



27th August 2021

Mr. David Quinn
Executive Planner
Planning Department
Waterford City & County Council
The Mall
Waterford

Re: Development land at Watersgate, Bilberry, Waterford City
Submission on the Draft Waterford City & County Development Plan 2022-2028

Dear Sir,

We refer to the draft Waterford City & County Development Plan 2022-2028 and attach our Submission with regard to development land at Watersgate, Waterford City.

We would ask that you please consider our Submission and revert in due course.

Yours truly,

Bernard Nevin

BERNARD NEVIN
Managing Director

*Attachments

QUALITY BUILDING SOLUTIONS

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Email: mail@nevin.ie Web: www.nevin.ie

Registered company and address: B. Nevin Contracting Ltd, Suite 19, The Atrium, Maritana Gate, Canada Street, Waterford
Registration Number: 325837 **Directors:** Bernard Nevin, Paurick Taheny, Hugh Mullaney

Submission on Draft Waterford City & County Development Plan 2022-2028

Date of Submission: 27th August 2021

Location of site: Land at Watersgate, Bilberry, Waterford City (*See attached Plan*)

Current Zoning: Residential

Proposed Zoning contained in Draft Plan: G3 Conservation, Amenity or Buffer zone

Current Planning Permissions: 17/780 for 8 No. houses semi-detached and detached-homes (*see attached Plan*)

Previous Planning Permission: 03/721 and 06/21

Submission

Nevin Construction are the current owners of this site, purchased in 2014 from Monaco Homes and Developments Ltd. The site when purchased was an amalgamation of 2 sites, the first was unfinished section of Watersgate, the second was a detached house that we purchased from Mr Paul Beglin for €600,000. Our objective at the time of purchase was to develop the entire site for housing or apartments. We gained planning permission for 8 no houses on the site. Unfortunately, there was a dormant issue with the Department of Marine who claimed ownership of a small section of the land following our registration of the land with the PRA. It has taken 3 years to resolve this situation with the Department of Marine, which is now fully resolved. (*See notification of recent Resolution*)

We note from the proposed draft Development Plan 2022-2028, that it now proposed to be G3 Conservation, amenity or buffer zone. This zoning is contrary to our objectives and the sites original zoning and we would request that the entire site (Site A in Attached plans) is rezoned residential for the following reasons.

1. The site has a current planning permission for high quality homes
2. Construction of the homes will complete the Watersgate development
3. The site is serviced with water sewage and with no further likely restrictions from Irish water
4. The site is a perfect book end to the proposed residential development along the river in this area
5. The site was originally zoned opportunity and residential and it was on this basis we purchased the site for a substantial sum of money, it was unfortunate that we had issues with the Department of Marine which is now resolved.

6. The proposed scheme is a perfect back drop to the riverside and Greenway
7. The Scheme will provide high quality homes for those wishing to relocate to Waterford
8. The scheme when completed aligns perfectly with the schemes above the sites in Gracedieu.
9. Dezoning lands from residential use that are serviced seem counter to Government policy.
10. Dezoning lands that a well-established Builder / developer has purchased in good faith and has obtained a high-quality planning permission, will only dissuade developers from taking the risk to develop private housing schemes at a time when many schemes currently being developed, are social housing schemes.

Please consider the contents of this Submission.

Signed:

