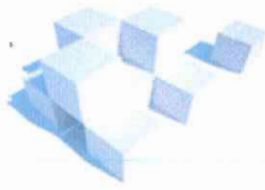


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Peter Thomson  
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186<sup>th</sup> August 2021

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F 24.8.21

**Re: Waterford City and County Council Draft Development Plan ("Draft Plan")**

**Submission**

**Zoning Request – Sand Dunes Car Park and adjoining land, The Promenade, Tramore, County Waterford**

PLANNING DEPT.

No. ....

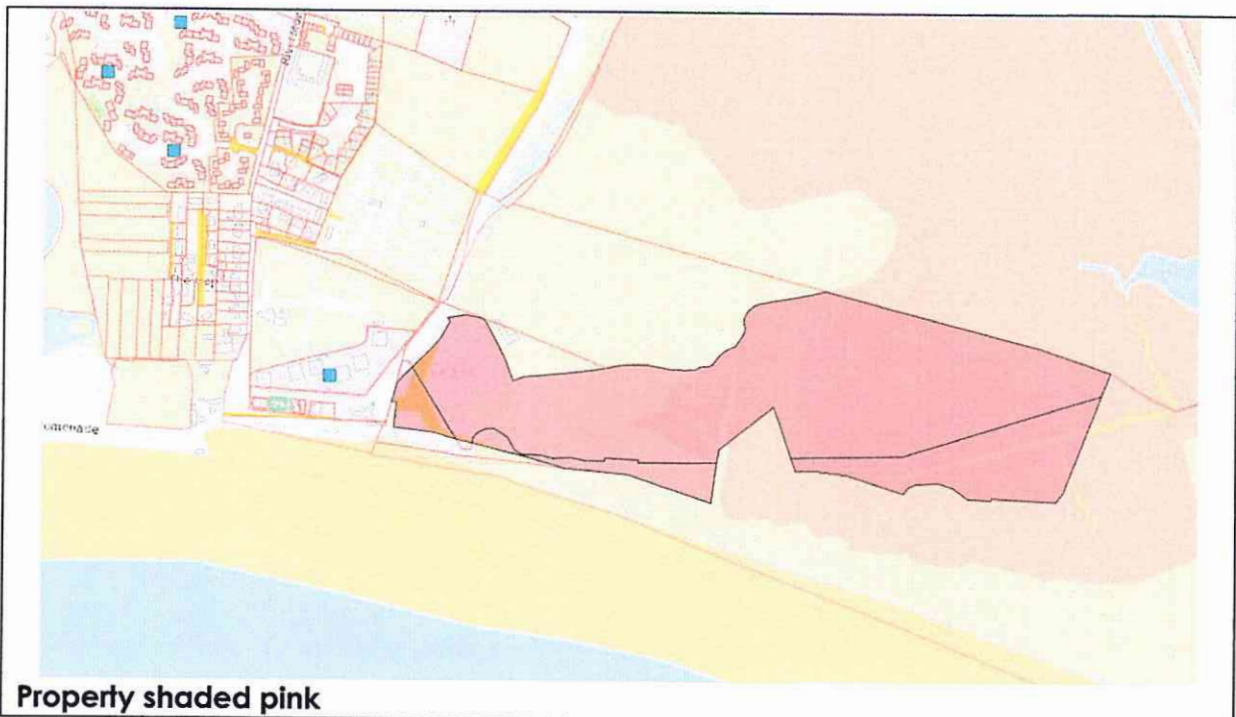
RECD. 20 AUG 2021

Dear Sir/ Madam,

**Introduction**

I act for Kilkenny Walsh Limited, which owns 16.4 ha of land at the eastern end of the Tramore promenade which includes The Sand Dunes Car Park, The Promenade, Tramore, County Waterford.

The car park and land which is the subject of this rezoning request is located at the westmost end of the landholding. It can be accessed from The Estuary (Riverstown) and the Promenade.



