



Tramore

Local Area Plan
2007 - 2013



Waterford County Council

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TABLE OF CONTENTS

CHAPTER ONE Introduction to the Plan

- 1.1 REVIEW OF THE 2000 PLAN**
 - 1.1.1 Residential Development**
 - 1.1.2 Retail Development**
 - 1.1.3 Economic Development**
 - 1.1.4 Infrastructure**
 - 1.1.5 Refuse Disposal and Waste Management**
- 1.2 PURPOSE OF THE PLAN**
 - 1.2.1 Preparation of the Plan**
 - 1.2.2 Strategic Environmental Assessment**
 - 1.2.3 Vision**
- 1.3 PHYSICAL CONTEXT**
- 1.4 PLAN PERIOD**
- 1.5 PLAN CONTENT**
- 1.6 FRAMING DOCUMENTS**
 - 1.6.1 National Development Plan 2000–2006**
 - 1.6.2 National Spatial Strategy**
 - 1.6.3 Sustainable Development: A Strategy for Ireland**
 - 1.6.4 Principles for Sustainable Development**
 - 1.6.5 National Anti-Poverty Strategy**
 - 1.6.6 The National Biodiversity Plan**
 - 1.6.7 The Heritage Plan for County Waterford**
 - 1.6.8 South East Regional Authority Regional Planning Guidelines**
 - 1.6.9 Waterford County Development Plan 2005-2011**
 - 1.6.10 Waterford County Strategy for Economic, Social & Cultural Development, 2002-2012**
 - 1.6.11 County Housing Strategy**
 - 1.6.12 County Retail Strategy**
 - 1.6.13 A Joint Waste Management Plan for the South-East Region**
 - 1.6.14 Waterford Planning Landuse and Transportation Study (Waterford PLUTS)**
 - 1.6.15 Development Plans – Public Consultation – Draft of Guidelines for Planning Authorities**
 - 1.6.16 Best Practice Guidelines on the Preparation of Waste Management Plans of Construction and Demolition Projects**
 - 1.6.17 Valetta Convention**
 - 1.6.18 Granada Convention**
 - 1.6.19 Step by Step: A walking Strategy for County Waterford**
 - 1.6.20 Childcare Facilities – Guidelines for Planning Authorities**

CHAPTER TWO Demographics

- 2.1 POPULATION**
 - 2.1.1 2002 Census Population Figures**
 - 2.1.2 2006 Census Population Figures**
 - 2.1.3 Population Projections**
- 2.2 EMPLOYMENT**
- 2.3 FUTURE DEVELOPMENT IMPACTS**

CHAPTER THREE Residential Development

- 3.1 RESIDENTIALLY ZONED LAND**
 - 3.1.1 Residentially zoned lands required**
 - 3.1.2 Availability of Existing zoned landbank**
- 3.2 DEVELOPMENT STRATEGY**
 - 3.2.1 Tramore Race Course**
 - 3.2.2 Monvoy/knockenduff**
 - 3.2.3 Pickardstown and Ballinattin**
- 3.3 BALANCED AND CO-ORDIANATED DEVELOPMENT**
- 3.4 PHASING OF DEVELOPMENT**
- 3.5 HOUSING STRATEGY**
- 3.6 SOCIAL AND AFFORDABLE HOUSING**
- 3.7 LIVING OVER THE SHOP**
- 3.8 TRAVELLER ACCOMODATION**
- 3.9 HOUSING FOR THE DISABLED**
- 3.10 ENERGY EFFICIENT HOUSING**

CHAPTER FOUR Economic Development

- 4.1 EMPLOYMENT STRUCTURE**
- 4.2 EXISTING INDUSTRIAL DEVELOPMENT**
- 4.3 FUTURE DEVELOPMENT STRATEGY**
- 4.4 OFFICE DEVELOPMENT**

4.5 RETAIL DEVELOPMENT

4.5.1 County Retail Strategy

CHAPTER FIVE Community & Social Development

5.1 COMMUNITY FACILITIES AND SERVICES

5.1.1 Civic and Community Services

5.1.2 Burial Grounds and Places of Worship

5.1.3 Fire and Garda Station

5.1.4 Public Open Spaces

5.1.5 Health Facilities

5.2 EDUCATION

5.3 NEIGHBOURHOOD CENTRES

5.4 CHILDCARE FACILITIES

5.5 SOCIAL INTERGRATION

5.5.1 Traveller Community

5.5.2 Refugees

5.6 SPORTS AND RECREATION

5.6.1 Amenity paths and Networks

5.6.2 Need for Additional Facilities

5.7 ARTS AND CULTURE

5.7.1 Public Art

CHAPTER SIX Tourism

6.1 INTRODUCTION

6.2 ACTIVITIES

6.3 TOURISM ACCOMMODATION

6.4 PROMOTION AND MARKETING

CHAPTER SEVEN Transportation and Traffic Management

7.1 INTRODUCTION

7.2 TRAMORE TRAFFIC MANAGEMENT PLAN

7.3 COMMUTER TRAFFIC

7.4 NEW AND IMPROVED ROADS

7.5 PEDESTRIAN CYCLE ROUTES

7.6 PARKING

7.7 PUBLIC TRANSPORT

7.7.1 Bus

CHAPTER EIGHT Infrastructure

8.1 INFRASTRUCTURE

8.2 WATER SUPPLY

8.3 WASTE WATER TREATMENT SYSTEM

8.4 SURFACE WATER, DRAINAGE SYSTEMS AND FLOOD CONTROL

8.5 WASTE MANAGEMENT

8.6 RENEWABLE ENERGY

8.7 TELECOMMUNICATIONS AND BROADBAND

CHAPTER NINE The Built Environment

9.1 ARCHITECTURAL HERITAGE

9.1.1 Legal and Policy Framework to protect Architectural Heritage

9.1.2 Record of Protected Structures

9.1.3 Architectural Conservation Area (ACA)

9.1.4 National Inventory of Architectural Heritage (NIAH)

9.2 ARCHAEOLOGICAL HERITAGE

9.2.1 Record of Monuments and Places (RMP)

9.3 TOWNSCAPE AND URBAN DESIGN

CHAPTER TEN Open Space, Amenity & The Natural Environment

10.1 COASTAL ZONE MANAGMENT

10.1.1 Protection of the Dunes

10.2 URBAN FORESTRY

10.2.1 New Residential Developments

10.3 PUBLIC OPEN SPACE

10.3.1 Proposed Town Park

10.4 PROTECTION OF THE NATURAL ENVIRONMENT

10.6.1 Air quality

10.6.2 Radon Gas

10.6.3 Ground Water Resources

10.6.4 River Basin District Management

CHAPTER ELEVEN Development Standards

11.1 INTRODUCTION

11.2 LOCATION OF NEW DEVELOPMENT/ GENERAL

11.3 REDEVELOPMENT OF BROWNFIELD SITES

11.4 MASTER PLANS

11.5 ROAD SAFTEY AUDITS

11.6 STANDARDS FOR NEW DEVELOPMENT

11.6.1 Access

11.6.2 Building Lines

11.6.3 Site Planting/ Landscaping

11.6.4 Site Coverage

11.6.5 Plot Ratio

11.6.6 Density

11.6.7 Design

11.6.8 Access for Persons with Disabilities and the Mobility Impaired

11.6.9 Layout

11.6.10 Road Layout

11.6.11 General Open Space Provision

11.6.12 Private Amenity Space for individual Housing Units

11.7 APARTMENTS

11.7.1 Minimum Floor Area

- 11.7.2 Internal Floor Space
 - 11.7.3 Amalgamation of Apartment Units
 - 11.7.4 Open Space Provision for Apartment Units
- 11.8 CHILDCARE FACILITIES
- 11.9 SERVICES
 - 11.9.1 Waste Water Treatment
 - 11.9.2 Surface Water Design
 - 11.8.3 Waste Management
 - 11.8.4 Refuse
 - 11.9.5 Public Lighting
 - 11.9.6 Electricity and Other Cables
- 11.10 CAR PARKING
 - 11.10.1 The Central Area
 - 11.10.2 Other Areas
- 11.11 DEVELOPMENT CONTRIBUTIONS
- 11.12 BONDS AND SECURITY
- 11.13 INDUSTRIAL AND COMMERCIAL DEVELOPMENTS
 - 11.13.1 General
 - 11.13.2 Seveso Establishments
 - 11.13.3 New Seveso Developments
 - 11.13.4 Garages and Petrol Stations
- 11.14 ADVERTISING
 - 11.14.1 General
 - 11.14.2 Advertising Hoardings (Billboards)
 - 11.14.3 Signage for Tourist and Local Facilities
 - 11.14.4 Signage Local Events
- 11.15 DEMOLITION OF BUILDINGS
- 11.16 PROTECTED STRUCTURES
- 11.17 ARCHITECTURAL CONSERVATION AREA & VERNACULAR HERITAGE
- 11.18 ARCHAEOLOGICAL HERITAGE
- 11.19 AREA OF ARCHAEOLOGICAL POTENTIAL
- 11.20 SHOPFRONTS
- 11.21 TREE PRESERVATION ORDERS
- 11.22 AGRICULTURAL DEVELOPMENT

11.23 ENVIRONMENTAL IMPACT ASSESSMENT

11.24 ZONING OBJECTIVES

11.24.1 Non-conforming Use

11.24.2 Key to Different Land Use Zones

LIST OF APPENDICES

Appendix A: Landscaping

Appendix B: Land Use Definitions and Acronyms

Appendix C: Fingerpost signage

Appendix D: Record of Protected Structures

Appendix E: Short Medium and Long term road objectives

Appendix F: Strategic Environmental Statement



CHAPTER ONE

Introduction to the Plan

1.1 REVIEW OF THE 2003 PLAN

- 1.1.1 Residential Development**
- 1.1.2 Retail Development**
- 1.1.3 Economic**
- 1.1.4 Infrastructure**
- 1.1.5 Refuse Disposal and Waste Management**

1.2 PURPOSE OF THE PLAN

1.3 PHYSICAL CONTEXT

1.4 PLAN PERIOD

1.5 PLAN CONTENT

1.6 FRAMING DOCUMENTS

Waterford County Council is the planning authority for Tramore town and surrounding areas. The Waterford County Development Plan was adopted in 2005 and it is in this context that the review of the Tramore Local Area Plan is being undertaken.

This Local Area Plan sets out an overall development strategy and framework for the proper and sustainable development of Tramore for the period 2007-2013.

This chapter gives a brief review of 2003 Plan, details the preparation of the new Plan and outlines the planning policy framework within which the Plan was formulated.

1.1 REVIEW OF THE 2003 PLAN

1.1.1 Residential Development

Tramore has experienced a boom in recent years in private residential development. A significant portion of the new residential development has occurred in the vicinity of the Tramore ring road to the north of the town. The newer estates coming on line are providing for a mixture of house types and sizes to accommodate an improved socio-economic balance. Over the period 2003-2005 there has been 60 social houses and 30 affordable houses made available in the Tramore Area. During this time period the Council also purchased 23 houses in the locality for social housing.

1.1.2 Retail Development

In the past Tramore has performed relatively poorly in terms of retail development. This is largely due to proximity to the larger retail centers in Waterford City. The Retail Strategy for County Waterford recognises the importance of the provision of retail in Tramore as a secondary service center and in achieving a sustainable local community that can compete with Waterford City. To this end it will be necessary to examine the role and functionality of the existing town centre and plan for the expansion of same.

1.1.3 Economic Development

While Tramore's population has grown considerably in recent years the vast majority of the working population commute to Waterford City or other urban areas on a daily basis for work. This is a trend that shall have to be reversed if Tramore is to fulfill its role as County Waterford's Secondary Service Centre and to provide a sustainable living environment for its current and future residents.

Traditionally employment in Tramore has been largely related to the tourism sector and this has created a principally one dimensional employment base. However the Riverstown Industrial Park has been successful in terms of occupancy and take up rate over the period of the 2003 Plan and this success highlights a clear need to zone additional industrial lands in Tramore.

1.1.4 Infrastructure

The Tramore Sewerage Scheme, which consists of a substantial collection system upgrade, new pumping stations and a wastewater treatment plant at a cost estimate of 19.8m has commenced since the adoption of the 2003 LAP. It is hoped that the first phase of the treatment plant shall be operational by 2007 with a capacity for 17500 PE.

The Tramore Ring Road was opened in January 2005 and this has alleviated substantial volumes of traffic from the more congested town centre areas. The

Riverstown Relief Road has been included in County Council proposals for Specific Improvement funding for 2006.

1.1.5 Refuse Disposal and Waste management

Since the adoption of the Plan, Tramore Landfill has closed and landscaping works have commenced. It is anticipated that remedial works will cost in the region of €7 million. All waste in the County is currently being diverted to County Carlow.

1.2 PURPOSE OF THE PLAN

The purpose of this Local Area Plan is to establish physical development policies for Tramore up to the year 2013 and to identify specific objectives for the achievement of those policies. The Plan is ultimately guided by the 2005 County Development Plan but has a local focus and is a medium for fostering and guiding future developments and meeting local needs. The Plan sets out the general nature, location and extent of development and provides a framework for public and private sector investment relating to land use.

This written document with accompanying maps comprises the Tramore Local Area Plan 2007-2013 (hereinafter referred to as the Plan). The Plan will replace the Tramore Local Area Plan 2003-2009.

1.2.1 Preparation of the Local Area Plan

With the enactment of the Planning & Development Act 2000, Local Area Plans (LAP's) were placed on a statutory footing. The Planning Act 2000 states that:

“A Planning Authority shall take whatever steps it considers necessary to consult the public before preparing, amending or revoking a local area plan including consultations with any residents, public sector agencies, non governmental agencies, local community groups and business interest with the area”.

The Planning Authority hosted a Pre Draft Plan Evening in the Majestic Hotel in Tramore on the 16th of February 2006. The event was successful with an attendance in excess of one hundred persons. Following on from this meeting, members of the public were invited to submit pre draft-plan submissions and these submissions were considered in formulating the draft plan.

**Pre-Plan
public
consultation
meeting in
Tramore ..**



1.2.2 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme.

Article 1 of the SEA Directive states the following:

**Strategic
Environmental
Assessment....**

“The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that , in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment”

Under the Planning and Development Statutory (Strategic Environmental Assessment) Regulations 2004 it is a requirement that an SEA be carried out for a Local Area Plan with a population in excess of 10, 000 people. The population of Tramore is currently estimated at 10, 314 persons and therefore the Planning Authority is committed to preparing an Environmental Report in conjunction with the Local Area Plan. The Environmental Report, while a separate document in its own right, should be read in conjunction with the Tramore Local Area Plan

1.2.3 Vision

The Vision Statement of the County states that:

‘County Waterford will be a proactive, sustainable community, strong in its own identity, with a good quality of life for all.’

Tramore, as the County's Secondary Service centre, has a significant role to play in the achievement of this vision for County Waterford. This vision is at the forefront of how Tramore should develop over the plan period and to achieve this, a number of goals have been formulated.

- To develop Tramore as a leading retail and economic centre and realise its potential as the County's Secondary Service Centre.
- To provide high quality residential development catering for a mixture of house type and sizes to provide for the current and future population of Tramore.
- To encourage industrial development in Tramore through a plan led approach.
- To provide for services and infrastructure in a coherent and strategic manner that will compliment and aid future development and growth.
- To ensure the educational needs of the town are catered for throughout the lifetime of the Plan.
- To develop a Town park which will provide a public amenity and recreational facility in Tramore.
- To ensure that Community facilities are provided in conjunction with new residential development .
- To improve mobility and accessibility throughout the town and to prioritise pedestrian movements.

1.3 PHYSICAL CONTEXT

Tramore occupies a coastal location overlooking Tramore Bay 13 km (8 miles) to the south of Waterford City 48km (30miles) to the east of Dungarvan and 10 km (6.25 miles) to the south of Waterford Airport. The town is a leading sea side resort for the South East Region with good transport linkages to Waterford City and Waterford Airport.

The existing form and structure of the town has been influenced by the natural topography and physical landform. Main Street forms a long narrow steep spine through the town and it is this configuration that has not lent itself historically to the growth or expansion of the town. The 3 mile long strand is at the lowest point of the town and it is here the town's main recreational and activity base is centered.

1.4 PLAN PERIOD

The Plan relates to the development of the defined area over the period 2007-2013, and shall be taken as six years from the date the plan was made, or until it is subsequently reviewed or another Plan is made.

1.5 PLAN CONTENT

The Plan comprises of this Written Statement together with the schedule of maps.

Chapter 1 contains an introduction to the plan, review of the 2003 Plan and an outline of the policy framework for the Local Area Plan

Chapter 2 reviews the demographic profile of the town and estimates future population projections.

Chapter 3 contains the policies and objectives with respect to residential development. The chapter focuses on housing issues within the town, such as the availability of zoned land, social and affordable housing provision and energy efficient building.

Chapter 4 is concerned with Economic Development in the town. This chapter examines the employment structure of the town and contains objectives and policies on how best to provide for sustainable economic development

Chapter 5 examines Social and Community Development and focuses on matters relating to education, health, recreation, social exclusion and the provision of community facilities.

Chapter 6 relates to Tourism and identifies policies to maximize the tourism potential of the town.

Chapter 7 deals with transportation and traffic management looking at issues such as parking, public transport and road infrastructure.

Chapter 8 relates to Infrastructure, and includes details of the Council's investment in Water and Sewage infrastructure, as well as information on future Council investment proposals and schemes.

Chapter 9 pertains to the Built Environment and covers issues such as the town centre, urban design, built heritage and conservation.

Chapter 10 outlines the Council's approach to protecting the open space/amenity areas and the natural environment.

Chapter 11 sets out the Development Standards, and other issues that the Planning Authority will consider, when processing an application for planning permission. Some of the relevant guidelines, to which applicants must have regard, are also identified.

There are a number of Appendices to the Written Statement. These Appendices are part of the Plan and can be found at the back of this document. The schedule of maps contained at the rear of this document includes a zoning map, principles maps etc.

1.6 PLANNING POLICY FRAMEWORK

1.6.1 National Development Plan 2007-2013- *Transforming Ireland a better quality of life for all*

National Development Plan ...

This National Development Plan encompasses investment of €184 billion over the next seven years. It sets out a programme of integrated investment that will underpin the ability of the Country to grow in a manner that is economically, socially and environmental sustainable. As well as planning for the physical infrastructure to support progress, a major focus of the plan is on investment in education, science, technology and innovation. The National Development Plan integrates strategic development frameworks for regional development for rural communities and for protection of the environment with common economic and social goals.

The investment framework and strategy of the National Development Plan will enhance physical and spatial planning. It establishes a financial framework within which local physical planning can be articulated and its strategies advanced. Investing will be made in capitalizing on the important regional and local roles of Irelands network of towns so that these can attract investment and act as engines of local growth within a under revitalized and diversifying rural economy.

1.6.2 National Spatial Strategy

National Spatial Strategy....

The National Spatial Strategy (NSS), published in December 2002 by the Department of the Environment, Heritage and Local Government. The NSS is a twenty-year planning framework designed to achieve a better balance of social, economic, physical development and population growth between regions. The NSS has determined that in the South East Region critical mass will be enhanced through Waterford performing as a gateway supported by Kilkenny and Wexford as hubs. Its focus is on people, on places and on building communities. The NSS sets out a national context for spatial planning to inform regional planning guidelines and strategies including statutory development plans.

The NSS stresses the importance of creating places that will attract and sustain both people and jobs.



Context of Tramore within the NSS

1.6.3 Sustainable Development: A Strategy for Ireland

This was Ireland's first comprehensive strategy on Sustainable Development, and was published in 1997. It was framed to "*ensure that economy and society in Ireland can develop to their full potential within a well protected environment*". In trying to achieve this, the strategy was designed to apply considerations of sustainability more systematically to Irish economic policies and to integrate them into associated decision-making processes.

The Strategy reflects and takes forward Ireland's commitment to the principles and agenda for sustainable development agreed at the Earth Summit in Rio in 1992. The Strategy also puts in place mechanisms for monitoring and review.

1.6.4 Principles for Sustainable Development

Comhar, the National Sustainable Development Partnership, was established in 1999 to advance the national agenda for sustainable development and to contribute to the formation of a national consensus. It seeks to encourage sustainable development across Irish society, and advises the Irish Government on policies which support and promote sustainable development.

Comhar adopted a framework approach in the document *Principles for Sustainable Development* which sets out an agreed view on what Comhar considers sustainable development, and consists of a set of themes, a statement of principles and an explanation of their relevance to Ireland.

It is set out in such a manner that the principle of sustainable development may be used as a benchmark for measuring the effectiveness of policies.

1.6.5. National Anti-Poverty Strategy

The issue of tackling poverty and social exclusion has now become one of the major challenges facing Irish Society. The Government's Anti-Poverty Strategy defines poverty in the following terms:-

“People are living in poverty, if their income and resources (material, cultural and social) are so inadequate as to preclude them from having a standard of living which is regarded as acceptable by Irish society generally”

The adopted principles underlying the Government's National Anti-Poverty Strategy include:-

- ensuring equal access and encouraging participation for all;
- guaranteeing the rights of minorities; and
- actively involving the community and voluntary sector, promoting empowerment (especially of marginalized groups) and social inclusion through participation, and encouraging appropriate consultative processes, especially with users of services.

1.6.6 The National Biodiversity Plan

In 1996, Ireland ratified the Convention on Biological Diversity (CBD), a convention agreed at the Rio summit in 1992 to protect the earth's rapidly dwindling biological diversity. As such, Ireland has undertaken to promote the conservation and sustainable use of biodiversity. The National Biodiversity Plan outlines a series of measures that will enhance biodiversity. It considers the integration of the conservation of biodiversity into all relevant sectors. The plan covers the 3 levels of biodiversity, which are ecosystem diversity, species diversity and genetic diversity. The National Biodiversity Plan has been developed to coincide with the National Heritage Plan, which sets out the framework for the protection and enhancement of all aspects of Ireland's heritage, which includes our natural heritage. However, the National Biodiversity Plan focuses solely on biological diversity.

1.6.7 The Heritage Plan for County Waterford

The Heritage Plan for County Waterford was adopted by Waterford County Council on 13th February 2006. This plan is a summary of the responses of the local authorities, community groups and individuals and of funding bodies such as the Heritage Council, to our need to look after our heritage. The aims of the plan are to:-

- Collect and disseminate information on the heritage of County Waterford and make it available;
- Raise the level of awareness of heritage in County Waterford;
- Promote cooperation between various groups and individuals interested in heritage; and
- Promote best practice with regard to our heritage.

