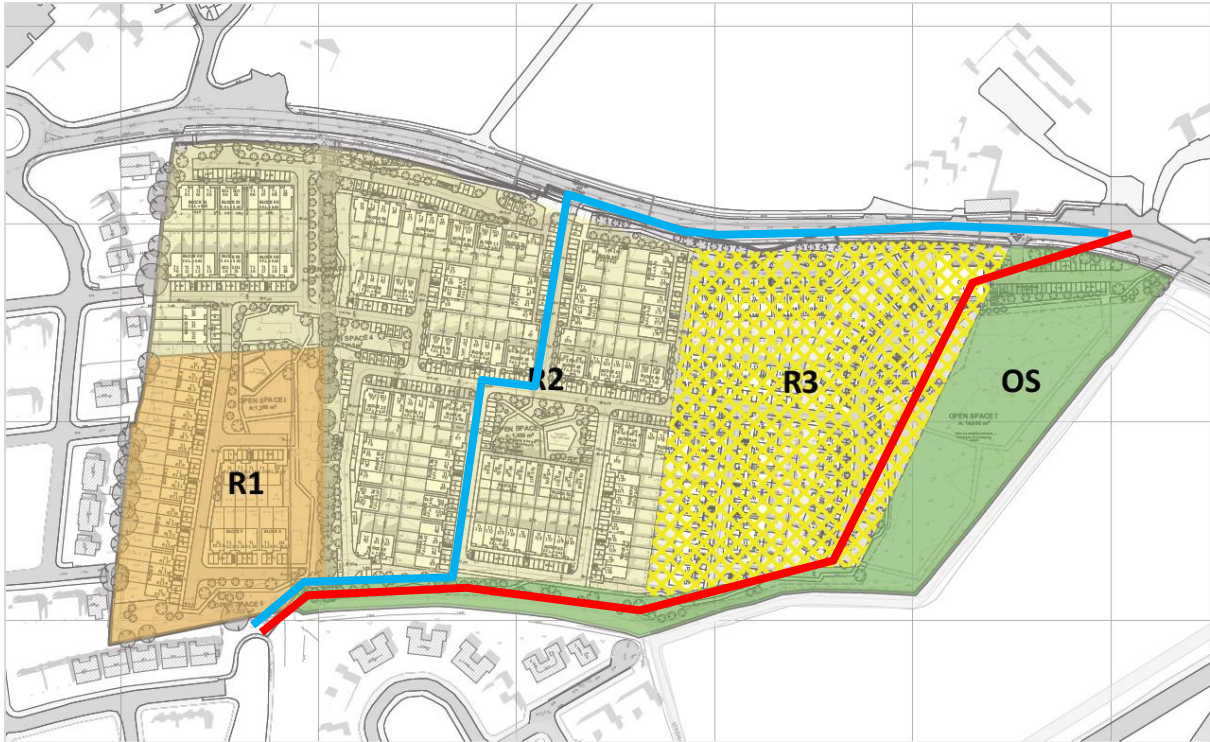
Bound by other constraints and characteristics at the site, the development of the R3 portion of the application site will ensure that the full landholding is developed in a single, unified manner. This brings forward the reality that it will be maximised and its delivery managed for the betterment of Dungarvan and immediate environs of the site at Duckspool.

Furthermore, at the easternmost part of the Dungarvan settlement, the development will define this eastern edge of the town and ensure the creation of a continuous built form contiguous to the existing residential development to the south and west of the application site and the school and residential to the north (in the Environs area) of the application site. It closes the 'gap' between area of development to more efficiently use urban land and deliver connectivity between uses and activity (discussed below).

## 6.4 Synergising with Adjacent Uses and Activity

An important aspect of proposing development on the R3 lands is that it allows for a synergising of uses and complementary approach to development. Firstly, it allows the delivery of the creche in the proposed location, immediately adjacent to the existing crossing point and beside the schools. Without residential development on the R3 lands, the creche would need to be wholly site on the OS lands (which would reduce the area being made available to open space) or shifted to the west to the R2 lands (which would defeat the aim of synergising this use with the school. The former would result in the creation of a crèche island, with no other immediately adjacent uses – i.e. space left over after planning (SLOAP).

Secondly, the development of the R3 lands will facilitate enhanced connectivity and fluidity of movement by extending development and permeable routes through the site to the east, towards the schools (Figure 5.7). This will pedestrian and cyclist journeys from the residential areas to the south and west safer and more enjoyable, removing the need to travel on-road.



**Figure 5.7: Enhanced connectivity and synergies with the schools to the north-east of the development site, achieved by way of developing the R3-zoned lands.**

## 7.0 Concluding Remarks

Through both an analysis of relevant local and regional planning policies and objectives, as well as a detailed analysis of the lands currently zoned residential in the Dungarvan area, this report has demonstrated a justification for bringing the R3-zoned lands at the application site forward for development now.

Firstly, as asserted in Section 3.0, the wording of both the WCDP and DTDP clearly suggests that restrictions on the development of R3-zoned lands is 'time-bound', rather than being 'Plan-bound'. Therefore, as we are now beyond the intended life periods of both Plans, the development of the R3-lands should not be precluded.