Property shaded pink



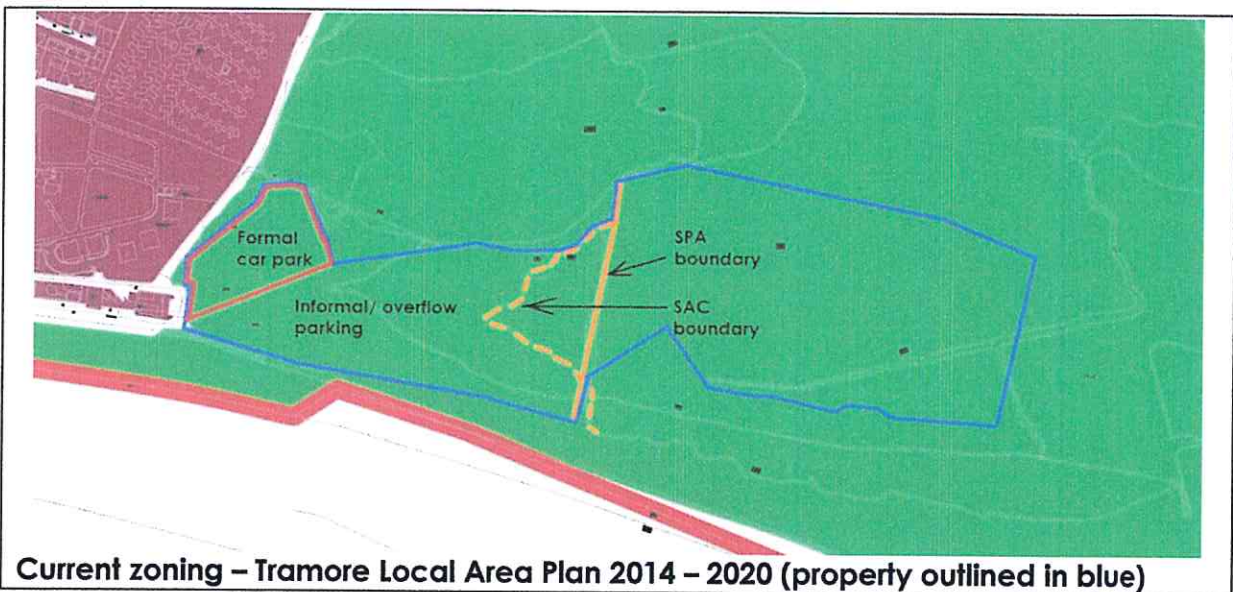
The car park has a temporary surface which is marked out. The attached land to the east, which is also used for seasonal overflow parking, is less formally laid out. The parking areas abut a Council owned public car park to the south.

### **Current Zoning and designations**

In the current Tramore Local Area Plan 2014 to 2020 the landholding (blue), including the car parking, is zoned Open Space.

Part of the eastern section of the landholding is within designated a Special Area of Conservation (SAC) and Special Protection Area (SPA). However, these designations do not extend to the car park.

Likewise, CFRAM mapping confirms that land to the east of the car parking areas are within a flood zone, but this does not extend to the car parking, which are unaffected by flooding. There are historic events of coastal erosion towards the west of the landholding (1989), but none in recent times.





### **Draft Plan Zoning**

In the Draft Plan the entire landholding, including the formal and informal car parks, is zoned "G5 – Mixed/ General – green/ recreation/ conservation" (open space).

The caravan park and tourist accommodation and facilities to the west, either side of the promenade, are zoned "C5- Tourism and Related Uses".



**Draft Plan zoning**

### **Requested Change to the Development Plan**

My client wishes to have the flexibility of providing temporary seasonal camper van parking either in the formal car park or on the open ground adjacent to the formal car park which is used for informal/ overflow parking. There are no such facilities in Tramore and the recent lifting of movement restrictions imposed in light of the Covid 19 pandemic and the resulting surge in day and weekend trippers from elsewhere in the county and beyond into Tramore has highlighted the issue.

Under the proposed "G5- Open Space" zoning, commercial car parking and caravan parks/camping are not permitted uses. It is therefore requested that a C5- Tourism and Related Uses" zoning be applied to the area outlined in this submission.

The boundary between the C5 Tourism zoning and G5 Open Space has been kept back from boundaries of the SAC and SPA.

It is understood that the use of the land for alternative use to the current use will require planning permission at which time formal layouts of the areas concerned can be agreed.



**Requested amendment to the Draft Plan**

### **Justification for the proposed Draft Plan Change**

The change of use to provide temporary seasonal camper van parking can be facilitated with minimum works to form the pitches.

There are modern public toilets within 60m of the site. Should demand exist for overnight stays, consideration will be given the provision of onsite facilities which will also require prior permission. There are public mains in the vicinity of the landholding that on site facilities can connect to.

The zoning matrix under the Draft Plan also allows for commercial car parks on "C5 - Tourism and Related Uses" land. Therefore, the continuation of the current car park use will be consistent with the requested zoning.

### **Conclusion**

It is requested that the Draft Plan zoning for the formal car park and adjoining ground, as outlined in this submission, is changed from the "G5 – Mixed/ General – green/ recreation/ conservation" (open space) to "C5 - Tourism and Related Uses". Tourism zoning is considered the appropriate zoning for the site given existing and proposed uses.

Yours sincerely,

Peter Thomson, MSc, MIPI