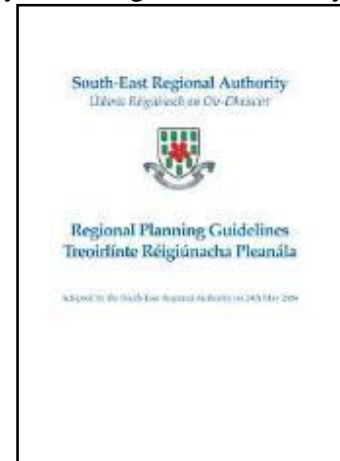
The Heritage Plan is an integrated five-year work plan (2006-2011) comprising actions, which will maintain, improve and promote heritage in County

Waterford. Waterford County Council will be a lead partner in many of the actions and the Heritage Officer will have a role in overseeing the delivery of these actions.

1.6.8 South East Regional Authority Regional Planning Guidelines:

The Regional Planning Guidelines, formulated by the Regional Authority, represents a planning framework for the period 2004-2020. The Regional Planning Guidelines take a holistic approach to planning by promoting an understanding of social, economic, cultural and environmental change and then identifying appropriate policy objectives to achieve a better balance of sustainable development throughout the region.

It is intended that the guidelines will strengthen local authority development plans, addressing issues like settlement, transportation, industrial development, community facilities and environmental protection.



The Guidelines note that Tramore has recently experienced a high level of population growth, it is further noted that the town continues to be an attractive location for new residential development. It is stated that care must be taken to ensure that the continued expansion of these urban areas is regulated to ensure that community, social and retail development keep pace with recent rapid phases of mainly residential development.

The Guidelines encourage larger towns like Tramore to have regard to their existing character and to seek to support the role of the Gateway, Hubs and County Towns rather than trying to compete with them for growth.

Each Planning Authority must have regard to adopted Regional Planning Guidelines in force when making a Development Plan. This Local Area Plan has been formulated, using the South East Regional Planning Guidelines as a framework in order to enhance the strategic dimensions of planning at the local level.

1.6.9 Waterford County Development Plan 2005-2011

Waterford County Development Plan 2005-2011 was adopted by the Council on 11th July 2005. The review of the Local Area Plan shall be consistent with the objectives and policies as set out in the 2005 Waterford County Development Plan.

1.6.10 Waterford County Strategy for Economic, Social and Cultural Development, 2002-2012

This Strategy was launched in July 2002, by the County Development Board, and aims to implement integrated strategies on a countywide basis that combine local programs for economic, social, and cultural development.

One of the core fundamentals in relation to the successful implementation of the Strategy is the requirement that subsequent action, policy and framework documents, within the County, show a commitment, co-operation and compatibility with the goals and objectives established in the Strategy.

1.6.11 Waterford County Housing Strategy

Part V of the 2000 Planning and Development Act requires the preparation a housing strategy. The Waterford County Housing Strategy was prepared and adopted in 2001, and the Council will have regard to this strategy, and/or any subsequent Housing Strategy formulated and adopted within the lifetime of this development plan.

1.6.12 Waterford County Retail Strategy

The Review of the County Retail Strategy was adopted on the 12th of June 2006 and it aims to consolidate and build on the research, policies and strategies as outlined in the 2003 document, and will address the future provision of retailing within the County, and Tramore over this development Plan period.

The County retail strategy recognises that Tramore is underperforming in terms of retail development and it is an objective to this Plan to reverse this situation and zone appropriate lands to accommodate new retail developments within the town core.

1.6.13 A Joint Waste Management Plan for the South-East Region

A Joint Waste Management Plan for the South-East Region was adopted in July 2002 by the six waste Authorities in the South East Region. The plan period is 2002-2021. The purpose of the plan is:-

- The promotion of waste prevention and minimization through source reduction, producer responsibility and public awareness; and
- The management for the recovery/ recycling/ disposal of waste arising on a regional basis.

1.6.14 PLUTS (Waterford Planning Land Use and Transportation Study)

The Waterford Planning, Land Use and Transportation Study (PLUTS) was commissioned by Waterford City Council in February 2001 in response to the need for an integrated framework of plans and solutions to address the needs of the city in both land use and transportation terms up to the year 2020. The

strategy is consistent with the directional requirements of the NSS, and supports and fosters balanced spatial development at a local, city and regional level.

The Waterford PLUTS is one of the key enabling supports, which Waterford County Council and Waterford City Council need to put in place to support the development of the Gateway at Waterford.

1.6.15 Development Plans – Public Consultation – Draft of Guidelines for Planning Authorities

The Draft Development Plan Guidelines were issued by the Department of the Environment, Heritage and Local Government in April 2006. The Guidelines set out a framework within which development plans will achieve high standards. The guidelines state a number of key points as follows;

- Development Plans should be strategic
- Development Plans should be a catalyst for positive change and progress
- Development Plans should anticipate future needs on an objective basis
- Development Plans have a roles in protecting the environment and heritage
- There is a need for consistency between plans and strategies at different levels is essential
- Ownership of the development plan is central to effective implementation
- Diverse community needs should be addressed
- The observation of a certain code of conduct in the making of a development plan.

This LAP has been prepared in the context of the draft Guidelines.

1.6.16 Best Practice Guidelines on the Preparation of Waste Management Plans of Construction and Demolition Projects

The Department of the Environment Heritage and Local Government issued Guidelines on best practice in the Preparation of Waste Management Plans for Construction and Demolition projects. The Guidelines establish a set of criteria to determine if certain projects require Project C&D Waste Management Plans. The Guidelines further specify what information should be contained in such Management Plans.

1.6.17 The European Convention on the Protection of the Archaeological Heritage (Valletta Convention) 1992

The aim of the Valletta Convention is *‘to protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study.’* The Convention provides the basic framework for policy on the protection of the archaeological heritage in Ireland. This was ratified by Ireland in 1997 and requires that appropriate consideration be given to archaeological issues at all stages of the planning and development process.

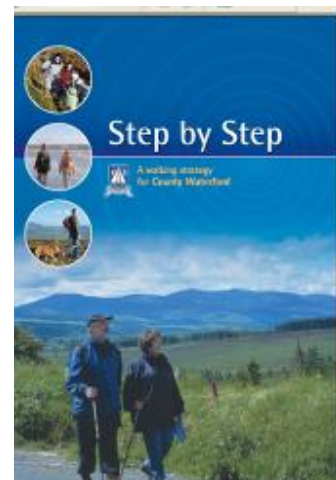
1.6.18 The European Convention for the Protection of the Architectural Heritage (the Granada Convention).

Ireland ratified the Granada Convention in 1996. The purpose of the Convention is to achieve the protection of the architectural heritage rather than its preservation. The Convention considers architectural heritage to consist of monuments, groups of buildings and sites. The Convention outlines the requirements for each signatory and stipulates the need for:-

- The maintenance of Inventories;
- Statutory Protection procedures;
- Ancillary Measures;
- Sanctions;
- The adoption of conservation policies;
- Participation and association;
- Provision of information and training; and
- European co-ordination on Conservation issues.

1.6.19 Step by Step – A Walking Strategy for County Waterford

A strategy for developing walking in County Waterford was produced in 2005 by Waterford County Council in collaboration with state and local development agencies, including the Regional Tourism Authority, Waterford Leader Partnership and Waterford Sports Partnership. The strategy looks at the issues related to walking: health, environment, tourism and transport and develops strategies for co-ordinating work and activities, access, participation and social inclusion, trail development. It also looks at the economic gain in terms of a tourism product.



1.6.20 Childcare Facilities – Guidelines for Planning Authorities

Produced in 2001, these guidelines for Planning Authorities on Childcare Facilities provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission and developers and childcare providers in formulating development proposals. Planning permission for premises for childcare has been identified as an area of concern for childcare service development. These guidelines are intended to ensure a consistency of approach across the country. These guidelines relate solely to the land use planning aspect of childcare provision.



CHAPTER TWO

Demographics

2.1 POPULATION

2.1.1 2002 Census Population Figures

2.1.2 2006 Preliminary Census Population Figures

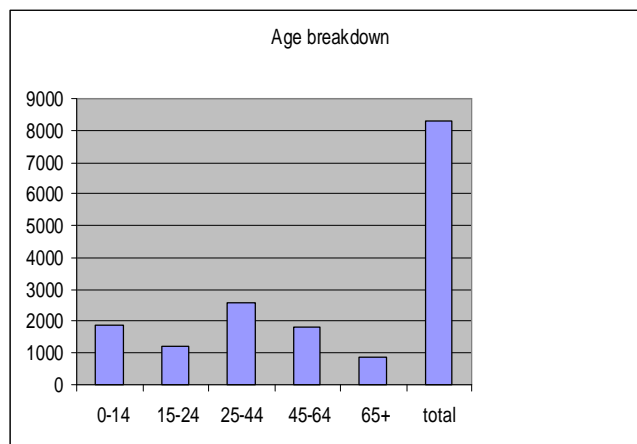
2.1.3 Population projections

2.2 EMPLOYMENT

2.3 FUTURE DEVELOPMENT

Tramore has been identified as a Secondary Service Center in County Waterford. Its many assets include its expansive coast line, proximity to Waterford City, a major gateway, and accessibility to good transportation networks. In order to realize and capitalize on the full potential of these assets it is necessary to provide for future growth and populations in terms of infrastructure services and facilities.

The demographic and socio-economic profile of Tramore provides information on the probable future requirements for land and services in the Plan area. The analysis of changes in population ratio and structure provides information for the planning of services and facilities, such as education, etc.



Age Profile for Tramore as per the 2002 Population Census

2.1 POPULATION

2.1.1 1996/2002 Census Population Statistics for Tramore Town

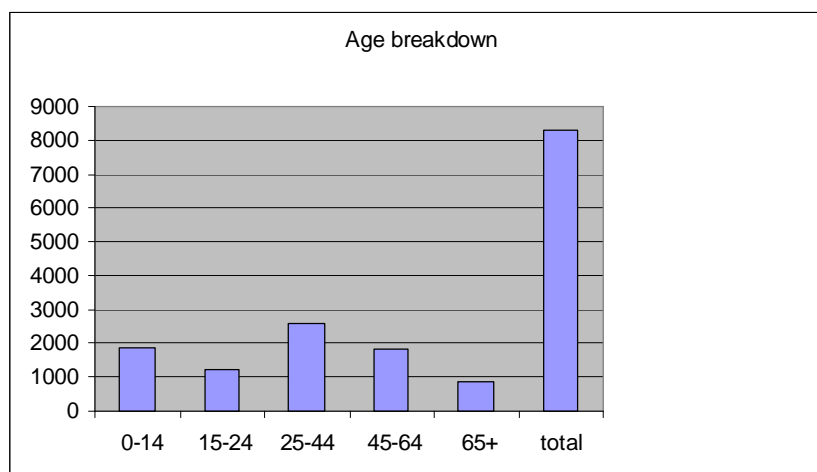
The change in population for Tramore Town and Tramore ED between 1996 and 2002 is shown in **Table 1** below. It illustrates an increase of population within Tramore town of 1769 persons between 1996 and 2002 representing a significant population increase of 27%.

**Table 1:
Population
Figures ...**

Year	Population	Actual Change	% Change
1996	Tramore Town: 6536		
	Tramore ED: 6123		
2002	Tramore Town 8305	1769	+27%
	Tramore ED 7684	1561	+25.4%

The 2002 census illustrates a population profile as per **Table 2** below. It is that the largest portion of the population is in the 25-44 year old bracket with the next highest section being the 0-14 year olds. This demographic profile illustrates that the population of Tramore is relatively young and that the need for education and youth facilities is most important. Given that the 25-44 year old bracket accounts for the greatest proportion of the population it is clear that there is a considerable amount of young families in Tramore. This may be as a result of being priced out of the property market in Waterford City and other urban areas and having to move to Tramore for more affordable housing.

**Table 2:
Age
Profile as
per the
2002
Population
Census...**



Although there is a significant percentage of the population in the working age bracket there is no considerable local employer with the result that a high proportion of the population have to travel outside the Tramore area for employment. Therefore Tramore is becoming largely a dormitory town that has expanded in terms of residential development and has under provided in terms of local job provision, retail and industry.

2.1.2 2006 Census Population Statistics

The preliminary results of the 2006 Census have been published and figures are available for Tramore ED, however figures for Tramore Town will not be available until mid 2007. Tramore ED does not take into account the full extent of Tramore town and this is why the figures for Tramore ED, albeit a greater geographical area, are less than the figures for Tramore town.

Figure 1:
Tramore
town
illustrated
by red
boundary
line.

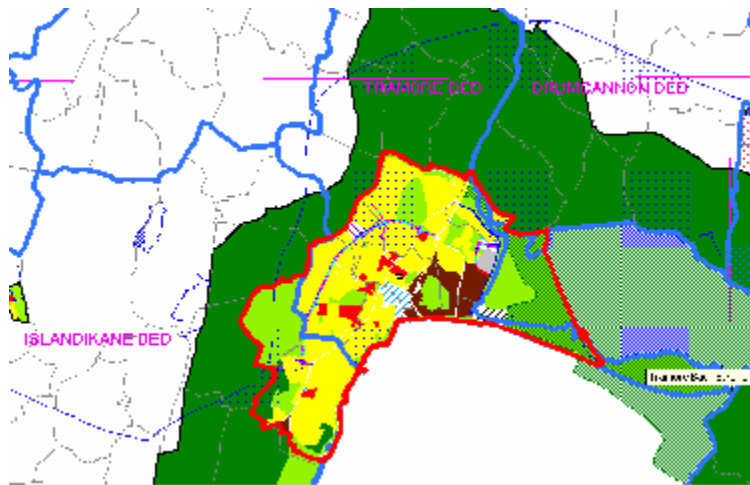
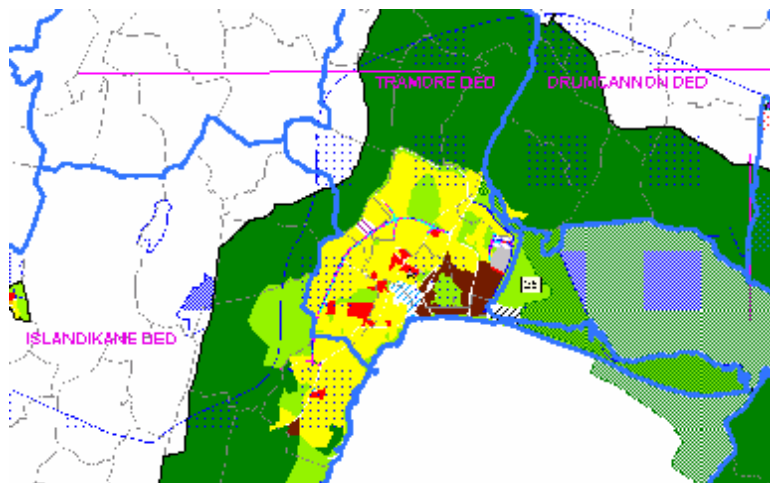


Figure 2:
Age
Tramore
DED
(larger
geographical
area than
Tramore
town but
encompasses
less of the
town
population)



The population of Tramore ED is 8, 799 persons, as stated in the 2006 CSO preliminary census figures, this represents an increase of 1, 115 persons since 2002 or a population increase of 14.5%. Since 2002 Tramore town has experienced considerable residential development and it is expected that the

population has increased at a greater rate than the ED as was experienced in the period from 1996-2002. The figures presented below represent house counts as compiled by the Planning Authority which gives a figure of 736 new households constructed since 2002 to the end of 2005 or an additional 2009 persons living in Tramore at the end of 2005. This represents an annual increase of 2.54%. It can be assumed that the population will grow a further 2.54% in 2006 and this would result in a current population of 10, 575 persons residing in Tramore.

**Table 3:
House
Count
Figures...**

Year	House Count	% change
2002	268	3.7
2003	185	2.56
2004	180	2.5
2005	103	1.4
Average yearly increase =2.54%		

2.1.3 Population Projections

If the average yearly increase of 2.54% is sustained over the period of this Plan (from 2007 to 2013) then the population of Tramore is predicted to be 12, 605 persons by 2013.

Section 4.14 of the Draft Guidelines for Planning Authorities on the preparation of Development Plans state that Planning Authorities should ensure that at the time they make a development plan, enough land will be available to meet the residential needs for at least the next nine years (i.e.) three years longer than the life of the Plan .It is predicted, based on the current yearly average increase, that the population of Tramore shall be approximately 13, 637 persons by 2016.

The above represents a total population increase over the lifetime of the plan of 19% or 2030 persons. That equates to 743 households based on an average household size of 2.73 persons. If we take the density to be 10 units per acre then the required amount of zoned land for the period of the plan is aprox 74 acres or 30 hectares. To cater for an additional three years zoning requirement beyond the lifetime of the Plan an additional 37.8 acres or 15.2 hectares is required to cater for an additional 378 households.

Predicting population figures into the future is a difficult undertaking given the uncertainty of underlying factors such as global and national economics, migration patterns, population mobility etc. The Regional Planning Guidelines predict that population growth will continue at its present rate and then slow down due to a reduction in overspill development from the Greater Dublin Area. An average population growth of 9.47% is predicted between 2002 and 2020 for the entire South East Region. It is considered that this growth rate is conservative and will be exceeded in the case of Tramore, based on the population growth experienced in the period 1996-2002.

On this basis, the population increase for Tramore is anticipated to be of the order of 19% – providing for a population increase by 2013, of approximately

2030 persons, bringing the **population for the town** to approximately **12,605 persons**.

2.2 EMPLOYMENT

Tramore has developed primarily as a dormitory town and employment opportunities have been very limited. In order to readdress this situation, suitable lands shall have to be ear marked for office /commercial /industrial development over the life time of this plan. Economic development is dealt with in more detail in Chapter 4 of this Plan.

2.3 FUTURE DEVELOPMENT IMPACTS

A number of current and future initiatives are likely to have notable impacts on the town, in terms of employment change and opportunity, over the life of this Local Area Plan. These include, amongst others:

- Waterford City's Gateway status (NSS and RPG designations);
- WIT Campus expansion at Carriganore and possible University status for WIT;
- Future development of Waterford Regional Airport;
- Completion of Tramore Wastewater Treatment Plant;
- The expansion of the town area towards the promenade area;
- Amalgamation of Secondary Schools.



CHAPTER THREE

Residential Development

In recent years Tramore has witnessed significant increases in residential development, particularly in the form of large housing estates on the outskirts of the town in the vicinity of the new ring road. Tramore, given its proximity to Waterford City, has become an attractive place to reside and there is a continuing and increasing demand for residential development.

The Council aims to:

- Ensure that sufficient and suitable land is zoned for all housing types to meet the projected housing requirements over the plan period;
- To ensure the provision of adequate industrial lands;
- To create high quality sustainable living environments and
- To ensure that all residents are able to enjoy an acceptable standard of residential amenity.

This chapter examines the availability of residentially zoned lands and the requirement for additional zoning. It also examines social and affordable housing and the Councils requirement under Part V of the Planning and Development Act.



- 3.1 RESIDENTIALLY ZONED LAND**
 - 3.1.1 Residentially zoned land required**
 - 3.1.2 Availability of existing zoned landbank**
- 3.2 DEVELOPMENT STRATEGY**
 - 3.2.1 Tramore Race Course**
 - 3.2.2 Monang/Knockenduff**
 - 3.2.3 Pickardstown and Ballinattin**
- 3.3 BALANCED AND CO-ORDINATED DEVELOPMENT**
- 3.4 PHASING OF DEVELOPMENT**
- 3.5 HOUSING STRATEGY**
- 3.6 SOCIAL AND AFFORDABLE HOUSING**
- 3.7 LIVING OVER THE SHOP**
- 3.8 TRAVELLER ACCOMMODATION**
- 3.9 HOUSING FOR THE DISABLED**
- 3.10 ENERGY EFFICIENT HOUSING**

3.1 RESIDENTIALLY ZONED LAND

3.1.1 Residentially zoned lands required

While the market dictates the demand and supply of new housing including locational preferences the Council is obliged to ensure that sufficient land is zoned for all types of housing over the Plan period and ensure that no undue shortages shall occur. The Council recognises that in order to sustain a diverse community a range of housing needs have to be catered for.

The land use pattern in Tramore has been characterized by expanding residential developments of low/medium density estate type development on the outer fringes of the town. The optimum location for new residential development is within the existing town boundary however the majorities of these lands have been developed or are committed to development and there is a need to provide for lands outside the existing town boundary to cater for the continuing demand and to ensure there is sufficient opportunity for continued growth.

3.1.2 Availability of existing zoned land

Currently there is relatively little land available for residential development within the town. In order to provide choice and ensure that lands can be made available for development, and ensure the market doesn't become artificially inflated due to a shortage of available land, it will be necessary to zone additional residential lands.

It is estimated that there is currently approx 55 Hectares (136 acres) of undeveloped zoned lands within Tramore. This figure includes lands that have permission and are not yet built upon and lands that are subject of an application or an appeal to An Bord Pleanala.

**Table 4:
Residential
zoned
land....**

Residential zoned land	Ha	
Constructed /under Construction under the period of the last Plan	9.7Ha	
Committed to development	40.09Ha	Capacity for aprox 601-1202 units based on a density of 15 to 30 units per hectare
Available for Development	14.87 Ha	Capacity for aprox 220 to 446 units based on a density of 15-30 units per hectare

There is increasing pressure for the expansion of Tramore and development of the lands outside the current boundary which is characterized by the Gaurran Stream. This issue is compounded by increasing house and land prices in the area. It is therefore necessary that the Planning Authority provide sufficient additional zoned lands to cater for the increasing development pressures and ensure that the market does not become artificially inflated due to the lack of zoned lands. The remaining available and undeveloped residential zoned lands do not constitute significant landbanks however they are strategically located within the Town and the Council is committed to using compulsory purchase orders to ensure the availability of all zoned land within the town if such land is not being made available for development.

3.2 DEVELOPMENT STRATEGY

Given Tramore's coastal location the direction in which the town can expand is to some degree predetermined.

