

IAN DOYLE
planning consultant

Woodleigh
Killurin
Cornwall
Wexford
Y21 F795

086 8576040
ian@iandoyleplanner.ie
www.iandoyleplanner.ie

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

Submitted via: <http://consult.waterfordcouncil.ie/>

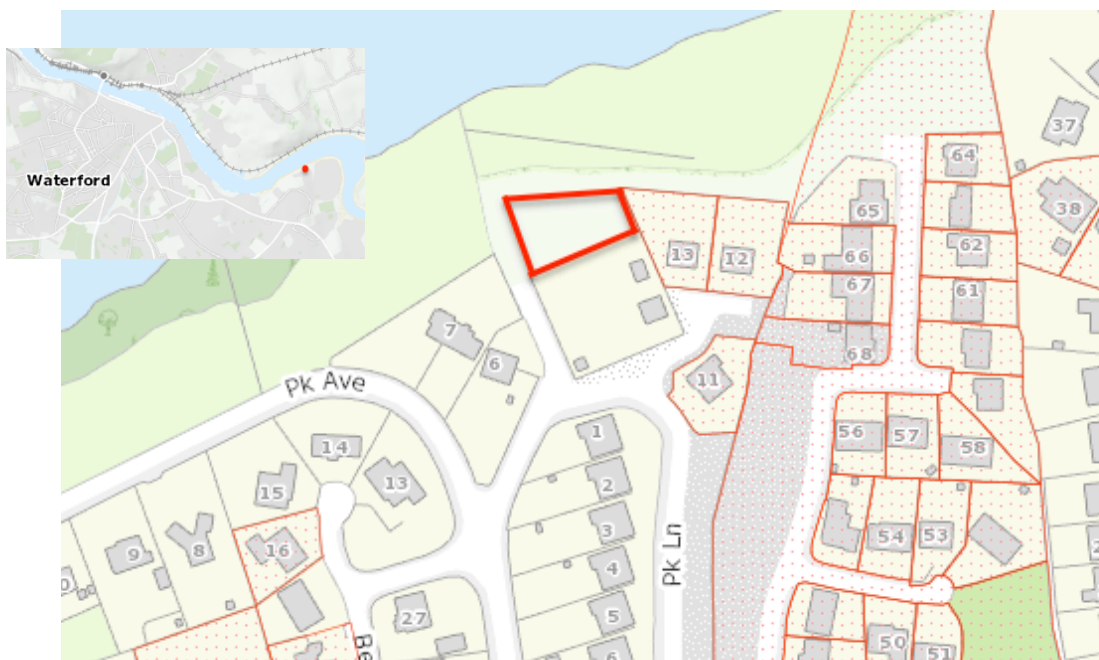
**RE: Development Plan Submission for consideration under the review of
Waterford City & County Development Plan.**

A Chara,

The following submission on behalf Noel Power (Meadowcourt Homes Ltd. 1 Link Rd. Pooleberry, Waterford City) has been prepared by Ian Doyle Planning Consultant in response to the draft City & County Development Plan published by Waterford City and County Council on the 18th of June 2021. Under the Draft Plan the subject site is zoned for Open Space/Recreation. The purpose of this submission is to seek the rezoning of the subject lands to residential/infill.

Site Location

The site is located between Park Avenue and Park Lane in Maypark Village, Waterford City. The site is located adjacent to an existing pumping station (along its southern boundary) and is bound to the East and West by existing residential development consisting of large



IAN DOYLE
planning consultant

Woodleigh
Killurin
Cornwall
Wexford
Y21 F795

086 8576040
ian@iandoyleplanner.ie
www.iandoyleplanner.ie

detached and semi-detached dwellings. The north of the site is bound by a public walking route adjacent to the river Suir.



Access road to the site – sufficient in width, alignment and structure to accommodate development.



Boundary wall between the site and adjoining pumping station

IAN DOYLE
planning consultant

Woodleigh
Killurin
Cornwall
Wexford
Y21 F795

086 8576040
ian@iandoyleplanner.ie
www.iandoyleplanner.ie



Front boundary of the site. Road frontage and access point. Note neighbouring dwelling along eastern boundary and existing boundary wall. The subject site is capable of accommodating a similar type dwelling along the same building line relative to the river and associated public walkway.



Boundary of the site adjacent to the public walkway. Note the rear boundary fence of adjoining property. It is proposed that the boundary of the subject site be formalised in a similar manner along the same line and planted along the public lane.

IAN DOYLE
planning consultant

Woodleigh
Killurin
Cornwall
Wexford
Y21 F795

086 8576040
ian@iandoyleplanner.ie
www.iandoyleplanner.ie

Background

Meadowcourt Homes constructed Maypark Village, Waterford City in the latter half of the 1990's. The subject site is a left over piece of land in the ownership of Meadowcourt Homes which is serviced and capable of accommodating a single dwelling or two semi-detached dwellings of similar design and scale to that of existing surrounding development. It is the intention of Meadowcourt developments to pursue development of the subject site in the immediate future subject to rezoning.

Policy

National Planning Framework

The National Planning Framework (NPF) and Southern Assembly Regional Economic and Spatial Strategy (RSES) provide a strong policy framework for urban focused growth in Waterford City and County, as part of a national strategy to concentrate growth within Irelands main urban centres. The Draft Waterford Development Plan puts in place policies, objectives, and implementation strategies to support the growth objectives for Waterford and the South-East.