Notwithstanding this important observation, the wording of the both the WCDP and DTDP indicates that the development of R3 will nonetheless be considered "*...subject to the availability and capacity of water services and where R1 & R2 lands have been developed /or committed to development.*"

Recognising this, Section 4.0 highlighted the details of the Confirmation of Feasibility of connecting Irish Water infrastructure, subject to some minor upgrades, which the letter of support from WCCC indicates can be facilitated.

With respect to the use and available of R1- and R2-zoned lands, the analysis of Section 5.0 reveals that whilst there are some large sites still available, they are either inappropriately located or unlikely to be forthcoming for development. In many instances, prioritising the development of these lands in advance of the subject R3-lands would be evidence of a conflict between the WCDP and DTDP and contrary to the principles of sustainable development and compact growth as espoused by the NPF, RSES and Section 28 Guidelines.

Furthermore the analysis and assessment revealed the subject R3-lands score and rank better than the majority of undeveloped residentially-zoned land in Dungarvan and its environs in terms of accessibility and proximity to key amenities, services and facilities. Therefore, their development as part of a single, high-quality, coherent scheme aligns with the principles of delivering compact urban development and the creation of sustainable mixed-use neighbourhoods.



## **Appendix 1: Planning History of Residential Zoned Lands in Dungarvan**

## Duckspool SHD: Land-Use Zoning Justification Report

Reg. Ref.	Address	Applicant	Description	Lodgement Date	Decision Date	Status	No. Units
15750	Castle Keep, Friars Walk, Abbeyside, Waterford	Ian Tierney	The construction of 17 houses consisting of 13 No. two storey detached houses & 4 no. single storey semi detached houses, and all associated roads, boundaries, domestic garages, site services & associated siteworks.	12/21/2015	3/31/2016	Commenced	17
16411	White Strand, Clonea, Dungarvan, Waterford	Dungarvan Monksfield Ltd.	EXTENSION OF DURATION 10/510024 & PL.56.238700 for 75 houses, new road network linked to existing road network and main entrance from Clonea Road, car parking, boundary treatment and ancillary site works.	6/22/2016	6/30/2016	Commenced	75
16479	Shandon Street (rear of 24-27 Shandon Street), Dungarvan, Waterford	William Hogan & Associates Architects (Agent)	To construct 8 no. new 2 storey 3-bed semi-detached dwellings, widening of existing laneway to north boundary, connection to existing drainage, together with all associated site development works.	7/13/2016	10/12/2016	Commenced	8
16754	Kilgrovan, Clonea Strand, Dungarvan, Waterford	Coughlan Dekeyser Associates Architects (Agent)	Extension of duration pd11/404 to modify the existing planning permission ref no. Pd 07/614 as granted. This modification consists of the replacement of the 3 no. Two storey holiday suite apartment (serviced apartment) buildings comprising of 22 no. units.	11/24/2016	1/24/2017	Granted	21
16704	Ringaphuca, Knockateemore, Abbeyside, Waterford	Eddie O'Brien	For the construction of 5 no. Detached two-storey houses and 6 no. Semi-detached two-storey houses along with connection to all existing services, with roads, footpaths and all ancillary services.	11/1/2016	4/11/2017	Granted	11
17580	Monksfield, Clonea Road, Dungarvan, Waterford	Dungarvan Monksfield Ltd.	2nd extension of duration of 12/510002 for to construct 150 no. houses, together with foul pumping station system, new site entrance from the Clonea Road and all associated site development works.	8/10/2017	10/3/2017	Commenced	150
17579	Shandon Road, Dungarvan, Waterford	H.N. Constructio	2nd Extension of Duration of Planning Permission Granted under PL. 38/06 & 11/41 for residential	8/10/2017	10/3/2017	Granted	98

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		n Ltd. (Agent)	development comprising 98 no. dwellings and all associated site works.				
<b>17900</b>	'Cul Na Greine', Knockateemore, Dungarvan, Waterford	The Project (Agent)	E The demolition of an existing single-storey dwelling and outhouses and the construction of 6 no. 2-storey houses (2 no. 3-bed end of terrace houses, 2 no. 2-bed mid terrace houses and 2 no. 2-bed end of terrace houses). All with site ancillary works and	12/21/2017	12/21/2017	Granted	6
<b>19168</b>	Croughtanaul (Marquis), adjoining the existing Monksfield Estate (south-western side), Clonea Road, Dungarvan,	N/A	the demolition of an existing 2-storey detached dwelling house to provide 40 no. new houses comprising: 10 x 4-bed semi-detached 2-storey houses, 26 x	3/14/2019	9/3/2019	Commenced	40
<b>19714</b>	69 & 70 O'Connell Street, Dungarvan,	N/A	On the 6th April 2021 An Bord Pleanala upheld Waterford City and County Council's decision to grant planning permission for the construction of 2 no. apartment blocks on the old ormonde hotel site fronting o'connell street and western terrace	9/26/2019	9/10/2020	Plans Granted	33
<b>Total</b>							459