While expansion towards the coast is not an option the elevated lands that surround Tramore can provide difficult terrain for development. It is the aim of the Council to develop Tramore in a coherent and logical



Aerial picture of Tramore

manner. To this end it is considered that substantial land banks outside the current town boundary should be subject to Master Plans that shall address in detail the land use strategy for the area while paying particular attention to the topography of the land and the protection of highly visual or exposed areas.

3.2.1 Tramore Race Course (M1 on Zoning Map)

This site is strategically located in close proximity to the town centre on a good transportation network only a short distance from the main Waterford Road. It is proposed that this strategic land bank would be the subject of a Master Plan to be prepared by any perspective developer prior to submitting a planning application to ensure the orderly and co-ordinated



Tramore Race Course

development of these lands. The Planning Authority will consider a mixture of uses at this location including residential, office type development, social/community/recreational and the possibility of limited commercial /retail development which will meet the zoning objectives of this plan. The Planning Authority will aim to protect the viability and vitality of the town centre and shall not be favorably disposed to any development which may have a negative impact on the core area. The redevelopment of this site shall not take place prior to the relocation and establishment of the existing race course to an alternative location within the town and its environs to ensure the preservation of this sporting/tourism amenity.

3.2.2 Monvoy /Knockenduff (Zone R2)



Lands at Monvoy/Knockenduff to forefront of picture

It is considered necessary at this stage to zone a landbank to the north of the Gaurran stream at Monvoy/Knockenduff to accommodate residential development. These lands shall be developed in a sequential approach, developing from the town outwards in an orderly and planned manner. The Planning Authority will not be favourably disposed to

the “leap frogging” of lands and the development of remoter areas over areas closer to the town centre leading to unrealistic demands on services and infrastructure and isolation/detachment from the town centre.

The subject lands are currently unserviced and Waterford County Council is committed to preparing a Master Plan for the area, prior to any development of the lands. The Master Plan shall specifically address issues relating to the servicing of the lands, access routes/roadways and the phasing of development. The Council is further committed, over the lifetime of this Plan, to undertaking a flood impact assessment of the Garraun Stream and adjoining areas to ascertain any flood risks and provide mitigation measures where necessary. No development on these lands shall be carried out prior to the carrying out of the Flood Studies Report and the implementation of the findings of that report.

3.2.3 Pickardstown and Ballinattin (M2 and M3 respectively on Zoning Map)

These lands are predominantly in agriculture use and are strategically located on the periphery of the town. Individual Master Plan shall be prepared for the lands prior to any application for permission on the site; this is to ensure the co-ordinate and orderly development of the land. The lands at Ballinattin (Zone M3) shall be retained primarily for economic development which may include

industrial, commercial and tourism development. No development on these lands (Zone M2& M3) shall be carried out prior to the carrying out of the Flood Studies Report and the implementation of the findings of that report.

The Master Plans for both land banks shall identify the following:

- Appropriate land uses;
- Provision of Infrastructure and services;
- Provision of Community and social facilities where applicable ;
- Access routes and road layouts;
- Phasing Plan for the overall development of the site;
- Landscaping Plan.

Given the elevated nature of the lands it is imperative that any proposals for development would address the local topography and provide adequate screening and planting to mitigate against any possible visual effects.

In preparing the Master Plans particular attention shall be given to sensitive landscape and topography features, such as elevated areas or highly visible areas. Highly visible and elevated areas should be incorporated into the overall development in a sensitive manner as open space. Where prominent land is considered developable, adequate screening and planting shall be required to minimize any negative visual impact. The Master Plan should identify areas which due to their elevation or exposure are deemed unsuitable for development and shall submit appropriate mitigation measure to minimize visual impact.

POLICY

Adopt Sequential approach to residential development...

Residential Phase 2...

Prepare a Flood Impacts Study ...

Preparation of Master Plans ..

Redevelopment of the Racecourse..

Lands at Ballinattin....

Footpaths and public lighting..

Dual flush toilets systems..

Policy

RD1: To encourage new residential development in locations that are closest to the town centre and which can avail of and be integrated into the existing public services and infrastructure. Development should progress in a sequential and phased manner as the development of remote areas is not desirable due to the associated demand on infrastructure and isolation from existing town centre facilities.

RD2: The development of Residential Phase 2(lands at Knockenduff/Monvoy) shall be carried on a sequential approach with development spreading out from the town centre in an orderly and planned fashion.

RD3: To prepare a Flood Impacts Study for the lands adjoining the Gaurran Stream over the life time of this Plan. The study shall be carried out and its findings implemented prior to any development of the lands to the north of the Gaurran stream that have been zoned for residential development under this Local Area Plan. (Residential Phase 2)

RD4: To ensure the development of lands identified as Zone M1 M2 & M3 in Fig 3b land use zoning map are in accordance with Master Plans so as to ensure the co-ordinated and orderly development. The Master Plans may be prepared by a single developer or landowner or by a group of developers or landowners acting jointly.

RD5 The redevelopment of the existing racecourse site shall not be permitted until such time as the racecourse has relocated and is fully operational on an alternative site within Tramore and its environs.

RD6: Prior to any application being submitted on the lands in Ballinattin, identified as Master Plan 3 IN Fig 3b-land use zoning map, a Master Plan shall be prepared by a single developer or landowner or by a group of developers or landowners acting jointly and shall be presented to the members of Waterford County Council for their consideration.

RD7: In new residential developments all footpaths and public lighting shall be in place prior to any dwellings being occupied.

RD8: To encourage the installation of dual flush toilets in all new housing developments.

OBJECTIVE

**Master Plan
for lands at
Knockenduff/
Monvoy...**

Objective

RDO1: *The Council shall prepare a Master Plan in relation to the servicing, access and phasing of lands to the north of the Gaurran Stream at Knockenduff/Monvoy (identified as Zone R2 in Fig 3b:land use zoning map) that have been zoned for residential development in this Local Area Plan. This Master Plan shall be completed prior to any development taking place on these lands and shall form the basis for the future development of these lands.*

3.3 BALANCED AND CO-ORDINATE DEVELOPMENT

It is necessary to ensure that the development of the town is balanced and that land is made available at a range of locations. Special focus shall be given to existing undeveloped zoned lands within the town boundary that provide optimum sites for future development.

It is envisaged that policies relating to the consolidation of the existing built up areas through increased residential densities and maximizing the potential of under developed lands will place increased importance on the provision of quality passive and active areas of open spaces.

3.4 PHASING OF DEVELOPMENT

In order to maximize the utility of existing and future infrastructure provision and promote the achievement of sustainability, a logical sequential approach should be taken to the zoning of land for development. Additional zoning should extend outwards from the town centre with undeveloped land closest to the core being developed first. The notion of “*leap frogging*” lands to develop of more remote areas should be avoided as this exerts pressure for additional services without realizing the full potential of the existing services.

The Council shall implement compulsory purchase orders in instances where sites within the town are required for development purposes and are not being made available for development. Lands within in the existing town centre provide for the most sustainable forms of development where access to existing services and infrastructure is readily available.

POLICY

**Adequate
residentially
zoned land**

Part V

**Compulsory
Purchase**

Policy

H1: *To ensure that adequate amounts of residential land is zoned to meet the projected population under the life time of the plan.*

H2 *To fulfill the Councils responsibilities under Part V of the Planning and Development Act 2000.*

H3: *To use, where necessary, compulsory acquisition of zoned land to ensure land availability and the orderly and sustainable development of the town.*

3.5 HOUSING STRATEGY

The Plan shall have regard to the Waterford County Housing Strategy which sets out the Local Authorities policies in relation to housing requirements for the County and the Councils obligations under Part V of the 2000 Planning and Development Act 2000.

3.6 SOCIAL & AFFORDABLE HOUSING

Social Housing is defined as rented housing provided by either the Local Authority, or a voluntary or Co-operative housing body. Affordable housing is defined as owner-occupier, or shared ownership housing, provided at a price below market value. Both social and affordable housing are aimed at meeting “the needs of households where resources are insufficient to provide them with access to suitable and adequate housing” (DoEHLG: Social Housing, the Way Ahead).

The Council is the main provider of social and affordable housing building 60 social and 30 affordable houses in Tramore in the period 2003-2005, both years inclusive. The involvement of voluntary housing associations, such as RESPOND, has broadened the social housing strategy response. RESPOND completed 26 houses for a voluntary housing scheme in 2005. It is worth noting that the greatest and most fast growing demand in the County for social and affordable housing is in the Tramore area with the current housing list for Tramore at 252 persons. At present the Council own a 10 acre site at Crobally Upper and it is hoped that the construction of 57 houses divided between social and affordable housing on approx 4 of the acres will begin in 2006. Six new houses social and affordable houses are currently being constructed at Riverstown and this development is at an advanced stage.

In addition to the direct provision of social and affordable housing the Council will facilitate the provision of social housing through Part V of the Planning and Development Act 2000. It is the Council’s intention to seek to accommodate 20% social and affordable housing within new developments in an integrated manner so as to avoid social segregation and isolation of social housing.

POLICY **Social** **integration..**

Social & **Affordable** **housing** **provision...**

Policy

H5: *To require an integrated mix of public and private housing within individual housing estate developments;*

H6 *To ensure that 20% of any land zoned for residential use shall be made available for the provision of social and affordable housing or otherwise in accordance with the requirements of Part V of the Planning and Development Act 2000 (as amended) and the Housing Strategy*

OBJECTIVES
Infill
development..

Objective

HO1: *To acquire further infill sites for the development of social/ affordable housing to meet local needs at appropriate locations.*

3.7 LIVING OVER THE SHOP

There is significant potential in the reuse of vacant upper floors for residential use, creating the possibility of accommodating an increase in population without displacing existing uses. The provision of accommodation here will also contribute to the viability and vitality of the Town Centre.

POLICY:
Living over the
Shop...

Policy

H7: *To promote the sustainable use of vacant upper floors of town centre buildings for residential use.*

3.8 TRAVELLER ACCOMMODATION

Waterford County has the smallest traveller population in the Country. In 2003 it was established by the Department of the Environment that there were only twenty four traveller families living in Waterford and the majority of same were recorded as living in Dungravan. There currently is no demand for traveler accommodation in Tramore however this situation is under constant review.

The Planning Authority will co-operate with Waterford County Council in the implementation of the Traveller Accommodation Programme (2005-2008) for the County.

OBJECTIVES
Traveller
Accommodation
...

Objective

HO3: *To monitor the need for traveler accommodation in the Tramore area and to respond to any future demands in accordance with the Traveller Accommodation Programme (2005-2008)*

3.9 HOUSING FOR DISABLED PERSONS

Part M of the *Building Regulations 2000* provides for basic access provision whilst the concept of “*Lifetime Adaptable Housing*” goes one step further by incorporating, into the design, the provision for changes to a home at a later date without the need for major reconstruction.

The Council will encourage prospective applicants to design houses that anticipate later modifications to enable accessibility and will implement the Disabled Persons Grants (DPG) Scheme which will facilitate modifications where required.

POLICY
Accommodation
for people with
disabilities...

Policy

H8: *To provide for the specific accommodation needs of people with disabilities.*

3.10 ENERGY EFFICIENT HOUSING

The Council shall encourage all new housing to provide some form of sustainable renewable energy in line with Local Agenda 21 principles. Given rising oil prices and climate change it is imperative that consideration is given to sustainable forms of energy in all new housing developments. The Council shall promote a culture of energy conservation for all users and emphasis the importance of renewable energy sources.

The Heat Energy Rating programme has been developed by Sustainable Energy Ireland to act as a visual consideration in residential property purchase or rental decisions and to act as a stimulus to significant investment in upgrading the energy & environmental performance of housing stock with poor energy performance. An energy certificate will be compulsory in 2007/2008 for housing developments, which is similar to the energy rated certificate for domestic appliances such as fridges.

In line with Local Agenda 21 principles and the impending Heat Energy Rating programme, the Council will provide energy saving advice to anyone seeking to build a house and to tenants in Local Authority housing. The EU Building Directive will also be implemented as and where possible the Council will encourage designs that:-

- Limit heat loss through the fabric of the building.
- Control the output of space heating and hot water systems.
- Encourage the use of alternative means of renewable energy in housing construction.

The Council shall continue to work in conjunction with Waterford Energy Bureau in promoting and actively assisting in the development of sustainable energy technology in the Tramore area. Waterford Energy Bureau is located in the Civic Offices in Tankfield Tramore and the serves the City and County of Waterford.

POLICY
Energy
Efficiency....

Policy

H9: *To ensure that buildings are designed and constructed so as to maximise energy efficiency in line with Local Agenda 21 Principals.*

H10: *To promote and encourage the use of alternative forms of renewable energy where suitable.*



- 4.1 EMPLOYMENT STRUCTURE**
- 4.2 EXISTING INDUSTRIAL DEVELOPMENT**
- 4.3 FUTURE DEVELOPMENT STRATEGY**
- 4.4 OFFICE DEVELOPMENT**
- 4.5 RETAIL DEVELOPMENT**
 - 4.5.1 County Retail Strategy**

CHAPTER FOUR

Economic Development

This chapter looks at the employment structure in Tramore and economic development in terms of industry, retail and office type development. Tramore's economic future requires the timely and adequate provision of land for employment needs including sites at suitable locations for industrial and enterprise uses.

The Council aims to;

- Ensure the provision of adequate lands to expand the employment sector in Tramore;
- Strengthen the competitiveness of the local economy through balanced land use planning and
- Encourage the expansion of the town centre to allow for a mixed and extend range of retail outlets and services.

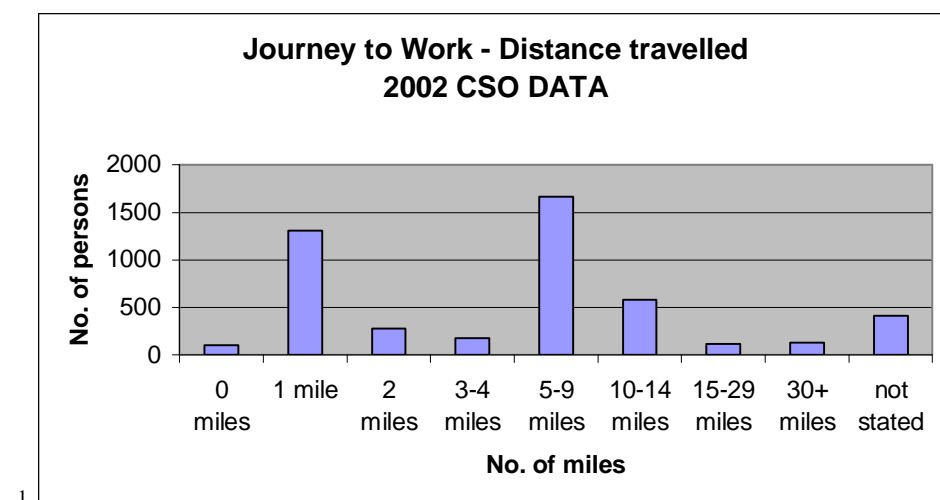


4.1 EMPLOYMENT STRUCTURE

Tramore is currently very much a dormitory town with a high percentage of its population travelling to Waterford City and other urban destinations to work. If Tramore is to become a self sustaining town then this commuting pattern shall have to be reversed. There has been limited industrial and commercial development in Tramore over the period of the last Plan. An objective of this Plan is to reverse this trend and to provide sufficient zoned lands for commercial/ retail and industrial development. It is therefore envisaged that over the coming years the employment structure of Tramore shall change considerably and shall lend itself to the positive reshaping of the town.

An analysis of the distance travelled to work from the 2002 Census is a useful indicator of where the residents of Tramore are employed. Approximately 27% work within 1 mile of their home. However, 35% travel 5-9 miles to work. (Waterford City is approximately 8 miles from Tramore, and is likely to account for most of this employment). While Tramore is becoming more self-sufficient, it is clearly still a satellite town of Waterford City in terms of employment. The only sizeable employment location at present is the Riverstown Industrial Park; therefore there is a limited employment base with a high level of commuting.

Table 5:
Journey to
Work ..



4.2 EXISTING INDUSTRIAL DEVELOPMENT

Since the adoption of the 2003 Plan, permission has been granted for industrial unit/commercial units on all but three of the sites at Riverstown Business Park. The remaining undeveloped light industrial landbank is therefore extremely limited. The rapid uptake of the sites at the Riverstown Business Park indicates that there is currently considerable



Tramore Industrial Park as viewed from the Dunmore Rd

¹ 2002 CSO data

demand for commercial units/light industrial parks in Tramore. There are presently no lands zoned for office/service development and the existing town centre offers very limited potential for any additional commercial development.

4.3 FUTURE DEVELOPMENT STRATEGY

The Regional Planning Guidelines highlights that new technologies, high added value and knowledge based sectors such as Biotechnology, Medical Devices, Communication and Technology etc are the types of industry that offer long terms prospects for generating revenues. In order for Tramore to achieve balanced and sustainable industrial development, a diversified base of employment opportunities will have to be provided and developed for within the town. The Council is committed to attracting large scale industry to Waterford and to the Tramore area. The establishment of the Invest in Waterford website is one of the key components in achieving this goal.

The Council recognizes the importance of industrial and commercial development in terms of employment creation and the economic and social development of Tramore. While the Local Area Plan cannot directly influence future industrial and commercial



development, it can adopt a “*plan led approach*” by

- Ensuring that sufficient and appropriate land is zoned and available for industrial and commercial development;
- Extending the existing town centre zoning;
- Providing or facilitating the provision of infrastructure such as roads, drainage water etc;
- Promoting Tramore as a viable location to work and live.

POLICY: **Employment** **promotion...**

Research & **Development..**

Policy

IN1: *To promote Tramore as a base for major industrial development through the zoning of appropriate industrial lands*

IN2: *To support the economic development initiatives of relevant agencies such as the IDA, Enterprise Ireland and the County Development Board as a means of supporting and encouraging industrial development in Tramore*

4.3 OFFICE DEVELOPMENT

The Council will actively promote the development of additional office and service uses in town centre locations and in appropriate industrial and commercial areas.

Office
Development...

Reuse of Upper
Floors...

Telecommunications
Infrastructure...

POLICY

OF1: *To promote appropriately scaled office type development in suitably zoned locations*

OF2: *To promote the reuse of vacant buildings and vacant upper floors of existing retail premises for office development where suitable.*

OF2: *To facilitate and promote the provision of a telecommunications network infrastructure to address the socio –economic needs of the population and the various employment sectors*

4.5 RETAIL DEVELOPMENT

The Retail Planning Guidelines for Planning Authorities were issued by the Planning Authorities by the Department of the Environment Heritage & Local Government in December 2000. These required Local Authorities to prepare retail policies for their administrative areas and set out matters that are to be considered.

4.5.1 County Retail Strategy

The update and review of the County Retail Strategy was adopted on the 12th of June 2006 and outlines the retail policies for the County and sets out matters to be included in future Development Plans. The current strategy notes that Tramore is under providing in terms of its retail provision. It further states that the council should be encouraging retail development within Tramore that is consistent with the Local Area Plan, the retail strategy and all other relevant plans and policies.

Tramore is designated as a Secondary Service Centre in the County Settlement Hierarchy and a larger town in the National Spatial Strategy (NSS). Tramore has witnessed no major retail development since the 2003 LAP was prepared and its share in the County's total floorspace has declined by 3.6% to 13.9% over the intervening period. It remains the second largest retail centre in the County but has only 22.3% the floorspace of Dungarvan. Currently there are no national or international comparison retailers in Tramore albeit there have been two recent planning applications for major retail developments.

The updated Retail Strategy emphasizes that while Tramore is the fastest growing town in the County it is failing to meet both the daily and main shopping needs of people in the town or its hinterland .It acknowledges that the review of the Tramore Local Area Plan must identify and zone sites of an appropriate size to

accommodate the required major expansion of the towns convenience and comparison shopping.

POLICY
Expansion of
town centre
zoning...

Reuse and
regeneration of
derelict sites...

- | | |
|------------|---|
| R1 | <i>To promote and encourage enhancement and expansion of the retail floorspace and Town Centre functions of Tramore and to develop its competitiveness through a plan led approach.</i> |
| R2 | <i>To address leakage of retail expenditure from the town and its catchment through the appropriate zoning of land for retail/commercial development.</i> |
| R3: | <i>Promote the reuse and regeneration of derelict land and buildings in Tramore for retail development where appropriate.</i> |
| R4 | <i>To facilitate and promote new retail and commercial development on land zoned Town Centre for a range and type consistent with the function of the Town Centre.</i> |



CHAPTER FIVE

Community & Social Development

- 5.1 COMMUNITY FACILITIES & SERVICES**
 - 5.1.1 Civic and Community Services**
 - 5.1.2 Burial Grounds and places of worship**
 - 5.1.3 Fire and Garda Station**
 - 5.1.4 Public Open Space**
 - 5.1.5 Health Facilities**
- 5.2 EDUCATION**
- 5.3 NEIGHBOURHOOD CENTRES**
- 5.4 CHILDCARE FACILITIES**
- 5.5 SOCIAL INTERGRATION**
 - 5.5.1 Traveller Community**
 - 5.5.2 Refuges and asylum seekers**
- 5.6 SPORTS AND RECREATION**
 - 5.6.1 Amenity paths and networks**
 - 5.6.2 Need for additional facilities**
- 5.7 ARTS AND CULTURE**
 - 5.7.1 Public Art**

This section sets out the aims and objectives relating to Community & Social development in Tramore over the Plan period. Building strong, inclusive communities is a key element in achieving sustainable development. Sustainable communities not only require economic development but also social and community development. Communities need opportunities to meet socially, interact and form bonds, essential prerequisites to the development of a sense of place and a feeling of belonging.

This chapter examines the requirement for social and community infrastructure necessary to make Tramore a sustainable and attractive place to live for all members of society.



Tramore Coast Guard Station

5.1 COMMUNITY FACILITIES AND SERVICES

Community facilities are an important element in the urban fabric of a town and should form part of an integrated network of resources available to local people. They serve the basic needs of the town and provide a place where people can meet and create a sense of town spirit and pride in their community. Community facilities also play an important role in the coming together and integration of marginalized sectors of the local population who can use such facilities as meeting places.

5.1.1 Civic and Community Services

Since the adoption of the 2003 Plan, permission has been granted for the provision of a Community Centre at the Friends Meeting House and an extension to the Community Centre on Pond Road. Extensions/Improvements have been carried out on the Council owned centre at Riverstown in partnership with community groups. Community centres are an important element in the social fabric of a town as they provide a venue for social gatherings and meetings.