The NPF sets out that Waterford City and suburbs population will grow by 50% between now and 2040. In line with the NPF it is envisaged that this growth will occur within the existing 'built-up' footprint of the city, through brownfield, infill and regeneration sites.

Development of the subject site for residential use will contribute to the realisation of the NPF overarching strategy of compact growth by providing existing housing within the existing built-up footprint of the City.

Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities

In accordance with section 5.9(d) of the Sustainable Residential Development Guidelines, the site is defined as Inner suburban / infill.

The guidelines state the following in relation to Infill residential sites:

“Potential sites may range from small gap infill, unused or derelict land and backland areas, up to larger residual sites or residential areas whose character is established by their density or architectural form, a balance has to be struck between the reasonable protection of the amenities and privacy of adjoining dwellings, the protection of established character and the need to provide residential infill. The design approach should be based on a recognition of

IAN DOYLE
planning consultant

Woodleigh
Killurin
Cornwall
Wexford
Y21 F795

086 8576040
ian@iandoyleplanner.ie
www.iandoyleplanner.ie

the need to protect the amenities of directly adjoining neighbours and the general character of the area and its amenities, i.e. views, architectural quality, civic design etc. Local authority intervention may be needed to facilitate this type of infill development, in particular with regard to the provision of access to backlands”.

The subject site has no history of use as open space and is clearly defined in accordance with the above, as a “small gap infill” site on “*unused or derelict land*” capable of accommodating a single dwelling or pair of semidetached dwellings. The site is of sufficient size to accommodate a development which would be consistent with the character, density and architectural quality of that of the established dwellings in its immediate surrounds. Development of the subject site would not impact on the residential amenities of surrounding development or upon the general visual amenities of the area.

The rezoning of the site for residential development and the future development of the site in this regards is consistent with the provisions of the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities.

Flooding

The site is located outside of the flood zone as identified by the current development plan and is not subject to flooding. There is no history of flooding on the subject site according to OPW records.



IAN DOYLE
planning consultant

Woodleigh
Killurin
Cornwall
Wexford
Y21 F795

086 8576040
ian@iandoyleplanner.ie
www.iandoyleplanner.ie

Draft Development Plan

Zoning

Under the provisions of the draft plan the site is zoned G5 – Mixed/general green/recreation/conservation and is referred to as “Open Space Amenity or OSA under the provisions of the zoning matrix of the Plan (Table 11). It is noted that “a Dwelling Principle Place of Residence is open for consideration” on lands zoned OSA. Although it is envisaged that the site will accommodate a single dwelling, zoning the site for residential purposes is more likely to result in development given the zonings “acceptance in principle” as opposed to “open for consideration”.



It terms of its use as open space, the site is insufficient in size to accommodate meaningful active open space, is poorly overlooked in terms of natural surveillance and is located in a quiet residential cul de sac. It is likely that the site was zoned for open space as part of the buffer between the river and existing development. In this regards it is noted that the future development of the site would follow the existing property boundary line established by existing residential development and that sufficient room would remain to accommodate the public walkway in situ.

IAN DOYLE
planning consultant

Woodleigh
Killurin
Cornwall
Wexford
Y21 F795

086 8576040
ian@iandoyleplanner.ie
www.iandoyleplanner.ie

Development of the site for residential purposes would complement existing surrounding development in addition the public walkway through increased natural surveillance and the provision of a strong building line and boundary adjacent to the walkway.

General Policies of the Draft Plan

The following policies of the Draft Plan support the rezoning of the site for residential use.

Policy H01 (Chapter 7) of the Draft Plan states that it is policy of the council to:

“To promote compact urban growth through the consolidation and development of new residential units on infill/ brownfield sites, and support the most efficient use of publicly owned lands for residential and mixed use developments. This will be achieved through working in collaboration with landowners, the Land Development Agency, The Housing Agency and other statutory and voluntary agencies and by the utilisation of available funding (URDF and RRDF) for plan and nature based infrastructure led development.”

Policy H04 states:

“We will promote and facilitate sustainable and liveable compact urban growth through the thoughtful consolidation and of infill/ brownfield sites in a way which promotes appropriate levels of compactness while delivering healthier and greener urban spaces and residential amenities”.

Policy H20 states:

“Where new development is propped, particularly on smaller infill sites (< 1 ha in area) we will ensure that the residential amenity of adjacent residential properties in terms of privacy and the availability of daylight and sunlight is not adversely effected.

We will require new that development in more established residential areas respect and retain, where possible, existing unique features which add to the residential amenity and character of the area, such features include front walls, gates, piers, railings, and stone/brick/render work”.

In relation to the above policies, a residential development on the subject site will promote compact urban growth through compact consolidation and development of an infill/ brownfield site in a manner integrates with existing development without impacting negatively on amenities.

IAN DOYLE
planning consultant

Woodleigh
Killurin
Cornwall
Wexford
Y21 F795

086 8576040
ian@iandoyleplanner.ie
www.iandoyleplanner.ie

The rezoning of the subject site is consistent with the policies of the Draft Plan specific to achieving compact growth and landuse efficiency.

I trust the above is in order, if you require further information regarding any of the points raised above please do not hesitate to contact me.

Kind Regards



Ian Doyle,
Planning Consultant
BA (HONS) Town & Country Planning. BTP