

## BACKGROUND

This is a submission on behalf of Messrs Tyrone and John Molloy to have their lands outlined on the enclosed map rezoned for industrial use.

## LOCATION

The site in question is located at the [REDACTED] [REDACTED] and is immediately across the road from existing zoned industrial units, all of which are full and occupied. There is still a considerable demand in the area for industrial space.

## EXISTING USE

The land consists of approximately 10.5 acres of agricultural land plus a dwelling house and ancillary out-offices (circa 0.35 acres), the larger of which is already a commercial unit, for which [REDACTED] pays rates on to Waterford City Council. This proposal is to extend the use of what is already a commercial site, opposite industrial units, to the rest of the property.

The scale of the land holding and its proximity to incompatible industrial uses makes the land unsuited to any sustainable agricultural use (for which it is presently zoned).

## ACCESS

The site is ideally located in terms of access, being within 200 yards of the Six Cross Roads roundabout and with substantial road frontage along the Grassy Road and the Ballycashin Link Road. As such, the location is ideal in terms of easy access from the Outer Ring Road, and also because of its close proximity to large areas of population to the North side of the outer Ring Road. This population is to increase substantially in the coming years, with the plans for new housing developments well under way in nearby Kilbarry/Lacken. The proposed new link road developments between the Kilbarry and Lacken roads, which will serve the increased population in the area, will substantially increase access to the site in question.

There are, in total, four entrances onto the property:

**Entrance 1.** Entrance into the dwelling house and commercial unit from the Grassy Road.

**Entrance 2.** Entrance into the land from the Grassy Road.

**Entrance 3.** Entrance into the land from the Ballycashin Link Road.

**Entrance 4.** Entrance into the land from the Ballycashin Link Road.

## SERVICES

### Drainage

The topography of the land is such that there is a general fall in a South-Easterly direction towards the Six Cross Roads.

The City Council's proposal for addressing foul drainage from the recent developments at the Six Cross Roads will include the provision of a pumping station in the general area of the Six Cross Roads. Such a facility will enable the subject lands to be serviced for foul sewage.

In relation to the matter of storm-water drainage, there is an existing stream running through the lands along the edge of the Grassy Road. The topography will ensure all of the lands can access this watercourse. Subject to the provision of appropriate storm-water management by on-site attenuation, the existing watercourse should have adequate capacity to service the subject lands.

**WATER**

Mains water supply is available on the Eastern boundary of the site.

**ESB**

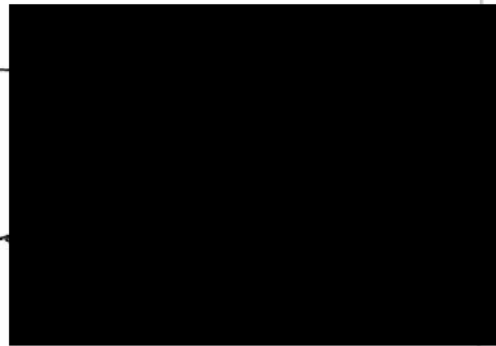
There is an existing three-phase supply on site.