5.1.2 Burial Grounds and Places of Public Worship

A new cemetery was opened at Crobally Upper in 2004. It is considered that there is no requirement at this point for additional lands to be reserved for burial grounds.

The local Churches include Holy Cross Church (Catholic) and Christ Church (Church of Ireland).



5.1.3 Fire and Garda Stations

The Tramore Fire station is located on Pond Road and consists of a treble bay structure and control tower with offices. The Garda station is located off Market Street in modern offices which are considered adequate for the foreseeable future.



Tramore Fire Station

5.1.4 Public Open Space

Currently there are limited areas of public open space in Tramore within existing housing development. Given the projected increase in population there is a need to address this issue. The Council is committed to the redevelopment of the boating lake area into a town park over the life time of this Plan. This proposed town park shall provide an excellent amenity area around the boating lake that can be integrated into existing developments thorough the provision of pedestrian linkages and secure and safe walking routes. This will provide a public area that people can enjoy and can also be used for sporting /cultural uses.



*Children's playground
Tramore*

OBJECTIVE Town Park

Objective

OSO1: The Council are committed to the redevelopment of the Boating lake area to a Town Park over the life time of the Plan

5.1.5 Health Facilities

The South Eastern Health Bord Clinic is located on Pond Road. A range of services are provided for at this location including public nursing, dental services and community welfare. There is a meals on wheels service provided for the elderly and disabled from this centre as well as a general drop in centre. The Council has adopted the Barcelona Declaration and its series of agreements known collectively as the Declarations of Cities and the Disabled. The Plan takes account of the Declaration and seeks to advance the implementation of agreements, across the range of activities, services and physical surroundings which affect the disabled.

5.2 EDUCATION

At present there are three primary schools in Tramore.

Glor na Mara	(Girls and infant boys)
Gael Scoil Philib Barun	(Mixed)
Holy Cross School	(Mixed)

Post primary education needs in the town are catered for by two schools

Stella Maris Secondary School	(Girls)
Christian Brothers School	(Boys)

The two post primary schools are situated on lands that have limited potential for expansion and growth. The 2002 Census data suggest that the school going population of Tramore is growing therefore it is imperative that provisions be made to cater for additional pupils in the future. To this end, plans are at an advanced stage for the provision of an amalgamated secondary school on lands in Ballycarnane. The amalgamated school will be developed through a public/private “*design and build and operate*” scheme but it is hoped that the school shall be fully operational through the life time of this Plan.

Adult education in Tramore is catered through the CBS Adult and Community Education Programme. All evening courses commence in September and January of each year. In addition to this, County Waterford VEC operates a number of programmes through its Adult Education Centre in Tramore. Tramore Library is located to the rear of the Strand Hotel on Market Street. It is recognized that the current facility is restricted in size for the population that it is currently serving and there is a need to provide more spacious and modern accommodation for the library.



Tramore Library

**POLICY
Educational
Facilities...**

Policy

ED1: *Ensure, through the zoning of appropriate lands, adequate educational facilities to cater for the future population growth within the town and surrounding areas*

**OBJECTIVE
Amalgamation
of Schools....**

Objective

EDO1: *Support the amalgamation of the secondary schools in Tramore*

5.3 NEIGHBOURHOOD CENTERS

To co-ordinate the provision of community services and facilities in an efficient and sustainable manner, it is proposed to establish neighbourhood centres into which basic facilities would be channeled. This would ensure that all areas in the town would have equal access to facilities and that the facilities would be grouped to minimize journeys. Neighbourhood centres will provide a range of community facilities to serve the surrounding area. The type facilities/services that are considered suitable for location in neighbourhood centres include: childcare facilities, small food stores, general practitioners, dentist, café and leisure uses etc.

Nine neighbourhood centres have been identified around the town (See Objectives Map). The exact location of the neighbourhood centres in the areas subject to Master Plans including the lands zoned under residential phase 2 at Monvoy and Knockenduff shall be determined at Master Plan stage.

5.4 CHILDCARE FACILITIES

Childcare facilities include full day-care and session facilities, services for pre-school children and after-school care for school-going children. It covers services involving the care, education and social integration of children.

Childcare facilities: *Guidelines for Planning Authorities* (DoEHLG, June 2001), National Children's Strategy, '*Our Children – Their Lives*' (Dept. of Health and Children, 2000) and the Waterford County Childcare Committee report, '*County Childcare Strategy, 2002 – 2006*', deal with the needs of children. The Council will have regards to the above documents and will facilitate, where possible, the provision of appropriate services. The Council shall liaise with the Waterford County Childcare Committee on the provision of future services. The Planning Authority will direct future childcare facilities into the neighbourhood centres rather than their provision on a piece meal basis in individual housing estates.

5.5 SOCIAL INTEGRATION

The Local Authority has an important role to play in counteracting social imbalances and inequities, through the provision and improvement of social and community services. The implementation of Part V of the Planning and Development Act 2000-2006 with regard to Social and Affordable Housing will ensure a more balanced socio-economic profile in residential developments and will ensure that public and private housing is better integrated.

5.5.1 Traveller Community

At present there is no Traveller Community in Tramore. However the Council will continue to monitor this situation and if and when the need arises shall address the requirements of the community.

5.5.2 Refugees, Asylum seekers and Immigrants.

Atlantic House in Tramore currently houses approximately 75 single male asylum seekers awaiting the outcome of their applications for asylum. As applications are processed it is likely that there will be a turn over in occupancy.

POLICY
Social
Integration
& Inclusion

...

Provision of
recreational
& Cultural
Facilities ...

Community
Facilities....

Health Care
Facilities

.....

Policy

CE1: *To promote social integration through the provision of mixed tenure housing estates and the fulfillment of the Councils requirement under Part V of the Planning and Development Act 2000.*

CE2: *To promote recreational and cultural facilities and activities that encourage inclusion of specific groups that may experience social exclusion due to social status, race, religion or any other factor that may lead to social marginalisation.*

CE4: *To promote a high quality living environment through the provision of community facilities in line with, and supporting new residential development.*

CE5: *To provide for the health care needs of the town's population as it grows and to provide for a mix of community related healthcare facilities for people with various healthcare needs such as nursing homes and health centers.*

CE6: *To facilitate the provision of housing for the elderly, integrated into the community, at appropriate locations with access to facilities and services.*

5.6 SPORTS AND RECREATION

The main leisure and recreational area in Tramore is along the promenade and beach area. Historically Tramore has relied heavily on the fact that it is a seaside resort, that annually experiences an influxation of summer visitors. Notwithstanding the many benefits that Tramore has been afforded through its status as a popular sea side resort, the town has developed somewhat of a one dimensional tourism product orientated solely around the beach area and associated activities. Over reliance on a single tourism product may be detrimental to the town especially given the dependence on the erratic Irish weather. It is necessary to promote other forms of tourism in Tramore, such a golfing holidays, racing packages, walking tours and to provide for a range of year round, and all weather recreational and sporting facilities.

OBJECTIVE

Promote
sporting &
recreational
activities.....

Objective

SRO1: *To promote sporting and recreational activities in the Town and to encourage the provision of indoor and outdoor facilities for local clubs and organizations.*

5.6.1 Amenity Paths and Networks

“Waterford County: a Monument for the future-Waterford County Strategy for Economic Social and Cultural Development 2002-2012” sets out an objective:

“To enable Waterford to become the Walking Capital of Ireland”

Tramore is home to a spectacular and varied coastline that provides exceptional walking routes such as Doneraile walk, the Cliff Road and Newtown woods. The Council will encourage all walking initiatives established in Tramore as a tourism product for the area and in achieving Waterford County’s goal in becoming the walking capital of Ireland.

5.6.2 Need for Additional Facilities

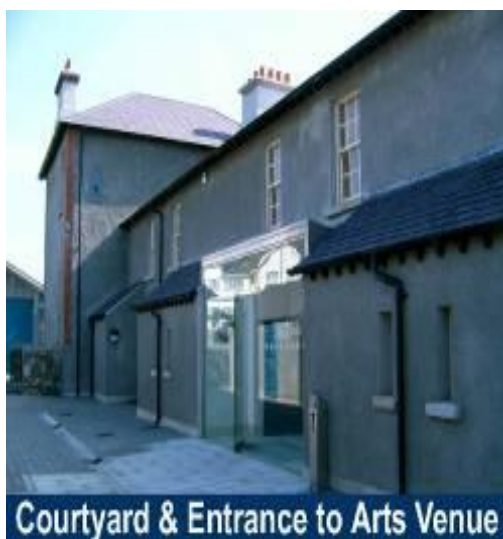
Community Impact Assessments.... .

Given the significant population increases in Tramore over the past number of years it is necessary that certain additional community and social facilities be developed in line with future housing developments. It is necessary to support the increases in population with the required community facilities. The Council may require prospective developers of larger housing estate developments to submit a Community Impact Assessment to ascertain the capacity of the existing community facilities to absorb the proposed development and the possible need for additional facilities to accommodate the population increase. The report may include a needs assessment of the following (amongst others)

- Childcare facilities
- Community buildings
- Recreational/ sporting areas
- Additional educational facilities
- Elderly housing units

The Office of Public Works has recently restored Tramore Coast Guard Station. Every effort was made to retain the architectural and historic integrity of this landmark building which is located on a prominent site overlooking Tramore Bay. Tramore Coast Guard Station has played an important role in hosting various exhibitions and social and cultural nights since its refurbishment and reopening to the public in 2004. Waterford County Council lease part of the building and run it as a centre for arts, craft & heritage activities in partnership with Tramore Development Trust Ltd.





As stated in the 2003 Local Area Plan there is no cinema or dedicated theatrical centre in Tramore. Given the escalating population such facilities are important to the social fabric of the town and should be catered for.

5.7.1 Public Art

Public Art has an important role to play within a town context as it can create a sense of identity and can define particular areas within the townscape. The redevelopment of the boating lake area to provide for a town park provides an opportunity for the commissioning of a piece of public art. Ideally public art should relate to the particular area that it is displayed on and should in some way reflect a sense of what the town is about.

POLICY

Recreational facilities

Centre for amenity walks.....

Amenity walkways & cycle ways...

Development of a cinema...

Protection of existing facilities...

Policy

REC1: *To develop a programme to ensure that all communities have quality accessible playground facilities.*

REC2: *The Council shall promote the development of additional recreational facilities within the town to cater for the current and projected populations*

REC3: *To promote Tramore as an area for amenity walks and to play as role in promoting Waterford as “The Walking Capital of Ireland”*

REC4: *Promote and facilitate the provision of a network of quality amenity pathways and cycleways*

REC5: *Promote and encourage the development of a cinema and multifunctional building suitably located within the town.*

REC6: *To protect the existing recreational and sporting facilities in the town.*



- 6.1 INTRODUCTION**
- 6.2 ACTIVITIES**
- 6.3 TOURISM
ACCOMMODATION**
- 6.4 PROMOTION &
MARKETING**

CHAPTER SIX

Tourism

Tourism is a valuable economic activity and employment generator in Tramore. Historically Tramore has been classified as the premier seaside resort in the south east. To realize the full potential of this asset there is a need to develop a high quality product that provides for year round visitors and a range of activities. This Chapter examines the role of tourism in the context of Tramore town.



Tramore Amusements

6.1 Introduction

Tramore or “*Big Strand*” has a long standing reputation as the premier seaside resort of the south east. Indeed the 5 km sandy beach surrounded by the Atlantic Ocean is a tremendous asset to the town and annually attracts significant numbers of visitors. However sole dependency on the beach as Tramore’s tourism product limits the tourism potential of the area. It is necessary to exploit alternative tourism resources that would encourage year round visitors and not be solely reliant on the beach and erratic Irish weather



Tramore Coastline

In recent years, the popularity of traditional seaside resorts as holiday destinations has declined. This is mainly due to a more affluent population with access to cheap package holidays abroad with guaranteed fine weather. There is also a greater desire to travel and discover foreign counties which can be now done for a fraction of the cost of holidaying in Ireland.

The promotion of Ireland as a holiday location is becoming increasingly difficult given the above factors. Tramore shall have to provide the necessary services and facilities that holidaymakers now expect if it is to remain a successful tourist destination. Such facilities would include a high quality 5 star hotel and associated conference centre, a range of all weather activities and holiday packages.

Tramore has an extensive tourism product that has been largely unexploited. Tramore offers great opportunities for walking tours, surfing, golfing holidays horse riding etc. Proximity to Waterford Airport and Waterford City is an advantage to the town as it provides for good transport networks and linkages making Tramore an accessible location within the South East Region.

The Council shall promote the diversification of the tourism product in Tramore and support new innovations that would provide for a more sustainable tourism product.

6.2 Activities



Tramore offers a wide range of tourist activities to seasonal visitors. The greatest attraction to Tramore is undoubtedly the long sandy strand which is also used for water based activity sports such as surfing. Tramore Race Course offers an exceptional recreational facility within the town, with the Tramore Races attracting large numbers during the summer race week in August. There are proposals to

relocate the Race Course from its current location to the outskirts of the town on the Dumore East Road. The availability of the existing site for redevelopment will be dependant on the completion of this relocation.



Tramore also boasts its own 18 hole golf course and there are plans to extend this course even further with the addition of another 9 holes. Tramore also has a golf driving range, GAA and soccer playing pitches. There is a tennis club located on Doneraile Terrace off Priests Road and a children's playground on lands to the west of Priests road. There is a proposal by the Council to provide for an additional

play ground at Riverstown as illustrated in the Objectives Map. Given the increasing population and the population projections for the life time of the Plan additional recreational facilities shall have to be provided for. Additional play areas may be required by the Council from developers who are proposing large residential schemes or instances where Community Impacts are sought. Developers may be required as part of their planning application to provide for some of the shortcomings in relation to community facilities in the area, especially if the granting of the development shall further exacerbate those shortcomings.



GAA Grounds

There is limited passive public open space in Tramore but it is hoped that the development of a town park around the boating area will address this deficiency in the near future.

Activities in Tramore
<ul style="list-style-type: none"> • Attractive Coastline with amenity walks • Horse Racing • Golfing • Pitch and Putt • Water based sport activities including swimming and surfing • Horse riding • Fishing and angling • Tennis • Amusements • Soccer • GAA

6.3 Tourism Accommodation

The main form of accommodation in Tramore is holiday home/caravan park accommodation to serve the huge influx of seasonal visitors. There are 5 Hotels within Tramore and these cater mainly for the holidaymakers in the vicinity of the beach area.

The lack of a five star, high quality, hotel in Tramore hinders efforts to promote Tramore as a high class, year round tourist destination. It is necessary that Tramore caters for the higher end of the tourism market and to provide choice to consumers and attract year round visitors. The provision of a conference center within the town could also attract large numbers of business people and may create a spin off effect for the town in general.

6.4 Promotion and Marketing

POLICY

Diversification of tourist facilities..

The need to promote Tramore as more than solely a seaside resort is imperative to its future success. Exclusive dependency on the attractive beach is not conducive to the expansion of a tourism product for the town. Promotion and marketing are core components to the future development of Tramore as a high quality tourist and activity location

Policy

T1: To continue to work with relevant tourist and community bodies to promote and support the extension and diversification of the range of tourist facilities and attractions in Tramore.

T2: To support the diversification of a range of a tourist facilities and attractions through the area, while protecting the surrounding natural environment of Tramore.

OBJECTIVE

**High quality
Hotel ..**

**Year round
tourist
activities..**

**Blue Flag
status ..**

**Extension of
promenade ..**

**Corbally
House
Estate...**

**Tramore
Racecourse..**

**Water based
tourism
activities...**

Objective

T01: *To encourage the establishment of a five star hotel associated leisure facility and conference centre within the town to provide up market accommodation and to serve the needs of year round visitors*

T02: *To encourage a mixture of tourist related uses along the promenade area with a specific focus on year round activities.*

T03: *To continue to strive for a Blue Flag status for Tramore beach and to monitor water quality to achieve this aim.*

T04: *To investigate the feasibility of extending the promenade eastwards subject to the availability of resources and likely environmental impacts.*

T05: *To support the development of an integrated Rural Tourism Complex at Corballymore House Estate. Any development permitted shall have regard to the character and setting of Corballymore House and curtilage and its designation as a Protected Structure.*

T06: *To support and facilitate the relocation of the existing racecourse at Corbally Upper to the outskirts of Tramore (Lisselan Intake)*

T07: *To support the establishment of a range of water based tourism activities in Tramore.*



CHAPTER SEVEN

Transportation and Traffic Management

- 7.1 INTRODUCTION**
- 7.2 TRAMORE TRAFFIC
MANAGEMENT PLAN**
- 7.3 COMMUTER TRAFFIC**
- 7.4 NEW AND IMPROVED
ROADS**
- 7.5 PEDESTRIAN AND
CYCLE ROUTES**
- 7.6 PARKING**
- 7.7 PUBLIC TRANSPORT**
 - 7.7.1 Bus**

The population of Tramore has increased significantly over the last decade and so too has the volume of traffic on the roads with an average of two vehicles per every household. Increased traffic on our roads has lead to congestion and a requirement for additional car parking facilities.

This Chapter examines transportation networks in Tramore town and focuses on improvements that can be made to ensure that Tramore is easily accessible to all groups of society and is adequately serviced in terms of public transportation and alternative transport modes.



Tramore Ring Road

7.1 Introduction

Traffic growth on our roads has escalated to unprecedented levels in recent years. This is mainly due to a prosperous economy with many families having multiple cars. The increasing population of Tramore has introduced significant amounts of additional traffic onto the roads which in turn led to greater demands on traffic management and car parking.

The Plan must achieve a proper balance between providing good access, managing traffic and maintaining environmental quality. It is a policy of the Council to ensure the provision, improvement and maintenance of an adequate roads infrastructure to achieve the strategic objectives of the Plan in accordance with the principles of sustainable planning and development.

In order to ensure that developments are sustainable, land use and transportation planning has to be co-ordinated and integrated. Developments should be designed to reduce the trip generation by cars and a modal shift in transportation from cars to more sustainable forms of integrated public transport will be encouraged.

7.2 Tramore Traffic Management Plan

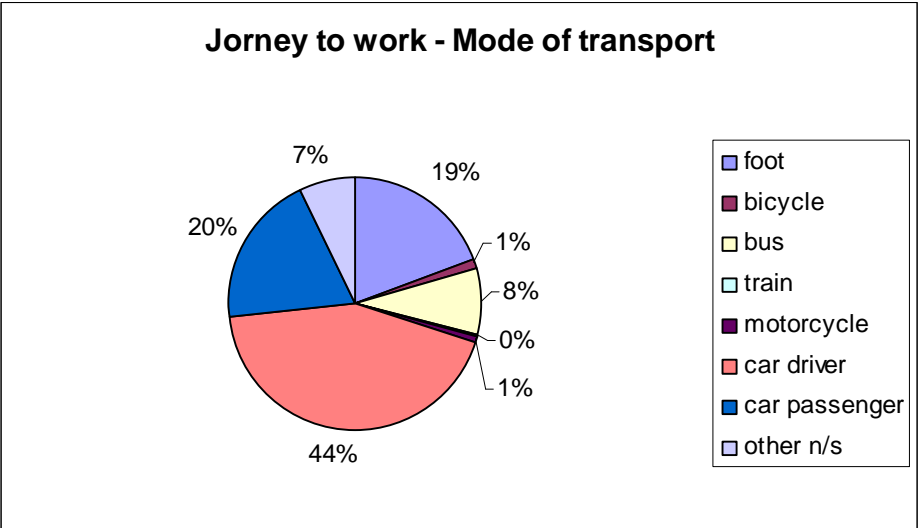
The Tramore Traffic Management Plan was prepared in 2001 and its principal aim was to develop a 10 year Traffic Management Plan for Tramore which would relieve existing and future traffic congestion in the town taking account the predicted increase in traffic demand.

Due to the increase in car usage and trip generation it is recommended that the Traffic Management Plan prepared for Tramore in 2001 be reviewed and updated to address the current situation. Until such time as the Traffic Management Plan is reviewed the policies contained within the current Plan are relevant and applicable.

7.3 Commuter Traffic

Figures taken from the 2002 census illustrate that the dominant mode of transport in Tramore is the car. In achieving a sustainable community alternative modes of transport shall have to be encouraged and promoted. To this end Waterford County Council is committed to ensuring high quality pedestrian and cycle routes in all new applications.

Table 6:
Journey to work-
Mode of
Transport



All major applications where there will be over 50 employees will be required to present to the Council for approval a detailed mobility plan for the proposed business. The mobility plan should address all modes of transport including pedestrian and cycle routes.

7.4 New and Improved Roads

The Tramore Ring Road was opened in January 2005 and this has alleviated substantial volumes of traffic from the more congested town centre areas.

It is an objective of this Plan to place a road reservation along the local road serving the Monang/Knockenduff area to facilitate future development (See Map 3 Objectives map). One off dwelling houses shall be precluded in this area as it may hamper future road widening and realignment. This road reservation shall in turn service a substantial land bank that has been zoned for residential development.

Riverstown Relief Road has been included in County Council proposals for Specific Improvement funding for 2006/2007 and construction on same will commence in 2007. A road reservation policy shall be included for this area to ensure that it is kept free from any development that may hinder the proposals for the relief road.

Short, medium and long term road objectives are set out in Appendix E of this Plan. The route S2, as indicated on the Strategic Objectives Map (fig.5) is an indicative route only and may be subject to change.

POLICY

Mobility Plan
..

Policy
TR1: <i>All major applications where there will be over 50 employees will be required to present to the Council for approval a detailed mobility plan for the propose business.</i>

OBJECTIVE

Road
reservations..

Traffic
Management
Plan ...

Glen Road...

Disability
Audit....

Improve access
to Waterford
Airport
Improve Air Sea
Rescue Service

Objective

TRO1: *To preserve from development all proposed road reservations as shown on the Objectives Map in order to facilitate the future development of substantial land banks.*

TRO2: *The Council is committed to undertaking the review of the Tramore Traffic Management Plan within this LAP period. Until such time as the review has been undertaken the policies and objectives as outlined in the 2001 Traffic Management Plan are applicable.*

TRO3: *To upgrade the junction of Glen Road and the Main Waterford/Tramore Road.*

TRO4: *To implement the recommended works identified in the Disability Audit of the town.*

TR05: *To improve the access between Tramore and Waterford Airport.*

TR06: *To improve the provision of an adequate Air Sea Rescue Service.*

7.5 Pedestrian and cycle routes

Expansion of the town centre area and increases in population and traffic flows will result in growing conflict between road vehicles and pedestrians in the central area. For the town centre to continue to thrive as the social and economic centre of Tramore, increasing priority shall have to be afforded to pedestrian routes as opposed to vehicular routes through the town centre. Good pedestrian routes should be essential in areas that cater for a diverse range of activities such as retail, commercial services, housing and employment bases.

