

[REDACTED]  
27<sup>th</sup> August, 2021

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



To Whom It May Concern

**Re. Draft Waterford City and County Development Plan 2021**

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**Re: Re-zoning of the wildlife corridor adjacent to the Couse Wetland/Scrub Habitat, Kilcohan**

I propose the rezoning of the above corridor, which is entitled 'Field 3' on the attached aerial photograph (AA) from R1.3 'New/Proposed Residential' (medium density) to G5 'Mixed/General 'Green'/Recreation/Conservation, Other'. The grounds for proposing same are as follows:

1. On checking this field earlier in the week we found not 2, but 3 underpasses - 2 Badger not in use and an Otter underpass (please refer to the aforementioned aerial photograph). Any development within the field would, therefore, result in very significant fragmentation of the wildlife corridor for these protected species and impacts on their movement and indeed, most likely, on their use of the adjacent Kilcohan wetland/scrub habitat.

2. The Kilcohan wetland/scrub habitat provides a 'stepping stone' corridor for species (such as Otter in particular) using the Kilbarry Bog pNHA, which is in close proximity. Hence the subject land area constitutes a wildlife corridor linking both the Kilbarry

Bog pNHA and the Couse wetland/scrub habitat to the wider countryside. Whilst noting, and welcoming, the addition of the hedgerows in the area within the City's Blue and Green Infrastructure Map, I do not see that that will suffice in this instance in light of 1 above, in particular. Please see the attached copy of the Report from Flynn/Furney Ecological Environmental Consultants, which recommends a 10 metre buffer around the stream which flows to the north of Field 3, and which accompanied the Irish Wildlife Trust's submission for Application 07/333.

3. The area should be seen as 'compensatory habitat' for previous loss and damage to the Kilbarry Bog, where compensatory habitat has yet to be provided for same.

4. The field in question buffers the Couse wetland/scrub habitat area from the noise and intrusion of the Outer Ring Road – particularly noting that the Outer Ring-road EIS highlighted the use of the subject habitat by Otter (referred to therein as 'Kilcohan Scrub').

5. The main land area in question i.e., Field 3, is c. 1.5 acres and has an 'awkward' shape for development. However, the area of 'development potential in Field 3 is notably less than this, given the width of the vegetation around the stream in particular.

In light of the above, the weight of balance leans strongly towards the preservation of Field 3, as a *minimum*, as a substantive wildlife corridor for protected species - requiring G5 zoning to *properly* reflect its status. There is also the strong possibility that it will act as a flood-retention, being adjacent to a stream (see aerial photograph).

**Re. Welcoming of Proposed Zoning of areas of the Bookie Woods which are not to be developed under Application 150/20,(G5 Mixed/General Green/**

## **Recreation/Conservation, Other Zoning)**

I welcome the proposed zoning of what remains of this woodland as Open Space, and sincerely hope that the Council will resist any attempt to rezone these remaining areas for development, in the event of submission for same. As has been stated numerous times over many years, this wood is of very significant visual amenity and landscape value, and of course, Biodiversity value, in Tramore. It is yet hoped that the development for which permission was granted last year, will not take place – the site could provide a wonderful Sensory/Community garden and additional Tourist attraction adjacent to the Japanese Gardens.

### **Re. Rezoning of all 'Open Space' areas of the DFL Site at Crobally Upper (Ref. PL93.307418) as G5 Mixed/General 'Green'/Recreation/Conservation, Other':**

I propose that the 'Open Space' areas which host the remaining trees on this site are all rezoned as G5 'Mixed/General 'Green'/Recreation/Conservation, Other', to both reflect their use and to offer protection to the few trees that remain of this woodland where none exists, except at the front of the site. The need for same in regard to the 'Open Space' area on which the two remaining Pine trees stand is of particular concern.\* The G5 zoning on the area fronting the Waterford/Tramore road is noted, but is not considered to be in any way sufficient to preserve what remains of the trees on the former woodland site. This is seen to be in keeping with the Provisions of the Order issued by An Bord Pleanála in regard to the subject Planning Application (Conditions 1, 9 and 10).

\*As a passer-by, I note with astonishment/amazement that a bungalow appears to have been built immediately beside the said Pine Trees. I do not recall anything except houses on the Planning Application, so this 'vision' will presumably be double-checked by Council, or maybe not??? (When I did complain about another matter I got nowhere, and I may say there was an untidy end to that saga, which reflected badly on the Planning Dept.). I am unable to check anything myself as, of course, the Planning Office is closed and I do not have broadband.

### **Re. Rezoning of St. John's College Woods as G5 'Mixed/General'Green'/Recreation/Conservation, Other':**



I propose that the lands in question, as outlined in the attached Drawing, should be rezoned to Zoning G5 and not developed. I refer you to the strong case against the zoning of the woods for development under Variation No. 3 (2005) by the then Waterford City Community Forum, which is still, if not more, pertinent than ever. It appears that the lands were rezoned based on a suggestion that this would help to fund the upkeep of the College – ONLY FOR IT TO BE SOLD OFF SOON AFTERWARDS. There are strong (actual) *Planning Grounds*, as set out in the referenced submission, for the rezoning of the wood to G5. This is an opportunity to 'right this grievous wrong' in line with the '**proper**' and '**sustainable**' development of the City.

#### TREE PRESERVATION ORDERS

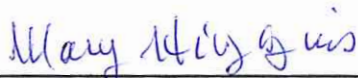
I would formally ask the Council to arrange for TPO's to be put on the following:

- St. John's College woods
- Trees lining the road down to The Pier
- The woodland at Pickardstown previously owned by Paul Horan
- The wood across The bay at Corbally

There is no need for me to remind the Council, the Planners and An Board Pleanala that the lack of these seriously contributed to the loss of the two unique woodlands in the town, together with their vitally important habitat, e.g., hawthorns, hollies, etc., and ivy, brambles, etc., crucial to bats, bees, birds, INSECTS, etc.

Note: Time is running out for us to repair the damage which we have wrought on nature in the name of 'Development'.

Yours faithfully,

  
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Mary Higgins (Ms)

Encls.



ST. JOHN'S College

Planning  
27.8.21

Lands of St.  
Johns College  
outlined in Red

AREA RE-ZONED AS  
RESIDENTIAL

Sports Ground  
Area for  
Ballytruckle  
Green  
reserving  
to GS