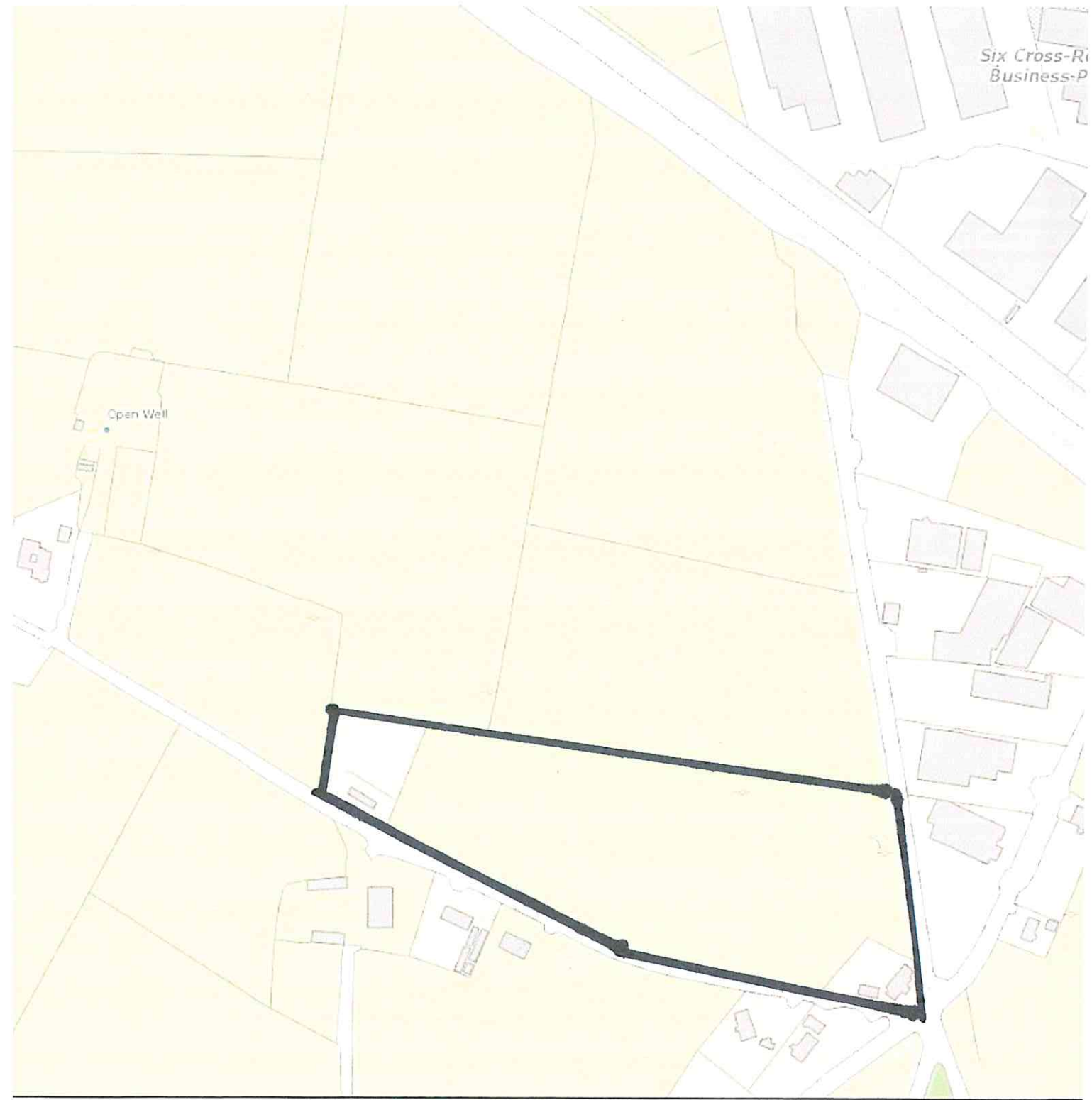
**OTHER BENEFITS**

In order to provide choice and ensure that lands can be made available for industrial development, and ensure that the market doesn't become artificially inflated due to a shortage of industrial zoned land, it makes sense to extend existing industrial boundaries where the lands in question are readily serviceable, do not impact on residential amenity, and provide good access. This site is a logical extension of present zoned industrial lands.