Bernard Nevin

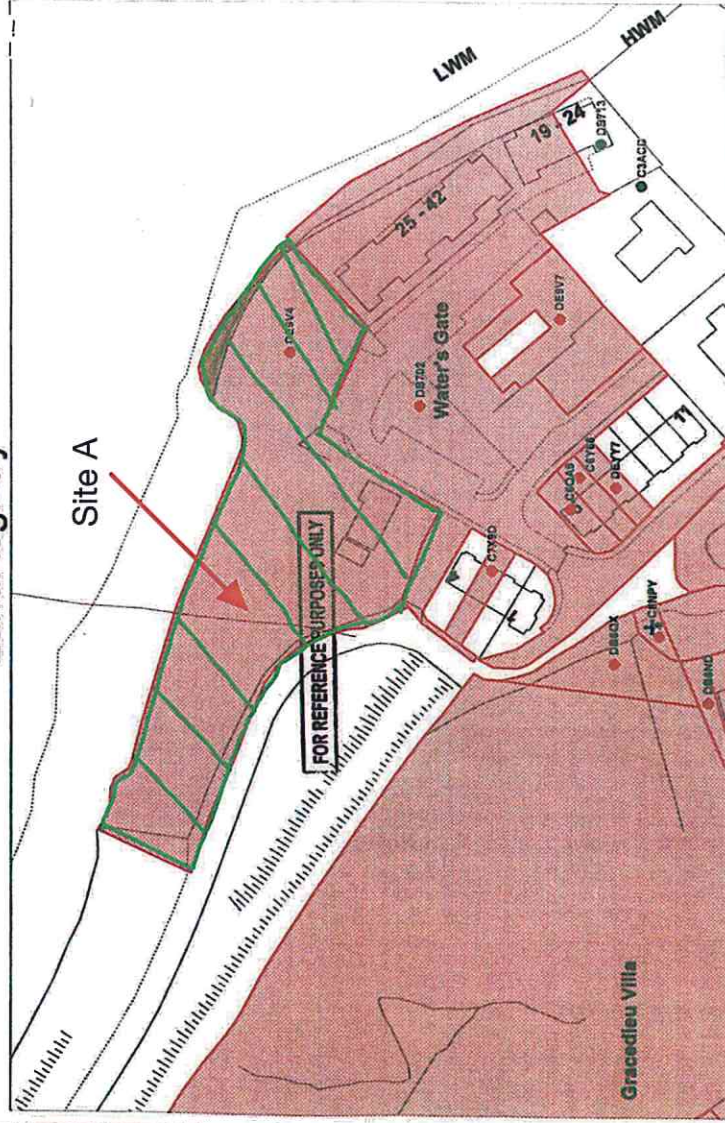
BERNARD NEVIN

Managing Director

For and on behalf of Nevin Construction Ltd



LandRegistry



07 June 2017 15:07



- NOTES**
- SITE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE 'SPECIFICATION FOR DEVELOPMENT WORKS FOR HOUSING AREAS' (AN FORAS FORBATHA)
 - LANDSCAPING TO PUBLIC OPEN SPACES TO BE AGREED WITH LOCAL AUTHORITY PRIOR TO COMMENCEMENT OF DEVELOPMENT.
 - PUBLIC OPEN SPACE = 428m²
 - FRONT BOUNDARY WALLS
NO FRONT BOUNDARY WALLS
 - E.S.B MINI PILLARS TO BE LOCATED AT BACK OF FOOTPATHS TO E.S.B REQUIREMENTS.
 - 2 NO. 37.2mm Ø DUCTS TO BE TAKEN TO EACH HOUSE TO SERVE EIRCON AND NTL REQUIREMENTS
 - 12.5mm Ø HYDRONAIR RISING MAIN TO EACH HOUSE. SEE ENGINEER'S DRAWINGS FOR DETAILS.
 - LIGHTING TO CONSIST OF 5W 50V (20K 50V) LANTERNS ON 6m HIGH COLUMNS AT 24m CTS AND TO BE IN ACCORDANCE WITH E.S.B REQUIREMENTS.
 - SEE ENGINEER'S DRAWINGS FOR FINISHED FLOOR LEVELS OF HOUSES AND DRAINAGE CONNECTIONS
 - FOOTPATHS TO BE DISHED AT ALL ROAD JUNCTIONS FOR DISABLED ACCESS

HOUSE TYPES

| | |
|---|--|
| 'TYPE A' | |
| <ul style="list-style-type: none"> 3 STOREY HOUSE 5BH DETACHED 4 BED. 1 BATH. TOTAL NUMBER : 6 | |
| 'TYPE B' | |
| <ul style="list-style-type: none"> 3 STOREY HOUSE 5BH DETACHED 3 BED. 1 BATH. TOTAL NUMBER : 2 | |
| 'TYPE C' | |
| <ul style="list-style-type: none"> 3 STOREY HOUSE DETACHED 3 BED. 1 BATH. TOTAL NUMBER : 1 | |

WALL TYPES

| | |
|---|--|
| SCREEN WALL A | |
| 2m HIGH CONCRETE BLOCK WALL WITH PIERS AND CAPPING. SAND AND CEMENT RENDER FINISH TO WALL AT PUBLIC SIDE ONLY | |
| SCREEN WALL B | |
| 900mm HIGH POWDER COATED STEEL RAILING TO DETAIL | |
| SCREEN WALL C | |
| 2m HIGH WALL. PRECAST CONCRETE POSTS AT 2.4m SPACING. SAND AND CEMENT RENDER FINISH TO REAR GARDEN WALL (REAR WALL) | |

DENOTES PUBLIC OPEN SPACE
SITE AREA : 4.2 HECTARES

PROJECT: PROPOSED HOUSING DEVELOPMENT AT WATERSGATE, BILBERRY, WATERFORD
 CLIENT: NEVIN CONSTRUCTION
 DRAWN BY: P. LEONARD
 CHECKED BY: P. LEONARD
 DATE: JAN 17
 SCALE: 1:500
 FILE: PL01
 PROJECT NO: 1650
 NATIONAL HOUSE BUILDING REGULATIONS 2014
 ILLUMINATED BY: P. LEONARD



Our Ref: [REDACTED]

[REDACTED]
Mr Bernard Nevin
Nevin Construction Ltd

By Email Only - [REDACTED]

**Foreshore Application on behalf of B. Nevin Contracting Limited
Sale of Reclaimed Foreshore land at Bilberry, Waterford**

Dear Mr Nevin

I refer to the above mentioned request for a sale of reclaimed foreshore.

I can confirm that approval from the Minister for Public Expenditure and Reform under the State Property Act, 1954 has been granted for the proposed sale pertaining to the regularisation of the above mentioned lands.

The Valuation Office has completed the assessment process with regard to the market value of the assumed unencumbered freehold interest of the subject plots of reclaimed foreshore at Bilberry, Waterford City. The property valued is comprising a total area of [REDACTED]

The market value for the subject property is [REDACTED]

Please let us know if this valuation for the sale of reclaimed foreshore lands, sanctioned by the Minister for Public Expenditure and Reform, subject to all outstanding matters being resolved, is acceptable. If we have not received a response within 3 months of the date of this letter, we will assume that you no longer wish to proceed with the proposed purchase.

In the meantime, neither this letter nor any other correspondence shall be deemed to constitute a note or memorandum for the purpose of the Land and Conveyancing Law Reform Act, 2009. No agreement shall come into existence or be deemed to exist until the agreement has been executed, exchanged and deposit received.

Yours sincerely

[REDACTED]
Foreshore Section