It is also important to provide for pedestrian linkages through existing and new developments to promote the integration of new development into the existing town fabric.

POLICY

Pedestrian
links

Cycle lanes

Policy

TR7: *Ensure that all new developments provide for a high degree of accessibility and that pedestrian linkages are provided between existing a proposed developments*

TR8: *Ensure that cycle lanes are provided throughout the town, where possible on new roads and that designated cycle bays are provided for as part of new retail/commercial/office type developments*

OBJECTIVE
High quality
pedestrian and
cycle paths at
proposed
amalgamated
school site....



POLICY
Adequate car
parking..

Loading bays
and
circulation
areas...

Parking for
the disabled..

OBJECTIVE
Park and
Ride..

Helipad...

Objective

TR05: *That the proposed amalgamated school site at Ballycarnane is integrated to the surrounding area through high quality pedestrian and cycle paths*

7.6. Parking

The lack of car parking in Tramore town has been long identified as a problem, especially in the existing retail core. It is hoped that the review of the Traffic Management Plan will address the shortage of car parking spaces within the town centre and provide solutions for same. It is envisaged that with the extension of the town centre additional car parking spaces will be required for new retail/commercial development and these may cater for some of the shortcomings within the existing town centre.

The high volumes of visitors in Tramore in the peak tourist period, often results in traffic congestion and a high demand for car parking spaces. Therefore a park and ride facility, may be suitable, on the outskirts of the town that would accommodate tourists and other motorists during the summer months and may alleviate some of the demand for seasonal car parking.

Policy

TR8: *Ensure the provision of adequate car parking at appropriate locations to cater for residential, commercial and retail needs of the community.*

TR9: *Ensure that commercial/industrial developments provide adequate number of parking spaces for vehicles, provision of loading bays and sufficient circulation for pedestrians, cyclists, motorists and delivery/service vehicles.*

TR10: *Ensure that all new car park provision caters for the disabled and less mobile.*

Objective

TR01: *Investigate the feasibility of a park and ride facility on the Outskirts of Tramore town.*

TR02: *Facilitate the provision of a helipad at a suitable location within Tramore town or its Environs*

7.7 Public Transport

Public transport investment is crucial to sustainable development and a good quality living environment. Public transport provides for alternative modes of transport, reduces overall trip generations and alleviates town centre congestion.



7.7.1 Bus

Bus Eireann provides a regular daily service from Waterford City to Tramore and the service is augmented during the peak season to accommodate the additional numbers of commuters/visitors. Inter County, Regional and National bus services from Tramore are via Waterford City where connections are provided

The provision of an IMP type bus service in the town would be greatly welcomed, especially with the proposed extension of the town centre. An IMP service would allow passengers to go from the promenade area up to Church street, thus connecting the upper and lower parts of the town. An IMP type service would also mean that marginalized groups of society, elderly people or people with mobility problems would be able to access all areas of the town without great difficulty.



CHAPTER EIGHT

Infrastructure

8.1 WATER SUPPLY

8.2 WASTEWATER

8.3 SURFACE WATER

8.3.1 Flooding

8.4 WASTE MANAGEMENT

8.4.1 Joint Waste Management Plan

8.4.2 Waste Disposal

8.4.3 Materials Recovery Facility

8.5 ENERGY/RENEWABLE ENERGY

8.6 TELECOMMUNICATIONS/ BROADBAND

Adequate infrastructure is a vital component for the continuing expansion and sustained development of Tramore Town.

This Chapter provides an overview of the services and infrastructure currently provided in Tramore and discusses future requirements to ensure the orderly and planned development of the area.



8.1 INFRASTRUCTURE

The provision of infrastructure is imperative for the continued sustainable development of Tramore town. The provision of additional infrastructure should be compatible and concurrent with new construction so as to ensure that there is a systematic and planned approach to the provision of new services.

POLICY

Provision of new services..

Policy:

II: *Ensure that the timing and location of providing new services and utilities are compatible and concurrent with new construction.*

8.2 WATER SUPPLY

The Tramore water supply is supplied via two treatment plants namely Carrigavantry (Tramore) and Adamstown (Kilmeaden). The Carrigavantry treatment plant is supplied with raw water from impoundments at Ballyscanlon and Carrigavantry. The output of this scheme is limited by source capacity, the dry weather yield of which is assessed as 200, 000-250,000 g.p.d(gallons per day). Treatment at Carrigavantry is by rapid gravity filters, with P.H correction, chlorination and fluoridation of the water carried out.

Treated water from the Carrigavantry plant is stored at Carrigavantry reservoir with a capacity of 630m³. The higher levels of Tramore Town are served from this reservoir. The Tank Field reservoir supplies the lower areas of the town with this reservoir being fed from the Carrigavantry reservoir. The balance of potable water requirements, in excess of Carrigavantrys output is supplied from the Adamstown plant. The water supplied from Adamstown is stored at Ballydrislane Reservoir and at Sporthouse Reservoir

It is anticipated that major improvement works of the East Waterford Supply Scheme will be undertaken in the near future. The project would see the output of treated water from Adamstown double and would secure an adequate supply of Tramore's future needs

The Council have also undertaken a water monitoring programme which extends to the Tramore Area. This programme highlights any shortcomings or leakages in the network and allows remedial work to be carried out promptly.

POLICY

County Strategic Water Supply study ..

Water supply...

Policy:

WS1: *To co-operate with Waterford County Council on the development of the County's Strategic Water Supply Study and liaise with IDA/ Enterprise Ireland in the provision of water for industrial purposes*

WS2: *Ensure adequate supplies of water for residential and other developments over the life time of the plan.*

OBJECTIVES

District
Metering
Scheme...

Upgrading and
improving the
water supply..

Objectives:

WSO1: *To continue implementing the District Metering Scheme for water supply and the detection and control of unaccounted for water (UFW) in the network.*

WSO2: *Maintain a programme for upgrading and improving of the water supply scheme in terms of quantity, quality, pressure, storage and reliability*

8.3 WASTE WATER TREATMENT

The existing Tramore Sewage system is a combined system, which incorporates storm overflows. All the sewage in Tramore discharges to the main pumphouse at the eastern end of the Promenade. This includes the Newtown area, which is served by the Cove pumping station which in turn pumps sewage into the town's network. From the Promenade pump house the sewage, after comminution, is pumped to the outfall.

Construction is currently underway for the first phased of a waste water treatment plant at Riverstown to serve the Tramore Area. This plant will provide treatment of effluent to E.U Urban waste water treatment Directive Standards and EC and National Bathing water quality standards. The design population of the plant is for a year round population equivalent of 11,000 persons and the capability of treating up to 20,000 p.e for the peak summer period. The actual load to the treatment plant is not yet known and will not be determined accurately until the commissioning of the plant when a build up of flow and load data can be collected during the process. The new scheme consists of an upgrading of the collection system, the provision of new pumping stations, a wastewater treatment plant at Riverstown and a 2km outfall pipe for the discharge of treated effluent into the Bay. The scheme is expected to be completed by the end of 2007.

POLICY

Provision of
Infrastructure
...

Policy:

WW1: *To endeavour to facilitate the orderly growth of the urban area and to preserve coastal amenity by providing sewerage of those areas delineated for development under this Plan.*

OBJECTIVE
Servicing of
lands to the
north of the
Gaurran
Stream...

Objective

WWO1: *The lands to the north of the Gaurran stream are currently unserviced. The development of these lands will require the provision of a new sewer along the northern banks of the stream and upgrading of the sewer along the Glen Road. The development of this overall area which is the subject of a Master Plan will be dependant on a public-private-partnership approach to infrastructure provision in the area.*

8.4 SURFACE WATER, DRAINAGE SYSTEMS AND FLOOD CONTROL

The Garruan stream has a limited capacity to cater for additional surface water run off from adjoining lands. Any additional development north of the Garraun stream will have to be served by this water course. However prior to any further development in the catchment of the Gaurran stream a review of the 2001 Flood studies report will have to be commissioned to examine the flooding issue and the viable solutions and mitigation measures that may need to be implemented. Any attenuation measures should be specifically modelled as part of the catchment assessment and the success of such measures should be indicated. The report should include an interactive model so that all development proposals can effectively be checked prior to permission to ensure they do not aggravate flooding. The Council are committed to undertaking such a Flood Studies Report of the Garraun stream during the life time of this plan.

POLICY
Surface
Water
Attenuation.

Policy:

SW1: *To Ensure that all new developments can be attenuated on site or to a nearby watercourse and shall not pose any risk of flooding to adjacent lands.*

OBJECTIVE
To prepare a
Flood
Studies
Report...

Objective:

SWO1: *To prepare a Flood Studies report for the lands within the catchment of the Gaurran Stream.*

8.5 WASTE MANAGEMENT

The Tramore Solid Waste Landfill Disposal Site closed at the end of 2005.

This site is located on an area of the backstrand just east of Tramore Town. Restoration and aftercare works, at an estimated cost in the region of €7m have commenced on the site and this should improve the Environmental and bathing quality standards of the area. A flat rate waste collection service is now in place throughout the County.



Tramore landfill

There are three separate streams catering for refuse, recycling and compost. The Council is committed to reducing the amount of waste going to landfill and to encouraging the principle of reduce , reuse and recycle.

OBJECTIVE C& D Waste Management Plans....

Objective:

WWO1: *To ensure that Construction and Demolition Waste Management Plans are prepared for*

In line with the Department for the Environment, Heritage and Local Government's document "*Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects-July 2006*" it is suggested that Project C&D Waste Management Plans should be prepared for:

- New residential developments of 10 houses or more;
- New developments other than residential, including institutional, educational, health and other public facilities with an aggregated area in excess of 1,250 meters squared;
- Demotion/renovation/refurbishment projects generating in excess of 100 meters cubed in volume of C&D waste;
- Civil engineering projects producing in excess of 500 meters cubed of waste, excluding waste materials used for development works on site.

POLICY C& D Waste

**Reduce,
reuse and
recycle**

Policy:

WM1: *The Planning Authority shall implement the guidelines on Construction and Demolition waste as prepared by the Department of the Environment Heritage and Local Government –July 2006*

WM2: *Promote the concept of reduce, reuse and recycle in an attempt to reduce the overall amount of waste currently being produced within the County.*

8.6 RENEWABLE ENERGY

The depletion of fossil fuels and their effects on the environment requires the development of renewable energy sources/alternative energy technology on a local; County and Country wide basis. Waterford County Council “*House of Tomorrow Development*” at Crobally in Tramore includes 20 Social Housing Units which contain energy efficient equipment. The thermal performance of these units is 20% more effective than the 2002 Department of the Environment Heritage and Local Government Building Regulation Standards. The Council continues to encourage such energy efficiency in all public and private housing. Consideration shall be given to the use of solar panels, domestic wind turbines, geothermal heating etc in appropriate instances. The Council is committed to the continued co-operation with Waterford Energy Bureau in the promotion of renewable energy.



POLICY
Energy
Efficient
Housing ...

Environmental
Management
..

Policy:

EN1: *Ensure high standards of energy efficiency in all housing developments and encourage owners and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy.*

EN2: *Promote sustainable approaches to housing design and construction and encourage responsible environmental management in construction*

8.7 TELECOMMUNICATIONS AND BROADBAND

The development of a good quality communications network is imperative for attracting major business and industrial development to a town. It will also facilitate individuals who may be afforded the opportunity to work from home.

Under Phase 2 of the Regional Broadband Programme the South East Regional Authority prepared and submitted a bid for funding for the roll out of broadband to a further nine towns in the South East Region including the town of Tramore. Approval was granted for the funding and it is anticipated that the work shall begin in Tramore in December 2006. This will provide Tramore with a good quality communication infrastructure that will be an incentive in attracting new business and investments to the town.

POLICY

Promote
Broadband

Telecommunication
Infrastructure

Policy :

TEL1: *To encourage and promote the use of Broadband throughout Tramore*

TEL2: *To ensure that all new developments including commercial retail and industrial make provision on site for telecommunications infrastructure.*



CHAPTER NINE

The Built Environment

9.1 ARCHITECTURAL HERITAGE

9.1.1 Legal Policy and Framework to protect Architectural Heritage

9.1.2 Record of Protected Structures

9.1.3 Architectural Conservation Areas

9.1.4 National Inventory of Architectural Heritage

9.2 ARCHAEOLOGICAL HERITAGE

9.2.1 Record of Monuments and Places

9.3 TOWNSCAPE AND URBAN DESIGN

Our Architectural Heritage is a unique resource and irreplaceable expression of our past. The Council recognises that the Built Environment is not a static entity and is ever evolving. However it is necessary that a balance is struck between protecting the built heritage while at the same time allowing for change and progression in terms of use and function. This chapter examines the built environment of Tramore and focuses on protection measures for same.



Metal Man Tramore

9.1 Architectural Heritage

9.1.1 Legal and Policy Frameworks to protect Architectural Heritage

In the context of international initiatives such as UNESCO's *Convention Concerning the Protection of the World Cultural and Natural Heritage* ratified by Ireland in 1991 and the Grenada Convention ratified by Ireland in 1997, the Government has legislated for the increased protection of the architectural heritage.

The Planning and Development Act 2000 Part IV

- Records of Protected Structures (RPS)
- Architectural Conservation Areas (ACAs)

National Monuments Act 1930-2004

- National Monuments
- Record of Monuments and Places

What is a Protected Structure?

9.1.2 Record of Protected Structures

A protected structure or proposed protected structure is one that a Planning Authority considers to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and includes the exterior and interior fixtures, fittings and curtilage of the structure. Any works, which would materially affect the character of a protected structure, would require planning permission².

The Record of Protected Structures is included in **Appendix D**. There are a further 199 structures recommended by the Minister for the Environment Heritage and Local Government for inclusion in the RPS for the Tramore area. A Full Record of the Protected Structures is kept in the Council Offices and can also be viewed on the Waterford County Council Website. Additions or deletions can be made to the Record of Protected Structures throughout the life time of the Plan.

9.1.3 Architectural Conservation Area (ACA)

What is an Architectural Conservation Area?

An ACA designation identifies what is special to an area and provides for policies and objectives that would promote and enhance its character. An ACA is a place, area, group of structures or townscapes of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

² The leaflet *A Guide to Architectural Heritage* published by the Department of the Environment, Heritage and Local Government is a practical guide to understanding the protection of structures of special interest and is available from the Council's Conservation Officer.

Structures such as street furniture, boundary walling or entrance gateways which contribute to the visual identity, character and existing sense of place, although perhaps not warranting protection in their own right but still forming part of the architectural heritage of the locality, can be given a degree of protection within an ACA. The Council will assess the viability of designating an Architectural Conservation Area over the life time of the Plan.

9.1.4 National Inventory of Architectural Heritage (NIAH)

The National Inventory of Architectural Heritage (NIAH) interim survey was published in May 2004. This survey identified and highlighted a representative selection of the architectural heritage of County Waterford. Many of the identified structures were considered of Regional importance within their categories of special interest. It is the recommendation of the Minister of the Environment, Heritage and Local Government³ that these particular structures, specific parts of particular structures or specific features within the attendant grounds of particular structures be included on the Record of Protected Structures (RPS). Within the Plan period the Conservation Officer will commence assessment of these recommendations.



Life Guard Station Tramore

<p>POLICY</p> <p>Conservation of buildings</p>	<p>Policy</p> <p>BE1: <i>To seek the retention, conservation and appropriate repair of buildings and traditional features such as traditional historic shopfronts and pubfronts, and other historic elements.</i></p>
<p>OBJECTIVE</p> <p>Designation of an ACA...</p> <p>Assessment of all buildings on the NIAH ...</p>	<p>Objective</p> <p>BE01: <i>To designate an Architectural Conservation Area in accordance with the Local Government (Planning and Development) Act, 2000 for the Tramore Area over the life time of this Plan.</i></p> <p>BE02: <i>To assess all buildings on the NIAH survey recommended for inclusion in the Record of Protected Structures and add these to the Record of Protected Structures where appropriate.</i></p>

³ In accordance with the provisions of Section 53 of the Planning and Development Act 2000

9.2 Archaeological Heritage

The Council will ensure that features or items of archaeological interest are protected and preserved from inappropriate development that would adversely effect and /or detract from the interpretation and setting of these sites.

What is the Record of Monuments & Places (RMP)?

9.2.1 Record of Monuments and Places (RMP)

The Record of Monuments and Places (RMP) of County Waterford identifies archaeological sites within the Tramore area, These recorded monuments are protected under the National (Amendment) Act 1994

9.3 Townscape and Urban Design

Through the Urban and Village Renewal Scheme, €100,000 was provided for Tramore for 2004. Proposals for extending public lighting and provision of street furniture on promenade are currently under way. Public toilets have been provided on the Promenade under the Tramore Sewerage Scheme. A comparison of the town's performance in the Tidy Towns competition from 2003-2005 shows that this investment in the town is being rewarded as the town continues to improve its scoring.

Tramore boasts some excellent terraced developments and individual buildings of 19th century origin. Some of the best examples can be seen along upper and lower Branch Road. One of the greatest losses to the urban fabric of Tramore has been the replacement of original shop fronts, windows and roof coverings. These seemingly relatively simple alterations can have detrimental effects on the visual appearance of such buildings.

The design of new shop fronts should relate primarily to the characteristic of the overall building of which they form part of. Details such as scale, proportion, fascia, soffits and signage will all have to be given careful consideration and treatment so as not to detract from the overall building.



CHAPTER TEN

Open Space, Amenity & The Natural Environment

10.1 COASTAL ZONE MANAGEMENT

10.1.1 Protection of sand dunes

10.2 URBAN FORESTRY

10.2.1 New Residential Development

10.3 PUBLIC OPEN SPACE

10.3.1 Proposed town park

10.4 PROTECTION OF THE NATURAL ENVIRONMENT

10.4.1 Air Quality

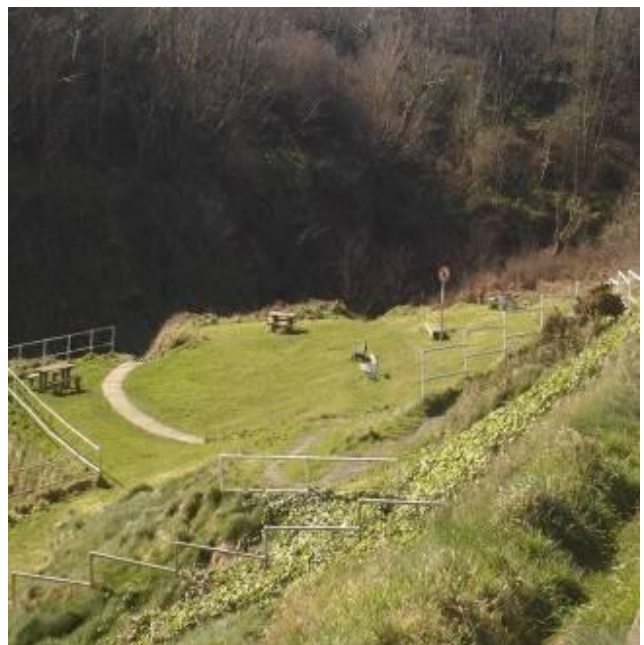
10.4.2 Radon Gas

10.4.3 Ground Water Resources

10.4.4 River Basin District Management

This Chapter examines the natural environment of Tramore and outlines policies and objectives for its protection and enhancement. This chapter also focuses on the open space provision for the Tramore area and highlights the importance for high standards areas of quality amenity and recreational areas.

The provision of open space has become ever important given the population increases in Tramore in recent years. With this trend predicted continue it is necessary that adequate and functional areas of open space are provided for in conjunction with and to compliment new residential developments.



10.1 COASTAL ZONE MANAGEMENT

The National Development Plan highlights that coastal erosion is a serious threat to public infrastructure, tourist amenities and areas of ecological importance. The National Plan indicates that a strategic approach will be adopted to addressing these problems in the context of a national coastal protection strategy. The emphasis is on the adoption of environmental friendly approaches to coastal protection.

The Council recognises the need for a strategic approach to coastal protection. It is considered that management of the coastal resource in the form of coastal zone management policies and strategies is necessary to ensure that future development does not adversely impact on the coastal area, and that protection measures are undertaken in a structured way that ensure that they are environmentally friendly and do not produce knock-on effects further down the coastline. Research has shown that engineering solutions have not always been successful and management or “soft” environmental options require an integrated management strategy.

10.1.1 Protection of the Sand Dunes

Tramore possess a varied and attractive landscape with one of the major attractions being the beach and sand dunes. Tramore dunes and backstrand lie at the head of Tramore bay, east of Tramore. This area is designated a proposed Natural Heritage Area (p NHA), candidate Special Area of Conservation (c SAC) and Special Protection Area (SPA). The Dunes are well developed and contain several habitats as listed on Annex 1 of the EU Habitats Directive, including the priority habitat fixed dune with herbaceous vegetation. The Backstrand is an area of some importance for shore birds on the south coast. The site regularly supports internationally important numbers of Brent Goose and nationally important numbers of Golden Plover.



Tramore Dunes

The main threats to the Dunes and the Backstrand area are as follows:

*Threats to the
Dunes &
Backstrand*

- Threats from recreational purposes including horse riding, bike scrambling and casual walkers;
- Proximity to Tramore town leading to high usage and trampling ;
- Erosion.

It is the aim of the Council to protect the sand dunes in so far as possible. Sand fencing and sand ladders are now the subject of funding applications and these works could be undertaken in the immediate to medium terms.

POLICY

**Protection of
the sand
dunes....**

Policy

CZM1: *It is the aim of the Council to protect where possible the sand dunes in Tramore and to implement any findings that may arise from the Centre for Marine and Coastal Resources Report (2006)*

10.2 URBAN FORESTRY/ WOODLANDS

Urban Forestry plays a major role in developing urban areas in terms of supporting flora and fauna and acting as a natural habitat for wild life. Visually, it can enhance the amenity of an area, often serving as a barrier between adjoining landuses. Furthermore, it may have valuable amenity potential for the local residents providing attractive walkways and paths.