Ty RONE Mohoy; Tyne Mollay

JOHN Mohoy; J.D. Mollay









Plot 25 G,H

Deltona  
Plot 15 A,B,C,D

Helen Drohan  
Plot 21 A,B,C

Kilmeaden Enterprises  
Plot 30A,B

Margaret (Rita) Hartery  
Plot 20 A,B,C,D

Waterford Utility Services  
Plot 16A,B,C,D

Waterford  
Plot 14

PROPOSED INDUSTRIAL  
ZONING

Claire O'Keeffe  
Plot 13A,B,C,D,E

William & Denise Kehoe  
Plot 19A,B

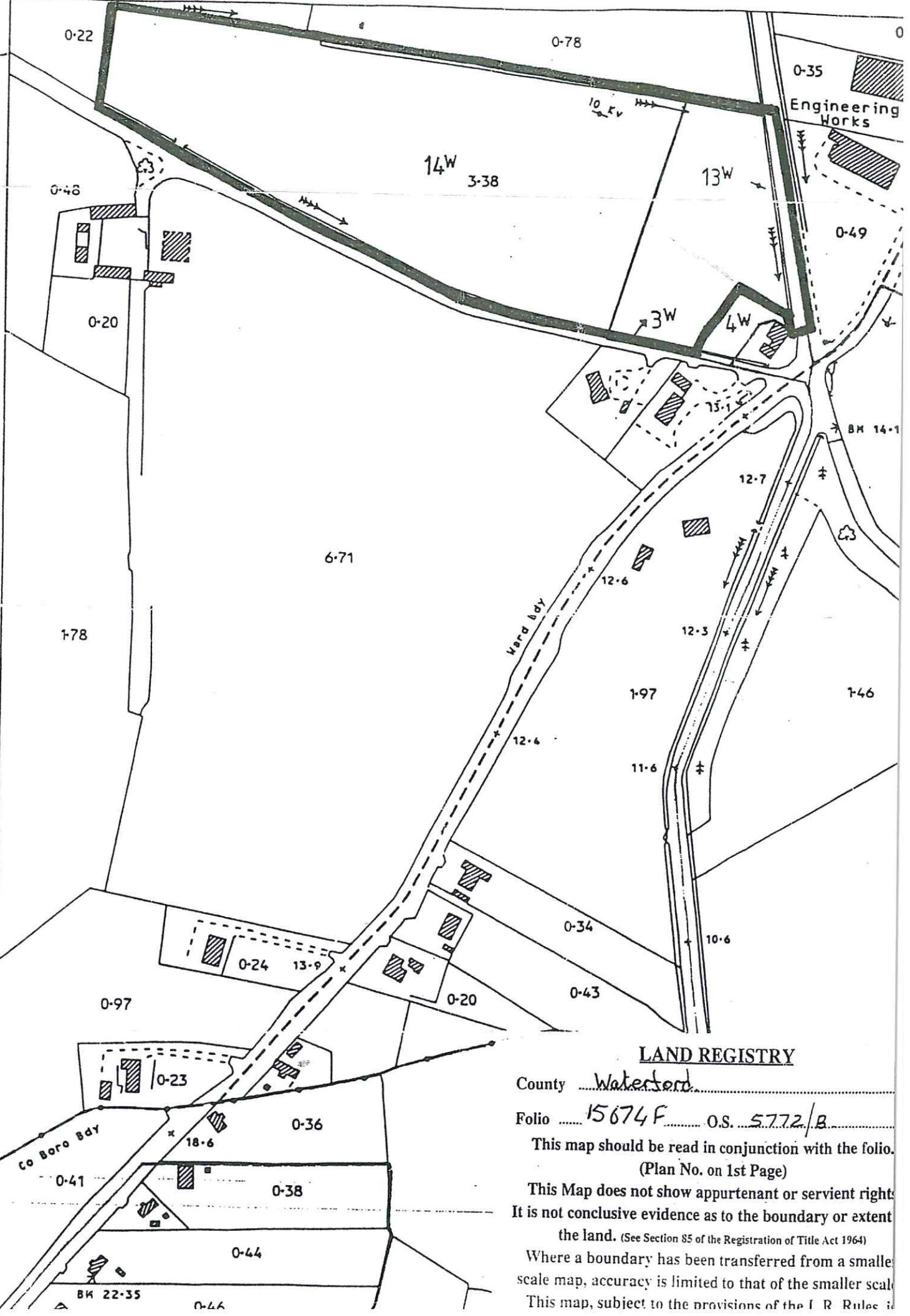
John Quinn  
Plot 17

SHIN



BALLYBEG SOUTH  
An Baile Beag Theas

109000  
258000



**LAND REGISTRY**

County Waterford

Folio 15674F O.S. 5772/B

This map should be read in conjunction with the folio.  
(Plan No. on 1st Page)

This Map does not show appurtenant or servient rights.  
It is not conclusive evidence as to the boundary or extent  
the land. (See Section 85 of the Registration of Title Act 1964)

Where a boundary has been transferred from a smaller  
scale map, accuracy is limited to that of the smaller scale.  
This map, subject to the provisions of the L.R. Rules is









JOHN MOLLOY  
IRELAND

Demand No. [REDACTED]  
Account No. [REDACTED]  
Our Ref. [REDACTED]

Revenue Collector  
1

Location: Butlerstown, Carriganard, Waterford,

Townland <i>Baile Fearann</i>	ED/TL No. <i>Uimh. T./B.F.</i>	VO Property No <i>Uimhir Ratala</i>	DESC./TYPE <i>Cineál-Gin.</i>	Map Reference or Area <i>Tagairt Learscáil No. Ceantar</i>	Valuation Liabail for Rates <i>Laochaíl A nDlítear Rataí Uirthe</i>
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Total Valuation Liabail for Rates <i>Laochaíl Iomlán A nDlítear Rataí Uirthe</i>	[REDACTED]
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Rate Demanded <i>An Rata Aia A Eileamh</i>	[REDACTED]
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1st Moiety <i>An Chéad Ghala</i>	[REDACTED]	2nd Moiety Payable 1st July 2017 <i>An Dara Ghala Inochoitá 1 Iúil 2017</i>	[REDACTED]	Total Rate Demanded <i>An Rata Iomlán/Aia A Eileamh</i>	[REDACTED]
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WATERFORD CITY &  
COUNTY COUNCIL  
ANNUAL RATE ON  
VALUATION 2017 IS 0.252

CÉAD PHÁIRT & RIARÁISTÍ INÍOCTHA LÁTHAIREACH  
*Íocaíochtaí agus Fiosrúcháin chuig:*  
*Oifig na Rátaí, Comhairle Cathrach & Contae Phort Láirge*  
*Oifigí Cathardha, Sráid Nua Baile, Port Láirge.*

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Kathleen: 0761102915  
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