Newtown Woods

Generally urban forestry proposals for amenity purposes will be supported, where planting of deciduous species will contribute to the richness and diversity of flora and fauna of the area, and the overall visual amenity of the area. Planting of coniferous forestry should be avoided in the urban area and in areas overlooking the coastline or along the river estuary. Urban forestry proposals should include a

broad mix of deciduous species indigenous to the area. Newtown woods was established as a 'Neighbourwood' Scheme of the Forestry Service.

10.2.1 New residential development

The Council will aim to protect and preserve mature and semi-mature trees where possible and will require new developments to be so designed as to integrate existing trees into any new schemes. Sufficient distance should be maintained between existing mature trees and new buildings.

10.3 PUBLIC OPEN SPACE

Tramore is currently under-providing in terms of public open space. While there are many recreational and amenity facilities in Tramore, most are privately owned. The Council is to undertake the redevelopment of the boating lake into a public park within the period of this Plan. This will provide a public amenity area close to the town centre that can be enjoyed by the residents on a year round base.

10.3.1 Proposed Town Park

The proposed Town Park shall be developed around the existing boating lake area just off the promenade in Tramore. This area shall provide a significant area



Boating lake area

of public open space and shall provide a year round recreational and amenity area for Tramore. The provision of a Town Park not alone provides for a quality area of open space but also allows for the development of a variety or artistic, cultural and recreational amenities such as

playgrounds, water features, concerts, markets , trade and exhibition stands etc. Proposals of the park include areas of active and passive open space and there will be a strong emphasis on integration into the surrounding environment through quality pedestrian linkages and high standards of lighting and landscaping. This will compliment an area which is predominantly centered around the beach and the amusement park.

Tramore Town Park

- Create a diversified Environment
- Create a welcoming and relaxing public open space
- High quality landscaping providing for sheltered areas
- Develop a variety of artistic , cultural and recreational amenities
- Provide areas of hard and soft landscaping
- Consideration of a sensory playground
- Provide areas of active and passive open space
- High standards of security, cleanliness and physical maintenance
- Multiple access and exit points
- Good pedestrian linkages and networks to the existing town
- Good provision of public lighting and pathways
- Good signage

POLICY

Preserve existing hedgerows where possible...

Heritage Management and protection of Dunes.....

Hierarchy of open space...

Private/public initiatives for amenity facilities...

Policy

OP1 *To protect and preserve existing hedgerows and healthy mature and developing trees by incorporating them into the site layout of any new development where appropriate and to encourage new planting and the replacement of lost hedgerows and trees using native species.*

OP2 *Integrate heritage management with the protection and enhancement of Tramore Dunes and Backstrand.*

OP3: *Ensure that existing and proposed residential developments and amenity areas link effectively with each other through the provision of safe pedestrian links, footpaths and lighting.*

OP4: *Require the provision of a hierarchy of open space both for active and passive recreational use in new residential developments.*

OP5: *Encourage and facilitate private and public initiatives for improving the quality and capacity of sporting, amenity and recreational facilities, including the development of playground marking schemes in residential areas.*

OBJECTIVE

Town park ..
Urban
Forestry...
Playground at
Riverstown ...

Objective

OPO1: *It is the aim of the Council within the lifetime of this Plan, to develop a town park for Tramore.*

OPO2: *To improve urban forestry scheme at Newtown.*

OPO3: *To provide a playground in the Riverstown area as illustrated in the Objectives map accompanying this Plan.*

10.4 PROTECTION OF THE NATURAL ENVIRONMENT

10.4.1 Air quality

The protection of natural resources is a fundamental principle of sustainability. Policies in the Local Area Plan are designed to minimise the impact of development on natural resources, or ensure that such impact is consistent with the principles of sustainability.

Clean, unpolluted air is essential to the health and well-being of the community and the Council will encourage the reduction of emissions and dependency on fossil fuels. Air pollution is caused predominantly by emissions from the burning of fossil fuels. The largest consumer of fossil fuels is the transportation sector, followed by the industrial and agricultural sectors. Commercial and domestic consumption of fossil fuels for power and heat also contribute to air pollution. The development of 'green' energy resources and technology has a considerable role to play in reducing pollution and improving air quality and shall be supported and facilitated by the Council. (Also see **Section 8.6 Renewable Energy**).

POLICY
Promote
Green
Energy...

OP12: *Encourage the development of "Green Energy" technology and resources to reduce air pollution and improve air quality.*

10.4.2 Radon Gas

Radon gas originates naturally from the decay of uranium in rocks and soils. Should radon accumulate to unacceptably high concentrations (eg. when it enters an enclosed space, such as a house or other building), it may cause serious health problems. As such, the siting of new housing and/ or the incorporation of remediation measures in relation to radon gas is an important consideration for any household.

10.4.3 Ground Water Resources

The area within and adjoining Tramore Town supports a Regionally Important fissure flow of extreme vulnerability and a poor generally unproductive flow of high vulnerability.

Consideration shall be given to the potential for adverse impact on the groundwater resource in the area arising from the development within the Plan area. Appropriate mitigation measures will be required for developments so as to ensure the ongoing protection of groundwater resources, surface water, associated habitats and species in the area. No development shall be permitted unless the Planning Authority is satisfied that adequate protection measures have been put in place for the protection of the ground water arising from the construction or subsequent operation of the development.

10.4.4 River Basin District Management

The EU Water Framework Directive provides for a new an integrated approach to the protection, improvement and sustainable use of all waters, including rivers, lakes, estuaries, coastal waters and groundwater. It proposes a system of water management based on natural river catchments. It aims at maintaining the 'high status' of surface waters where it exists; preventing any deterioration in the existing surface water status; and achieving 'good status, at least, in all waters by 2015.

Ireland has been divided into River Basin Districts and International River Basin Districts and the Department of the Environment, Heritage and Local Government are promoting and funding the establishment of river basin management districts, and the appointment of consultants to develop River Basin Management Systems.



CHAPTER 11: Development Control Standards

- 11.1 Introduction**
- 11.2 Location of New Development/General**
- 11.3 Redevelopment of brownfield sites**
- 11.4 Master Plans**
- 11.5 Road Safety Audits**
- 11.6 Standards for new Developments**
- 11.7 Apartments**
- 11.8 Childcare Facilities**
- 11.9 Services**
- 11.10 Car Parking**
- 11.11 Development Contributions**
- 11.12 Bonds and Security**
- 11.13 Industrial & Commercial Developments**
- 11.14 Advertising**
- 11.15 Demolition of Buildings**
- 11.16 Protected Structures**
- 11.17 Architectural Conservation Area & Vernacular Architecture**
- 11.18 Archaeological heritage**
- 11.19 Area of Archaeological Potential**
- 11.20 Shop Fronts**
- 11.21 Tree Preservation Orders**
- 11.22 Agricultural Development**
- 11.23 Environmental Impact Assessment**
- 11.24 Zoning Objectives**

The Council, using the statutory powers granted under the Planning and Development Act, 2000-2002 Acts, guides new development by ensuring that all development proposals are consistent with the aims and objectives of this Development Plan.



11.1 INTRODUCTION

The Council, using the statutory powers granted under the Planning and Development Act 2000, sets out hereunder the standards and other considerations, which must be complied with in order to qualify for planning permission. In applying this, the Council will adopt a flexible approach whereby the requirements may be relaxed where proposed developments are otherwise consistent with proper planning and development and where the preservation and improvement of amenities and facilities is ensured, and where it is demonstrated that such a relaxation would have no significant adverse impact.

Under the planning system, many minor works and structures do not normally require planning permission. These works are known as exempted development. Schedule 2 of the Planning and Development Regulations 2001 sets out the classes of Exempted Development.⁴

11.2 LOCATION OF NEW DEVELOPMENT/ GENERAL

It is the policy of the Council to ensure that all development that takes place in the Tramore over the plan period is consistent with the sustainable settlement and development strategy that is set out in this Plan. The Council will encourage appropriate new development in areas that have been specifically zoned for such purposes. Sequential approach to development will be adopted whereby land closest to the town centre and existing infrastructure shall be developed firstly with future development extending outwards in an orderly fashion.

11.3 RE-DEVELOPMENT OF BROWN FIELD SITES

The Council will encourage the utilisation and re-development of obsolete and vacant sites in preference to green-field development. Appropriate investigations will be required where there is a risk of contaminated materials being encountered during excavation works. The Council will refer all such cases to the Health and Safety Authority for their advice and guidance as to what extent of investigations are required. Any contaminated materials found on the site shall be treated and/or disposed in accordance with EU and national waste management legislation and recommendations made by the Health and Safety Authority.

⁴ It should be noted that there are certain restrictions to these classes as set out in Section 9 of said Regulations.

11.4 MASTER PLANS

A Master Plan will be required for the redevelopment of Tramore Race Course (M1), Pickardstown (M2) and Ballinattin (M3). The Council is committed to undertaking a Master Plan in relation to service, road layout and phasing of development at Monvoy and Knockenduff (Zone R2)

The Master Plans shall contain a written statement and a plan or series of plans (in digital, 3D or in any other format requested by the Planning Authority) indicating the objectives in such detail as may be determined by the Planning Authority for the proper planning and sustainable development of the area and should include the following (It should be noted that this is by no means an exhaustive list and the Planning Authority may require additional information in the preparation of a Master Plan)

- Proposals in relation to the overall layout and design of the area;
- Details regarding access/improvement of existing roads etc. A mobility Plan should also be submitted as part of the overall Master Plan ;
- Details regarding the adequate servicing of the site;
- Identification of appropriate set backs from alternative land uses;
- Identify and protect sensitive and highly visible areas;
- Outline phasing of development.

11.5 ROAD SAFETY AUDITS

The council will require **Road Safety Audits** for developments requiring the provision of a new vehicular access, or the alteration of an existing vehicular access point, onto National Primary and National Secondary Routes. A Road Safety Audit may also be required on non-national routes, where council deems it necessary. The current standard with regard to the submission of a Road Safety Audit is the NRA's DMRB HD19/01 and Guidelines HA42/01.

There will be a presumption against development within road reservation corridors, identified in this plan and for National Road developments.

In addition, a Traffic Impact Assessment shall be submitted together with any development application, for developments likely to have significant impact on road safety.

11.6 STANDARDS FOR NEW DEVELOPMENT

When considering proposals the council will assess the general ability of developments to satisfy site suitability and technical considerations. These include:-

- The availability of adequate services and infrastructure;
- The adequacy of screening/ landscaping;
- The height, scale, bulk, finishes and detailed design;
- The sustainability of storm/surface water storage and runoff proposals; and
- The availability of adequate sight lines at vehicular entrance points.

All new developments shall meet the standards laid down with respect to access, density, building lines, roadside boundaries, drainage and design.

The Council will also have regard to any Guidelines for Planning Authorities produced by the Department of the Environment, Heritage and Local Government, e.g. *'Residential Density Guidelines for Planning Authorities'*, (Department of the Environment and Local Government, 1999).

All proposed development shall be in accordance with National and EU environmental legislation and the environmental policies and objectives set out in the current Waterford County Development Plan and this Plan.

11.6.1 Access

The location of access points onto the public road network shall be such as to achieve adequate sight distances to ensure traffic safety. In areas, where roadways are substandard in width and/ or alignment, the Council will require the creation of a setback to improve vehicular access and road safety.

11.6.2 Building Lines

In an urban environment, building lines can help preserve residential amenity. The Council will seek to ensure that development is not carried out in front of established building lines or in a position, which would be in conflict with the building lines determined by the Council to be appropriate for that area. The traditional street lines and linear street pattern will be required to be maintained in any new buildings. Buildings on corner sites, which present facades onto two streets, are particularly significant townscape features, and development proposals affecting corner sites will require careful design in recognition of their locational importance in the streetscape.

In appropriate circumstances, the Council will consider deviations from established building lines where this minimises overshadowing and allows new dwellings/ buildings to maximise the capacity to obtain natural light, as this will lead to a reduction in the usage of non-renewable energy in the dwelling.

11.6.3 Site Planting/ Landscaping

The Council will aim to protect and preserve mature and semi-mature trees and will require new developments to be so designed as to integrate existing trees into any new schemes to the extent that this is appropriate and practicable. Where appropriate, a detailed tree survey and landscaping scheme shall accompany development proposals and shall set out a scheme of planting for the development site including the type and density of species to be planted and the timescale within which such planting will be completed.

Detailed proposals providing for a mix of both hard and soft landscaped areas should form part of any estate development application. In the interests of sustainable development, existing trees should be retained. Additional planting

should be selected from the lists of plants and trees in Appendix B where deemed necessary.

11.6.4 Site Coverage

Site coverage is a control for the purposes of preventing the adverse affects of overdevelopment and thus safeguarding sunlight and daylight within or adjoining proposed layouts or buildings.

Site coverage is determined by dividing the total area of ground covered by the building(s) by the total ground area within the curtilage of the site(s) excluding any land lying between the building line and the public street.

$$\text{Site Coverage} = \frac{\text{Footprint of development}}{\text{Area of site.}}$$

The Council does not consider it appropriate to employ specified limits on plot ratio and site coverage in a town of the size and with the other characteristics of Tramore. Plot ratio and site coverage should reflect traditional patterns of usage within the area and the Council will determine such issues in the particular circumstances of the case.

11.6.5 Plot Ratio

Plot ratio expresses the relationship between the area of a site and the total gross floor area of the building(s) whether existing or intended to be erected on it. It is determined by the following equation:

$$\text{Plot ratio} = \frac{\text{Gross floor area of building(s)}}{\text{Site area}}$$

Gross floor area is the sum of floorspace within the external walls of the buildings, excluding plant and tank rooms and car parking areas. Site area relates to the area of the development site and in the case of 'greenfield' sites would include access roads, car parking areas and open spaces within the site. In general, a flexible approach will be adopted in the determination of the precise plot ratio and site coverage of each individual application, however generally the plot ratio should not exceed 2.

11.6.6 Density

Density is a measure of the relationship between buildings and their surrounding space. Density should achieve an efficient use of land appropriate to its location and context, while avoiding the problems associated with overdevelopment.

*Density is
determined as
a factor of
Design...*

Existing residential densities vary considerably throughout Tramore. The density of new housing development is a factor of design and each development shall be assessed on its own particular merits in terms of density. In the interests of adhering to the principles of sustainable development, the Council will encourage a higher density of where there is an adequate physical, social and

economic infrastructure to accommodate this level of development in accordance with the 'Residential Density Consultation for Planning Authorities', (Department of the Environment and Local Government, 1999).

*High Quality
of design and
layout are
essential..*

The Council will seek to promote appropriate levels of higher residential density on brownfield sites, in the town centre and at other appropriate locations within the town boundary. While higher development densities will be promoted by the Council, it is recognised that over-development of sites can have an adverse affect on the amenity of adjoining properties and areas, can give rise to significant levels of traffic and has implications for the provision of private open space. The Council recognises that a high quality of design and layout and a good quality living environment are essential if increased residential densities are to be acceptable.

11.6.7 Design

In the interests of maintaining quality urban design, the scale, design and building materials of infill development shall be in harmony with the existing built environment.

11.6.8 Access for Persons with Disabilities and the Mobility Impaired

All future developments used by the public shall have access for persons with disabilities and those who are mobility impaired, incorporated into the design of the building as an integral part of the proposal. Parking shall be provided for the mobility impaired in locations that are convenient for users.

11.6.9 Layout

The Council is primarily concerned with the provision and protection of residential amenity. Residential amenity will be assessed on the basis of both qualitative and quantitative criteria.

**For the purposes
of this Plan,
proposals that
involve the
construction of
more than two
units will be
considered estate
development.....**

Qualitative Criteria	Quantitative Criteria
Safety; Privacy; Sense of identity; Variety; Functionalism; Convenience; Access for the disabled; Overall aesthetics (hard/soft landscaping)	Density; Site sizes; Public open space provision; Recreational open space; Play areas, etc.

Housing estate developments are likely to meet both qualitative and quantitative criteria if they are designed to provide:-

- **Hierarchical road system from distributor road to cul-de-sac.**
- **Clustered groups of housing.**
- **Variety of house types and design.**
- **Judicious provision of open space, both private and public.**
- **Mixture of hard and soft landscaping**
- **The ‘living street’ design concept**
- **The maintenance of access to sites for backland development**

In terms of the above it is a policy requirement of Waterford County Council that development proposals for individual housing estates provide:-

- **A variety of House type and size;**
- **A variety of design, elevational treatment and featured estate entrances;**
- **Landscaping proposals that include ‘street furniture’, planting, viable hard and soft community spaces;**
- **A minimum of 4.0m separation distance between the gables of non-attached adjoining dwellings; and**
- **Pedestrian linkages with adjoining developments, open space areas and amenity areas.**

The council may require prospective developers of larger housing estate developments to submit a Community Impact Assessment that provides an assessment of the likely impact of their development in relation to (amongst others):-

- **The need for a community building;**
- **Accessibility to community facilities and services;**
- **Public transport facilities and services;**
- **Crèche/ childminding facilities;**
- **Educational facilities and provision and**
- **Recreational facilities and provision.**

It is envisaged that this measure will assist in flagging those services/ facilities that require intervention and resolution, and also assist in protecting against a shortfall of such community facilities and services. Where the council considers it appropriate the planning authority may include conditions governing the phasing of the development and/or may extend the appropriate period of the development.

11.6.10 Road Layout

Road layout and design shall be as set out in ‘*Recommendations for Site Development Works for Housing Areas 1998*’ issued by the Department of the Environment and Local Government Publication and the National Roads Authority Road Safety Audit Guidelines. Provision shall be made in the layout of housing areas for convenient pedestrian circulation within the area and to other adjoining areas, independently of the road system. Roads are divided into three classes:-

1. Access Road: distributing traffic within a housing area off which are cul-de-sac roads, short loop roads. In larger housing areas access roads should not have houses accessing directly on to them.
2. Estate Road: >30m in length
3. Cul-de-Sac: <30m in length

**Table 7:
Road Layout
in Estate
Development.**

Access Road (1)	Estate Road(2)	Cul-de-Sac (3)
7.3 m Metalled surface	6.0 m. Metalled surface	5.5 m. Metalled surface
2 No. 2 m Footpaths	2 No. 2 m Footpaths	1 No. 1.5 m Footpaths
2 No. 1 m Grass Verges	2 No. 1 m Grass Verges	1 No. 1 m Grass Verge

The above standards are minimum, appropriate to residential areas having traditional layout. Variations to these standards will be considered in the case of innovative design based on models designed to segregate pedestrian and vehicular traffic, provided that the variation confers a net benefit on residential amenity and road safety.

11.6.11 General Open Space Provision

Open space should be integrated into the overall design concept and should be overlooked by as many houses as possible. Incidental spaces left over after site layout, will not be considered as open space by the Council.

Where there is a requirement to maintain trunk services in areas under public control, this aspect must be considered in the design of the development.

Open space in housing areas shall normally be based on a standard of **15% minimum of gross site area**. The open space provision should be on a hierarchical system distributed throughout the housing area, ranging from small children’s play areas, located in sight of their homes to larger areas where older children can play ball and persons can exercise dogs for example.

In certain innovative housing layouts, the developer may choose to provide a combination of private and semi-private (communal) spaces, eg. Courtyard layouts etc. This could be in the form of small private terraces for each dwelling opening directly onto a semi-private enclosed landscaped space solely for the use of the residences, which directly adjoin this space. In such cases, it may be

considered appropriate to accept the sum of the area of both spaces as satisfying the private open space requirement for these dwellings.

The Council reserves the right to accept contributions from developers in lieu of provision of open space in appropriate circumstances where it would achieve a better distribution of open space and assist in the provision of amenities for the area. (Also see **Section 10.2**).

11.6.12 Private Amenity Space for Individual Housing Units

The Council will require the provision of private amenity space in accordance with the following table for all new residential units (individual or within housing estates). This is based on a rear garden depth of 11 metres. This will also facilitate domestic storage for residents and encourage residents to engage in recycling activities, such as composting.

**Table 8:
Minimum
Private
Amenity
Space
Requirement..**

Unit Type	Private Amenity Space Requirement
Terraced House	90m ²
Semi-detached House	120m ²
Detached House	150m ²

Note: These standards may be reduced for smaller houses such as housing for the elderly, but may not be less than 40m².

11.7 APARTMENTS

Apartments will be permitted at suitable locations having regard to proximity to the town centre, access to services and facilities and compliance with the standards set out below.

11.7.1 Minimum Floor Area

In general, the following minimum floor areas are required for all apartments. The planning authority shall encourage the provision of apartments that exceed these minimum requirements.

**Table 9:
Minimum
Floor area for
Apartments..**

Apartment Type	Minimum Floor Area
One bedroom	45m ²
Two bedroom	65m ²
Three bedroom	90m ²

The minimum size of rooms required for new developments and conversions in all instances are to be as set out in the current *Guidelines on Residential Developments in Designated Areas*, Department of the Environment (1995). In all cases, the minimum size of the bathroom shall be 4m², and the minimum size of a kitchenette shall be 4m². Depending on site factors, the scale of the development and location, the planning authority may insist on the provision of a high proportion of apartments, which exceed these minimum requirements.

The minimum size of bedrooms shall be 6.5m²; the minimum size of a habitable room as required by the Building Regulations ranges from 6.5m² to 10.2m² and

shall be calculated as one bed-space. Bedrooms of 10.2m² and greater shall be calculated as two bed-spaces. In apartment developments, every apartment shall have at least one bedroom a minimum of 10.2m² in floor area. The minimum size for balconies in new apartment developments is 5m².

It is the intention of the planning authority to monitor and, where appropriate, to review these minimum requirements during the life of this plan.

11.7.2 Internal Floor Space

All rooms should be of a reasonable shape and proportion and have adequate space for normal living purposes. The shape and layout of rooms should maximise the amenity of residents. All living rooms, kitchens and bedrooms should minimize overlooking of adjoining/adjacent residences, and should be so located so as to avoid facing towards nearby high boundary or gable walls.

In the case of conversions, partition walls within and between residential units shall not cut across windows.

11.7.3 Amalgamation of Apartment Units

In order to ensure a degree of flexibility, the floor plans of small one and two bedroom apartment units shall be so designed that at a later date they can be amalgamated to form larger two and three bedroom units, without excessive disruption to the structure of the building. This is intended to allow for changes in the size and mix of apartments in the long term, which reflect changing requirements and demands of occupants.

11.7.4 Open Space Provision for Apartment Units

Apartment units must generally have a minimum of 15m² open space per bedroom within the site. Alternatively, a financial contribution for the provision of open space will be considered.

In the case of apartment and duplex style schemes, private open space is to be provided in the form of landscaped areas, courtyards, terraces/patios and balconies. Roof gardens may also be considered, provided that they are easily accessible, secure, and attractively landscaped.

Proposals incorporating a combination of private and semi-private (communal) spaces, eg. Courtyard layouts etc, will also be considered. In such cases, it may be considered appropriate to accept the sum of the area of both spaces as satisfying the private open space requirement for these units.

11.8 CHILDCARE FACILITIES

In accordance with the Government Guidelines on the Provision of Childcare Facilities, the council will require the provision of a childcare facility to serve areas with 75, or more, dwellings. However where they appears to be an over

provision of childcare facilities in a particular area the Planning Authority may consider the provision of an alternative community facility in lieu of a crèche.

Developments of less than 75 units, which will also benefit from this community facility may be required to contribute to development costs, at the discretion of Waterford County Council, where such facility will serve the wider urban area.

11.9 SERVICES

All services (such as roads, drainage, sanitary services) for estate developments shall be provided in accordance with An Foras Forbartha, '*Recommendations for Site Development Works for Housing Areas*' and other relevant codes of practice, and in accordance with any additional specific requirements laid down by the Council.

Provision shall also be made for the location of all services underground.

11.9.1 Waste Water Treatment

The Council is aware of its obligations to sustainable development with respect to the treatment and disposal of wastewater. The Council will insist that all new developments within Tramore are connected to the public sewerage system unless there is extenuating circumstance for providing an interim system

All new developments shall maintain and, where possible, improve existing roadside drainage when developing driveways and access.

11.9.2 Surface Water Design

All proposals for housing estate development or for the development of a large number of houses in a particular area, are required to submit proposals for a **Sustainable Urban Drainage System** (SUDS) – this is a sequence of management and control structures designed to drain surface water in a more sustainable manner than conventional techniques. As appropriate, suitable containment /control measures may be required in relation to specific development proposals taking into account the local environmental resources in particular, ground water, surface water and associated habitats. A **Flood Impact Study** (FIS), where the Council considers a proposed development warrants same, shall be carried out as part of the development submission.

Monitoring of groundwater resources, estuarine water quality and estuarine habitat quality is of key importance. Where developments are permitted, and their construction and/or operation may have the potential to adversely impact on these resources, conditions may be attached to any grant of permission requiring monitoring and, as necessary, mitigation measures.

Surface water runoff

Where deemed necessary, the Planning Authority may require the provision of appropriate measures for the interception of pollutants from surface run-off associated with hard standing areas such as fuel storage areas, car parking areas and roads to prevent the entry of same into surface waters. The construction and subsequent operation of developments within the Local Area Plan area should not result in discharge of polluting materials to surface and/or groundwater resources.

Flood Risk and Development

Appropriately designed developments, which are not sensitive to the effects of flooding, may be permissible in flood plains provided it does not reduce the flood plain area or otherwise restrict flow across floodplains.

Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. eg:

- Hard surface areas (car parks etc), should be constructed in permeable or semi-permeable materials;
- On site storm-water ponds to store and/ or attenuate additional runoff from the development should be provided;
- Soakaways or French drains should be provided to increase infiltration and minimise additional runoff.

For developments adjacent to watercourses of a significant conveyance capacity, any structures (including hard landscaping) must be set back 5m – 10m from the edge of the watercourse to allow access for channel clearing/ maintenance.

All new development must be designed and constructed to meet the following minimum flood design standards:

- for urban areas or where developments (existing, proposed or anticipated) are involved – the 100 year flood;
- along the Coast and Estuaries – the 200 year tide level;
- where streams, open drains or other watercourses are being culverted – the minimum permissible culvert diameter is 900mm (access for maintenance should be provided as appropriate).

A flood impact assessment and proposals for the storage or attenuation of run-off discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment, must accompany applications for planning permission for the development of areas exceeding 1Ha.

11.9.3 Waste Management

The Council will encourage the reuse of waste and excavated materials generated during the construction phases of development within the site. Any surplus excavated/constructional/demolition material to be removed from the site shall be brought to an authorised facility, following the authorisation of the

Council. Prior to removal of any such material, the Council shall be informed of the approximate quantity of material and the location of the proposed facility.

An integrated waste management plan will be required to be prepared for any large-scale developments within the Local Area Plan area prior to the commencement of construction activities. This should include details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, and for the ongoing management of these materials.

11.9.4 Refuse

In all estate and apartment development proposals, provision shall be made for a secure, and well-screened, refuse storage and collection point area. Roads and access to these areas should be suitable for easy servicing and turning by emergency vehicles. Provision should also be made for a 'Bottle-Bank' facility.

11.9.5 Public Lighting

Public lighting shall conform to the guidelines outlined in the E.S.B. booklet '*Public Lighting in Residential Estates*'. In cases where approval for a development proposal is considered outside the area currently lit, the developer shall be required to extend the public lighting system as far as the permitted development.

11.9.6 Electricity and Other Cables

The Council will require that all cables in the urban area should be placed underground.

11.10 CAR PARKING

Generally, developments that, in the opinion of the Planning Authority, are likely to generate a need for parking spaces, will require the provision of parking space in accordance with the rates set out in the **Table 10** over. Where, in respect of the Town Centre or other development areas, the provision of parking spaces within the curtilage of the development at the rates specified, might be detrimental to the overall urban structure, a contribution in lieu of the provision may be accepted by the Planning Authority. These contributions will be equivalent to the cost of provision of the car parking spaces as determined in the relevant Development Contributions Scheme in place at the time and shall be used for like provision in the nearest convenient location, so as to facilitate the development.

Car parking and service facilities shall be provided entirely within the curtilage of the development or convenient to the principal use served. Within housing estate/ residential developments where car parking cannot be provided in such a manner, alternative provision may be made for appropriate communal car-parking areas, with easy and safe access to individual dwelling units.

The Council shall oversee that car parking and service facilities are sited within established building lines to ensure minimum interference with adjoining premises.

Despite the above, Council considers that it is inappropriate to apply a blanket set of standards throughout the town since there will be a variation from area to area in parking requirements. A matching of the physical and environmental capacity of streets, redevelopment needs, adjoining uses, multi use of carparks and the need to conserve and retain existing patterns of development and streetscapes will all be considered in the determination of precise parking requirements. In this regard two areas have been delineated where different car parking requirements will apply, the central area and the remainder of the plan area.

11.10.1 The Central Area

In the case of new development proposed within the central area it is intended that only operational parking should to be provided on-site and even then only if the developer can show the need for such operational spaces. In lieu of on-site parking provision the Council will require a financial contribution towards the cost of provision of public parking in the vicinity, based on the standards set out in **Table 10** of this Development Plan. This policy is to ensure that only a minimum of private parking remains outside the Council's control.

11.10.2 Other Areas

In the remainder of the Plan area, full off-street parking provision will be required as per the standards set out in **Table 10** of this Local Area Plan. New developments will also be required to show that adequate parking provision has been made for service vehicles. Vehicular entrances and exits will be required to be designed so as to avoid hazard to pedestrians and passing traffic. Car parking areas will be required to be landscaped and maintained to a high standard. Applications for permission shall contain detailed landscaping proposals.

In the case of a development where unusual circumstances or special considerations arise, the planning authority may apply a more restrictive or less onerous standards than that set out in **Table 10** of this Plan, where it is satisfied that the proper planning and development of the area is better served by such an approach.

The required dimensions for the car parking spaces shall be 4.8 metres by 2.5 metres (16 feet by 8 feet) per space and 6.1 metres by 3 metres (20 feet by 10 feet) per bay for loading bays. The width of circulation aisles will be 6 metres (two-way) and 3 metres (one-way).

**Table 10:
Parking
Requirements
for Particular
Land Uses**

Land Use	Non Operational Parking Spaces Required	Operational Parking Spaces Required
Auditorium, Cinema, Theatre	1 per 10 persons	Based on Particular Circumstances
Ballroom/ Dancing Club/ Function Room ²	1 per 5 sq. m. of public usable floor space	Based on Particular Circumstances
Bank	1 per 20 sq. m g.f.s.	1 C.V. per 2300m ² plus 1 space per employee.
Bar/ Lounge ^{2,3}	1 per 4.5 sq. metres of public usable floor space	1 space per 4 employees
Church	1 per 10 persons	Based on Particular Circumstances
Dwelling	2 per Dwelling Unit	–
Flat / Apartment	1 per Bedroom Unit to a maximum of 2 parking spaces.	–
Golf or Pitch and Putt Course	–	Based on Particular Circumstances
Guesthouses including B&B's	1 per Bedroom unit plus the requirement for dwelling	–
Hospital	–	Based on Particular Circumstances
Hotel (excluding Function room) ²	1 per 2 bedrooms	1 C.V. per 230m ² .g.f.s
Library	1 per 32 sq. m g.f.s.	Based on Particular Circumstances
Manufacturing (excluding Offices)	1 per 70 sq. m g.f.s.	1 H.C.V. per 2,300m ² .g.f.s.
Nursing Home	1 per 4 Patients	Based on Particular Circumstances
Office	1 per 37 sq. m g.f.s.	1 C.V. per 2300m ² plus 1 space per employee.
Primary School ²	1 per 100 students	1 per Teaching Staff Member plus 1 per 2 ancillary staff
Restaurant/ Cafe ^{2,3}	1 per 10 sq. m of usable floor space	1 space per 4 employees
Retail Shop for Convenience Goods (Exceeding 250m ² g.f.s.) ⁴	1 per 23 sq. m g.f.s.	1 H.C.V. per 930m ² g.f.s. plus 1 space per 4 employees
Retail Shop ¹ for Convenience Goods (not exceeding 250m ² g.f.s.) ⁴	1 per 23 sq. m g.f.s.	1 C.V. plus 1 space per 4 employees
Secondary School ²	1 per 25 students	1 per Teaching Staff Member plus 1 per 2 ancillary staff
Warehouse ² for Comparison Goods (excluding Offices) ⁴	1 per 70 sq. m g.f.s.	1 H.C.V. per 930m ² .g.f.s.

Abbrev: P.C.U. – Passenger Car Unit H.C.V. – Heavy Commercial Vehicle
C.V. – Commercial Vehicle g.f.s. – Gross Floor Space

Note 1 Where groups of shops together exceed the specified figure for g.f.s. they may collectively be required to meet the standard for a single unit in excess of 250m² g.f.s.

Note 2 It will be necessary to provide for Bus Parking and Set-Down/ Pick-Up spaces off the public road where such spaces are not already provided in a convenient location.

Note 3 This standard may be relaxed in town centres where the vehicle usage associated with the premises could be expected to be reduced due to the nature and location of the development.

Note 4 Convenience goods are food etc and other general shops. Comparison goods are other outlets, which cannot be classified as convenience goods outlets.

11.11 DEVELOPMENT CONTRIBUTIONS

The Planning and Development Act 2000 provides for a Development Contribution Scheme whereby Planning Authorities may, on granting planning permission, under Section 34 of the Act include conditions requiring the payment of a contribution in respect of public infrastructure and facilities benefiting the development in the area of the Planning Authority and that is provided or intended to be provided by or on behalf of the Local Authority, regardless of other sources of funding for the infrastructure and facilities. Section 48 of the Act outlines the legal procedure for the implementation of this Scheme. Contributions will be levied in accordance with the Development Contribution Scheme in place at the time of granting permission.

11.12 BONDS AND SECURITY

In the development of private residential schemes (both houses and apartments), roads and services are to be provided in advance of dwelling completion. In the case of large developments, provision of roads and services may be phased with the approval of the Planning Authority.

To secure the satisfactory completion and maintenance of all roads, footpaths, open spaces and other services within a development, it shall be necessary for the developer, prior to the commencement of the development, to submit a bond from an Insurance Company or other financial institution acceptable to the Planning Authority. The amount of the security Bond will be calculated on the basis of 25% of the estimated cost of the development works. This bond shall remain in force until such time as all the works are satisfactorily completed, and/or the development has been taken in charge by Waterford County Council. In the instance of a developer carrying out site development works only, a bond greater than 25% may be required.

11.13 INDUSTRIAL AND COMMERCIAL DEVELOPMENTS

11.13.1 General

With new industrial and commercial developments, adequate provision shall be made on site for storage and stacking space (in addition to provision for parking of vehicles). Storage and stacking areas should be located to the rear of the building, where possible.

**Table 11;
Site Coverage &
Plot Ratio**

	maximum site coverage	maximum plot ratio
Commercial/ Retail	75%	1.5
Industrial	75%	1.1

All development of an industrial nature shall be appropriately screened in order to protect and contribute to the general amenity of the area.

Table 12
Industrial
Estate Setbacks

Set back	Distance
From front boundary	5m
From rear boundary	5m
From side boundary	5m
From residential zoned lands	10m
From an alternative existing landuse	10m

In addition to any screen fencing proposed, and specifically where other categories of land use zones occur immediately adjacent to industrial development/ industrial zoned land, these boundaries shall be attractively landscaped through the use of earthen berms and appropriate planting. Any industrial building on industrial zoned lands shall be set back a minimum of 7m from an adjoining Land Use Zone.

11.13.2 Seveso Establishments

In line with the requirements laid down by Directive 96/82/EC, and Regulations SI No. 476 of 2000 the National Authority for Occupational Health and Safety, as the Central Competent Authority, is obliged to provide technical advice to the Planning Authority in case of decisions taken regarding:-

- i. Development within the vicinity of existing Seveso site areas;
- ii. The proposed development of a new Seveso establishment; and
- iii. The modification of an existing establishment.

This is in accordance with Regulation 29 of the said regulations, entitled "*Advice on Land Use Planning*".

Applicants considering any development as outlined above, will be required to consult the Fire Services section of Waterford County Council, and the National Authority For Occupational Health and Safety, prior to lodging any development application.

11.13.3 New Seveso Developments

It is necessary for new "Greenfield/ Brownfield" establishments to demonstrate that they do not present a risk of a dangerous dose greater than 5×10^{-6} to their current neighbours or a risk of a dangerous dose greater than 1×10^{-6} to the nearest residential type property. This may be relaxed in respect of neighbours where the new development is the same/similar to the existing neighbours, eg. a new oil storage depot being set up in a location already occupied by tank farms.

11.13.4 Garages and Petrol Stations

The Council considers that petrol stations are most appropriately located on the town periphery within speed limit areas. All new or redeveloped petrol stations shall be so designed as to permit safe access for customer and delivery vehicles and shall be so laid out as to permit all such vehicles using the facilities to be accommodated clear of the public road at all times.

Larger site areas and more restrictive conditions may be required where it is proposed to store and sell liquid petroleum gas and regard will also be had in such circumstances to the land use on adjoining sites. These requirements may place severe restrictions on the storage of liquid petroleum gas on sites in built up areas and on sites of limited size.

Petrol stations will be required to be designed to a high standard and standard corporate designs may be required to be modified depending on local circumstances. All applications shall be accompanied by comprehensive and detailed landscaping and screening proposals which shall set out the type and location and timescale of planting together with proposals for its maintenance. The planting proposals relating to the rear and side view of the proposed petrol station will be particularly important. In assessing petrol station applications the Council will have regard to impact on existing amenities and the streetscape.

The sale of goods other than those relating to the motor trade or the placing of cars, tents, caravans or other structures on the station shall not be permitted except where planning permission has been specifically granted for such by the Council. The Council may permit other uses ancillary to the principal use of the sale of petrol to be carried on including the sale of domestic fuel and the use of part of the premises as small convenience shops for the sale of confectionery, newspapers and small grocery items. However, such retail areas will be limited to a specific area and will only be permitted to sell convenience type goods.

In considering proposals for new Filling Stations (and at the Councils discretion in the case of existing stations), the Council will apply the following criteria:

*Standards for
petrol stations ..*

1. The station should have a frontage to the road of not less than 21.33m. (70 ft.) and this frontage shall be kept clear for a depth of not less than 4.25m (15ft.) from the road boundary of the site.
2. No pump, hosepipe or other service shall be situated less than 4.5m. (15 ft.) from the road boundary of the site.
3. Where the petrol pumps, hosepipes and other services are at a distance of 9.14m. (30 ft.) or over from the road boundary of the site, the frontage may be reduced to 12.19m. (40 ft.)
4. While the focus points in the road system will have an obvious attraction for Petrol Stations, the siting will not be permitted at or on road junctions or so close to junctions that a traffic hazard or obstruction to traffic movement is created. The following principles will be observed:-
 - (a): *Where the road width is greater than 15.24m. (50 ft.)*
Vehicular entrances or exits shall not be sited nearer to a road junction than 33.52m. (110 ft.) from a junction with a road of 15.24m. (50 ft.) in width or over, 22.85m. (75 ft.) from a junction with a road of between 7.62m. (25 ft.) and 15.24m. (50 ft.) in width.
 - (b): *Where the road width is less than 15.24 m.(50 ft.),*
Vehicular entrances or exits shall not be sited nearer to a road than 22.85m. (75 ft.) from a junction with a road of 7.62m. (25 ft.) in width or over.

Chapter 11: Development Control Standards

5. Where the junction occurs on the opposite side of the road from the station, the vehicular entrances or exits shall be sited not nearer than 22.85m. (75ft.) from the junction where the width of the intersecting road exceeds 7.62m. (25 ft.).
6. No pump, hosepipe or other service may be made or adapted to serve vehicles standing on the public road. The station shall not have more than two vehicles openings on any road. Such openings shall have a maximum width of 7.62m. (25 ft.).
7. The road boundary of the station must be finished except at openings with a wall or railing to a height of not less than 0.45m. (1' 6") over the level of the adjoining road.
8. Where sufficient space is available and amenity requirements (including car parking space) are complied with, the station may incorporate Show Rooms for the sale of motor vehicles and/ or motor accessories. A workshop, car wash or use for retail trading other than such showrooms shall be regarded as ancillary to a petrol station.
9. It will be necessary that landscaping, including tree planting and suitable screening, be incorporated in petrol stations having regard to the amenity of the surrounding areas. This requirement will be of particular importance in regard to the rear and side view of the petrol station.
10. In considering applications for permission to erect petrol stations, the Planning Authority will have regard to the protection or improvement of existing amenities and will seek to prevent the creation of traffic hazards both from traffic movements and lighting arrangements. In regard to the latter, the character of the road, traffic volumes and speeds will be especially considered. Generally, petrol stations will not be allowed on dual metalled surfaces on a bend or junction or where visibility is otherwise obstructed.
11. Unless permission has been specifically granted for such, the placing of cars, caravans, kiosks, chalets or other structures on the station will be a contravention of the Development Plan.
12. Canopy lighting and forecourt lighting should either be fully cut off or recessed so as not to cause dazzle or distraction to other road users.
13. All new fascia shall be slated and not illuminated.
14. All petroleum-retailing stations must comply with the Air Pollution Act, 1987 (Petroleum Vapour Emissions) Regulations, 1997 (S.I. No. 375 of 1997). From the 1 December 2004, all existing stations must be fitted with vapour recovery equipment.

Petrol filling stations shall be used primarily for that purpose and any ancillary retail use shall be limited in size to 100m² net.

11.14 ADVERTISING

11.14.1 General

All advertisements and advertisement structures, other than those exempted under Part II, Second Schedule of the 2001 Planning and Development Regulations, shall be the subject of a formal planning application.

Commercial Signage..

Commercial signage and advertising will be limited to the commercial built-up area where it is already a feature. Within Tramore town, the following general policy will apply:

- The size and scale of signs should not conflict with those existing structures in the vicinity.
- Signs will not be permitted if they compete with road signs or otherwise endanger traffic safety.
- Signs attached to buildings are preferable to those on freestanding hoardings.
- Signs should not interfere with windows or other features of the façade or project above the skyline.
- Internally illuminated signs will generally not be permitted but illumination by bracket or wash lighting will be allowed and good quality hanging signs will be encouraged where appropriate
- Signs should not exceed 5.4m².
- The tradition of sign writing and the use of traditional materials in advertising will also be encouraged.

All fingerpost signs should be erected in accordance with the following:

Fingerpost Signs..

1. The signs shall conform to the design as illustrated in **Appendix F**;
2. The signs shall be made by a manufacturer approved by the Department of Environment;
3. The signs shall be left in position only for so long as the facility indicated is available or until the expiry of the license, whichever is the shorter;
4. The signs shall be placed on existing Local Authority poles erected in the locations to be agreed with the Town Engineer. No part of the signs shall be closer than 0.5m to the carriageway edge.
5. Any license shall be limited to 10 years from the date of issue, at which time all signage and support poles shall be demolished and removed from the site at the operators expense, and the site shall be restored to its natural state at that time, unless a formal application for the extension of the license has been made to, and issued by, the Waterford County Council;
6. Where, in the opinion of Waterford County Council, by reason of the increase or alteration of traffic on the roads, or of the widening of the roads or any improvement of, or relating to, the roads, the structure/s causes an obstruction or becomes dangerous, the Council may, by notice in writing, withdraw the licence and require the licensee to remove any of the structure/s at their own expense.

**Advertising
Hoardings..**

11.14.2 Advertising Hoardings (Billboards)

Consideration may be given to the provision of advertising panels at lay-bys outside the built areas of the town, where facilities in these areas can be listed, and the traders can advertise in a fashion that would provide information to passers-by without interference with the amenities of the area. Such signs may not exceed 2.7 m².

11.14.3 Signage for Tourist and Local Facilities

Signs that are designed as guides to the location of tourist facilities such as hotels, restaurants and guesthouses will be permitted under licence outside built-up areas subject to:-

- Compliance with the Traffic Signs Manual produced by the Department of the Environment, in 1996;
- Being fingerpost signs;
- Being limited in number to the minimum required for that purpose.

11.14.4 Signage Local Events

The Planning Authority will permit the advertising of local events under licence, in accordance with regulations, which shall be strictly enforced to ensure that such advertising does not become detrimental to safety or visual amenity.

11.15 DEMOLITION OF BUILDINGS

Permission is required for the demolition of any habitable dwelling, protected structure or proposed protected structure under the Planning and Development Act 2000.

11.16 PROTECTED STRUCTURES

It is the policy of the Council to preserve all the structures of historical, architectural, artistic, archaeological, social, scientific, technical and cultural interest recorded in this Development Plan. Full details of the Record of Protected Structures can be found in **Appendix C**.

Declarations

Certain minor works are classified as exempted development. However, for a protected structure, such works can be carried out without planning permission only if the works would not affect the character of the structure or any element of the structure that contributes to its special interest. The owners and occupiers can seek a declaration under Section 57 of the *Planning and Development Act 2000* to clarify what categories of works are exempt and what requires permission in the case of each building.

Demolition

Demolition of Protected Structures and Proposed Protected Structures will not generally be permitted. In general, most structures can be practically and

economically repaired, and a sustainable use can be found. The rehabilitation of an existing building should generally be considered a more sustainable option than its demolition and construction of a replacement building. It allows the building to continue to contribute to the character of the area in which it is situated. The demolition of the interior and the retention of just the façade will also not be encouraged.

Alterations and Extensions

Alterations and extensions to Protected Structure are inevitable but it is important that the proposed changes do not result in damage to the special character of the structure. Extensions to Protected Structures are generally permitted in principle, subject to compliance with certain conservation standards. The scale and massing of the proposed extension should not dominate the original structure. Owners of protected structures who wish to alter or renovate their properties, are encouraged to consult with the Council at the initial pre-planning stage. The Council will adopt a partnership approach to the appropriate renovation and improvement of protected structures, vernacular heritage and historic buildings by offering advice to property owners.

Any proposed works to a Protected Structure should be in accordance with best conservation practice. This is based on principles such as keeping a building in use, protecting the character and special interest of the building, promoting minimum intervention, respecting earlier alterations of interest, repair rather than replace, honesty of repairs and reversibility of alterations. The Planning Authority will take account of the conservation guidelines issued by the Dept. of the Environment and Local Government and the R.I.A.I. All proposals for alterations or renovations will be submitted to Duchas for comment.

If in the opinion of the council, proposed works have the potential to alter the character a Protected Structure significantly, an Architectural Impact Assessment may be required.

Recording

Any works to a Protected Structure have the potential to affect the character of the structure. To provide for sustainable reuse of a building, certain elements may be altered/ lost. A full record of the building before works and a statement of value and significance should be prepared.

Waterford County Council shall encourage the retention and development of the traditional skills base in County Waterford with respect to traditional skills such as thatching, stonework, etc.

11.17 ARCHITECTURAL CONSERVATION AREA & VERNACULAR HERITAGE

In an Architectural Conservation Area, protection is placed on the exterior of all structures, and the carrying out of works to the exterior of a structure will only be exempted development only if those works will not materially affect the character of the area. However, a declaration under Section 57 of the 2000 Act

will not apply (unless the structure is a RPS). All work done must be consistent with the appearance of the neighbouring structures.

It should be noted that designation of an ACA does not mean that there cannot be new developments, or growth within an area. The regeneration of old buildings and their continued reuse is the essence of sustainable development. The Council will assess how a proposed development would affect the ACA. To aid with this, the Council will have regard to the specific design guidelines to be drawn up for new developments and acceptable repairs on existing structures within ACAs.

The design of new buildings should appropriately consider the existing vernacular heritage. In this regard, it is acknowledged that what is appropriate in one environment is not necessarily appropriate in another.

11.18 ARCHAEOLOGICAL HERITAGE

Increased development pressure increases the potential for impact on the archaeological resources. All development which has the potential to impact on archaeological heritage is required to follow the criteria set out in the document entitled: *'Framework and Principles for the Protection of the Archaeological Heritage'*, published by the Department of Arts, Heritage, Gaeltacht and the Islands (1999).

It is an objective of the Plan to ensure that development in the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing. When considering development in the vicinity of all archaeological sites, the planning authority will require the preparation of a full archaeological assessment detailing the potential impact of any development on upstanding structures, buried structures and deposits. The assessment will also include a visual impact assessment to ensure adequate consideration of any potential visual impacts the proposed development may have on any upstanding remains.

11.19 AREA OF ARCHAEOLOGICAL POTENTIAL

The aim of the Council is to ensure that as far as possible archaeological material is not unduly damaged or destroyed and sufficient opportunity is provided to investigate and record any material found on sites within the zone of Archaeological Potential.

Any persons considering development proposals within the zone of archaeological potential should:

- Consult with the Department of EHLG; and
- In certain cases it may be necessary to employ an archaeologist to carry out site investigations works or report on the archaeology of the site.

Redevelopment within the medieval core shall have regard to the following:-

- Protection and retention of the medieval street pattern;
- The plot width;
- Use of appropriate materials;
- Medieval character of buildings in the area;
- Vistas of existing medieval monuments; and
- Appropriate paving and street furniture.

11.20 SHOPFRONTS

The removal or major alteration of existing shopfronts listed for preservation is not acceptable. Where minor repairs are effected they should be in sympathy with traditional design and be carried out with materials similar if not identical to the original.

The design of new shopfronts should relate primarily to the architectural characteristics of the buildings of which they form part and reflect and respect the scale and proportions of the streetscape. Large expanses of individual glass will in general not be permitted and long runs of horizontal facades should be broken up by elevation modelling and vertical proportioning. Tiled surrounds are generally considered to be inappropriate as are bright metal frames such as aluminum or stainless steel. If roller shuttering is to be provided it should be located behind the line of the glazing.

Fascia panels should be provided as an integral part of the shopfront and should be of a depth appropriate to the size of the building and the proportion and length of the shopfront. Where there are elements of the original shopfront remaining these should be retained and integrated into the new shopfront and features such as brackets, arches, plaster detailing and traditional colours all should be considered in the new design.

11.21 TREE PRESERVATION ORDERS

In recognition of the visual and ecological value of trees in some locations in the Town, the Council reserve the right to make tree preservation orders where trees may be at risk.

11.22 AGRICULTURAL DEVELOPMENT

Agricultural developments within the agricultural belt around the town shall comply with relevant guidelines as issued by the Department of Agriculture and Forestry booklet entitled '*Guidelines and Recommendations on Control of Pollution from Farmyard Waste*', 1985, EPA BAT Guidance Notes, the Code of Good Agricultural Practise to Protect Waters from Pollution by Nitrates and the Rural Environment Protection Scheme Guidance Documents (and as may be amended), as appropriate.

It should be noted that certain agricultural developments may require an Integrated Pollution Control Licence and the Local Authority will not be able to deal with the environmental aspects of applications of this nature. This will be assessed by the Environmental Protection Agency (EPA).

11.23 ENVIRONMENTAL IMPACT ASSESSMENT

Where a planning application is made in respect of a development or class of development referred to in Schedule 5 of the Planning and Development Regulations 2001, that application shall be accompanied by an Environmental Impact Statement. Information to be contained in an Environmental Impact Statement is outlined in Schedule 6 of the Regulations. Appropriate scoping should be undertaken as early in the process as possible. In this regard, applicants are advised to contact the Council and the EPA in the early stages of the Assessment.

11.24 ZONING OBJECTIVES

The purpose of land use zoning is to indicate the planning control objectives for all lands within the Council's functional area. The zoning reflects the policies of the Council for different areas.

The Land Use Zoning Map (**Map 2**) for Tramore must be read and considered in conjunction with the Land Use Zoning Matrix and zoning objectives set out below.

The Zoning Matrix provides an indication of the types of uses which would generally be considered either:-

- | | |
|---------------------------------|--|
| I Normally Permissible | Uses which are generally acceptable in principle in the relevant zone. However, each application must be assessed on its individual merits and have regard to other factors such as townscape, design, and general amenity. |
| O Open for Consideration | Uses which would not be acceptable in principle in certain parts of the relevant zone but may be permitted where the planning authority is satisfied that the use would not be inconsistent with the overall objective for the zone and would not have any undesirable effects and would not be inconsistent with the proper planning and development of the area. |
| X Not Permissible | Uses which are generally not considered acceptable within the designated zone, as they would be contrary to the proper planning and development of the area. Uses in a Zone which are existing, and which are in conflict with the use zoning objectives, shall be regarded as non-conforming uses. |

11.24.1 Non-conforming Use

Existing minority non-conforming uses within any land use zone, shall be supported except where such use is incompatible with the major use in the area. In such an event the minority use will be encouraged to relocate to a more appropriate area.

At the discretion of the Planning Authority, consideration may be given to allowing *minor* building extension and alterations to non-conforming uses provided that the continued use does not prejudice the proper planning and development of the area.

11.24.2 Key to Different Land Use Zones



Zone I: Industry

To Provide for General Industrial/ Enterprise Development.



Zone EC: Educational, Institutional and Community Facilities

To Provide for Institutional, Educational and Community Development and Facilities.



Zone OS: Open Space and Amenity

To Preserve Open Space for Amenity and Recreational uses (which includes the Preservation of Footpaths, Rights-of-way, Trees and Hedgerows), and sporting fields (Active Open Space).



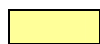
Zone TC: Town Centre

To provide an integrated mix of uses including residential, social and commercial



Zone R: Residential Zone

To provide for the development of sustainable residential development.



Zone R2: Residential Zone

To provide for residential development on a sequential basis



Zone U: Utility Zone

To provide for utility sites, facilities and services, eg. Wastewater treatment plant; ESB sub-station



Zone T: Tourism Zone

To provide for tourist uses.



Zone M1

Master Plan for the Race Course



Zone M2

Master Plan for lands at Pickardstown



Zone M3

Master Plan for lands at Ballinattin



Zone A : Agriculture

To provide for the development of agriculture, to provide for a clear physical demarcation to the adjoining urban area, to provide for the construction of dwellings of the personal habitation of existing landowners and their immediate families, and to protect and improve rural amenity.



Zone C: Commercial

To provide for commercial development.

Table 13;
Landuse
Zoning
Matrix

I –generally permissible O - open to consideration X - not permissible											
TYPE	I	EC	TC	R	U	OS	T	R2	C	A	
Agricultural Machinery Outlet	I	X	X	X	X	X	X	X	X	X	X
Agricultural Structures	X	X	X	X	X	X	X	X	X	X	O
Amusement Centre	O	X	I	X	X	X	O	X	X	X	X
Bed & Breakfast/ Guesthouse	X	X	O	O	X	X	I	O	O	O	O
Boarding Kennels	X	X	X	X	X	X	X	X	X	X	O
Café/ Tea Shop	X	X	I	O	X	X	I	O	O	O	X
Caravan Parks/ Camping/ Tenting	X	X	X	X	X	X	O	X	X	X	O
Cash & Carry	I	X	O	X	X	X	X	X	X	X	X
Casual Trading	O	X	O	X	X	X	X	X	X	X	X
Cemetery	X	O	X	X	X	X	X	X	X	X	O
Cinema/ Dance Hall/ Disco	X	X	I	X	X	X	O	X	X	X	X
Civic Amenity	O	O	I	X	X	X	O	X	X	X	O
Community Facility	X	O	O	O	X	O	O	O	O	O	O
Creche & Play/ school, group	X	I	I	O	X	X	O	O	O	O	O
Cultural/ Heritage Building	X	O	O	O	X	X	O	O	O	O	O
Dwelling	X	X	I	I	X	X	O	I	I	I	O
Education	X	I	O	O	X	X	X	O	O	O	O
Enterprise Centre	I	X	X	X	X	X	X	X	X	X	X
Funeral Home	O	O	O	X	X	X	X	X	X	X	X
Garden Centre	X	X	X	X	X	X	X	X	X	X	O
Golf Course	X	X	X	X	X	O	O	X	X	X	O
Halting Site	X	X	X	X	X	X	X	X	X	X	O
Health Centre/ Clinic	X	O	I	O	X	X	X	O	O	O	O
Hospital	X	O	O	X	X	X	X	X	X	X	O
Hostel	X	X	O	X	X	X	I	X	X	X	X
Hotel / Tourist Accommodation	X	X	O	O	X	X	I	O	O	O	X
Industry – Light	I	X	X	X	X	X	X	X	X	X	X
Industry - Other	O	X	X	X	X	X	X	X	X	X	X
Major Playing Fields/ Sports Club	X	X	X	X	X	O	X	X	X	X	O
Motor- Repair Garage	I	X	X	X	X	X	X	X	X	X	X
Motor Sales	I	X	X	X	X	X	X	X	X	X	X
Nursing Home	X	I	O	O	X	X	X	O	O	O	O
Off - Licence	X	X	I	X	X	X	X	X	X	O	X
Office (other than ancilliary to main user)	O	X	I	O	X	X	X	O	O	O	X
Park & Ride Facility (including car parking)	X	X	X	X	X	O	O	X	X	X	O
Park/ Playground	X	O	O	I	X	O	O	I	I	I	X
Petrol Station	O	X	O	X	X	X	X	X	X	X	X
Place of Worship	X	I	O	O	X	X	X	O	O	O	X
Public House	X	X	I	X	X	X	O	X	O	O	X
Public Waste Water Treatment Plant	O	X	X	O	I	X	O	O	O	O	O
Restaurant	X	X	I	X	X	X	I	X	X	O	X
Retail Comparison Goods ¹	I	X	O	X	X	X	X	X	X	X	X
Retail Conv. (corner/neigh. shop; petrol outlet)	X	X	I	O	X	X	O	O	O	O	X
Storage Depot/ Warehouse	I	X	X	X	X	X	X	X	X	X	X
Supermarket/ Shopping Mall	X	X	I	X	X	X	X	X	X	X	X
Take-Away	X	X	O	X	X	X	O	X	X	X	X
Transport Depot	O	X	X	X	X	X	X	X	X	X	X
Veterinary Surgery	X	X	O	O	X	X	X	O	O	O	X
Waste Management Site (public & private)	O	X	X	X	O	X	X	X	X	X	O
Wholesale Outlets	I	X	X	X	X	X	X	X	X	X	X

Note 1 Retail Comparison goods: Refers to the sale of durable goods including carpets, furniture, and household goods. **Retail Shop (Convenience):** Generally refers to small-scale convenience goods shopping (goods purchased on a very frequent basis), - essentially local or neighbourhood shop.

LIST OF APPENDICES

Appendix A: Landscaping

Appendix B: Land Use Definitions

Appendix C: Finger Post Sign

Appendix D: Record of Protected Structures

Appendix E: Short, Medium and Long Term road Objectives

Appendix F: Strategic Environmental Statement

APPENDIX A

Landscaping

The following indigenous species may be recommended for planting. Plants of local provenance are always preferable and do not interfere with the genetics of other wild ‘populations’.

Yew	<i>Taxus baccata</i>
Aspen	<i>Populus tremula</i>
Silver birch	<i>Betula pendula</i>
Downy birch	<i>Betula pubescens</i>
Alder	<i>Alnus glutinosa</i>
Hazel	<i>Corylus avellana</i>
Sessile oak	<i>Quercus petraea</i>
Pedunculate Oak	<i>Quercus robur</i>
Crab apple	<i>Malus sylvestris</i>
Mountain ash	<i>Sorbus aucuparia</i>
Irish whitebeam	<i>Sorbus hibernica</i>
Hawthorn	<i>Crataegus monogyna</i>
Wild cherry	<i>Prunus avium</i>
Ash	<i>Fraxinus excelsior</i>



Hawthorn

Irish native shrubs suitable for planting in Co. Waterford:

Rusty willow	<i>Salix cinerea oleifolia</i>
Eared willow	<i>Salix aurita</i>
Goat willow	<i>Salix caprea</i>
Blackthorn	<i>Prunus spinosa</i>
Broom	<i>Cytisus scoparius</i>
Furze / Gorse	<i>Ulex europaeus</i>
Dwarf gorse	<i>Ulex gallii</i>
Holly	<i>Ilex aquifolium</i>
Spindle	<i>Euonymus europaeus</i>
Elder	<i>Sambucus nigra</i>
Guelder rose	<i>Viburnum opulus</i>
Privet	<i>Ligustrum vulgare</i>



Yellow Gorse

Irish native dwarf shrubs suitable for planting in Co. Waterford:



Bell Heather

Cross-leaved heath	<i>Erica tetralix</i>
Bell heather	<i>Erica cinerea</i>
Ling	<i>Calluna vulgaris</i>
Bilberry Fraughan	<i>Vaccinium myrtillus</i>

The following indigenous trees, shrubs and climber can be recommended for use in exposed coastal areas

Hawthorn	<i>Crataegus monogyna</i>
Blackthorn	<i>Prunus spinosa</i>
Ash	<i>Fraxinus excelsior</i>
Oak	<i>Quercus petraea</i>
Aspen	<i>Populus tremula</i>
Willows	<i>Salix cinerea oleifolia</i>
Irish Whitebeam	<i>Sorbus hibernica</i>
Holly	<i>Ilexaquifolium</i>
Elder	<i>Sambucus nigra</i>
Mountain Ash	<i>Sorbus aucuparia</i>
Common Alder	<i>Alnus glutinosa</i>
Burnet Rose	<i>Rosa pimpinellifolia</i>
Ivy	<i>Hedera helix</i>



Mountain Ash

The following exotic species can be recommended for use in exposed coastal areas as they are not known to spread by seed into habitats, though traditionally used in the countryside for decades.

Scots Pine	<i>Pinus sylvestris</i>
Corsican Pine	<i>Pinus nigra maritima</i>
Monterey Pine	<i>Pinus</i>
Oleaster	<i>Eleagnus spp.</i>
Escallonia	<i>Escallonia spp.</i>
Evergreen Oak	<i>Quercus ilex</i>
Laurustinus	<i>Viburnum tinus</i>
New Zealand Holly	<i>Olearia macrodonta</i>

APPENDIX B

Land Use Definitions

Many of the land uses referred to in various sections of this development plan are self-explanatory. Set out below are definitions of those landuses whose meaning the Council considers requires to be confirmed.

Advertisement	Any structure, device or representation employed or designed for the purpose of advertising, announcement or direction. The definition includes the structure on which the advertisement is mounted.
Bed and Breakfast	A building or part of a building where four or more bedrooms are primarily available to provide sleeping accommodation for paying guests together with breakfast and other ancillary facilities. See also the definition of Guesthouse below.
Convenience Goods	Convenience goods include grocery, other foods, chemists, tobacco, sweets and newspapers.
Comparison Goods	Comparison goods include clothing and footwear and durable household goods and 'other non-food'.
Crèche/ Playgroup/ Playschool	A building or part of a building which is used for the education and/or care of children of a pre-primary school age.
Cultural Building	A building or part of a building for activities that may be open to the public with or without charge and includes art gallery, museum, library, public hall, theatre, social centre and community centre.
Education	A building or part of a building used as a school or college or for other educational use and will include buildings on adjoining or adjacent sites used as a residence for staff or students which is related to the principal use.
Enterprise Centre	A building or part of a building or land for small scale ' <i>starter type</i> ' industries and services, usually sharing grouped service facilities.
Funeral Home	A building or part of a building for the laying out of remains, the holding of burial services and the assembling of funerals.
Guesthouse	A guesthouse will provide similar facilities to Bed and Breakfast (see definition above) but on a more extensive scale and will generally provide additional facilities.
Health Facility	A building or part of a building used as a clinic, health centre, dental surgery or consulting rooms.
Home Based Office	Small scale commercial activity carried out by resident of the house being subordinate to the use of the house as a single dwelling.

Light Industry	A building or part of a building in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
Motor Repair Garage	A building or part of a building used for providing repair, lubrication and mechanical services to vehicles and will generally include facilities for the supply of fuel, washing facilities, spare parts for such vehicles and may also include an area for sale of vehicles.
Natural Heritage Areas (NHS's – proposed)	NHAs are areas of special interest, noted for their fauna and/or flora or for their geology/topography. It is EU policy that any development within a designated NHA, SPA or SAC (see over) must be compatible with the protection of the environment or it will not avail of EU grant-aid. The DoEHLG has requested that it be advised by local authorities of any development likely to impact on NHAs.
Office	A building or other structure which is used for professional, administrative, financial, marketing or clerical work and in which the principal activity is the handling or processing of information or research and includes a bank or a building society but not a post office or a betting office.
Petrol Station	A structure or land used for the retail sale of petrol, diesel, motor oils, car parts and accessories and the provision of minor services for vehicles such as air, water, cleaning facilities, car wash. It does not include a commercial garage or car salesrooms but may include small convenience shops limited to a specific area.
Place of Public Worship	A building or part of a building used as a church, chapel, oratory, monastery, convent, meeting house or other place of public devotion. It will also include the uses of structures for the social, recreational and educational activities of a religious body using the structure.
Playing Surface	An outdoor facility for the playing of games and sports.
Public Service Installation	A building or part of a building used for the provision of public services which will include electricity, telephone, television and other statutory undertakers and structures required by statutory undertakers in the carrying out of their functions. It will also include public lavatories, telephone boxes, bus shelters and other similar structures.
Recreational Buildings	A building or part of a building which is used as a swimming pool, skating rink, gymnasium, squash centre, health studio and for most indoor sports facilities. It may also include a concert hall, a music hall, a dance hall/disco, theatre, cinema and similar type buildings. The use of any such building for any of those purposes specified above may be restricted by planning permission.
Residential	The use for human habitation of a building or a part of a building including houses, flats, mews buildings and including other buildings located within the curtilage of a dwelling which are used incidentally to the enjoyment of the dwelling.

Residential Institution	A building or part of a building used for the boarding, care and maintenance of persons and includes use for penal or corrective purposes.
Retail Warehouse	A building or part of a building selling heavy bulky goods such as vehicles, caravans, boats, building materials, carpets, furniture, gardening products or DIY products.
Shop	A building or part of a building where the primary purpose is the carrying on of any retail trade or retail business and includes the use of a building as a post office, sale of tickets or a travel agency, the sale of sandwiches or other cold food for consumption off the premises, hairdressing, the display of goods for sale, the hiring out of domestic or personal goods or articles, laundrettes or dry cleaners, the reception of goods to be washed, cleaned or repaired, off licences and other similar uses appropriate to a shopping area. It does not include use as a funeral home, a garage, a petrol station, a hotel, a restaurant, a public house or use as a takeaway.
Shop- Neighbourhood	A neighbourhood shop is one which primarily serves a local community and does not generally attract business from outside that community.
Special Areas of Conservation (SAC's)	<p>SACs are being established under the EU Habitats Directive 92/43/EEC for the protection of natural habitats and wild flora/fauna of European significance. They include SPAs and selected NHAs and will normally form part of the Natura 2000 network, based on strict scientific criteria. All candidate SACs must be designated by 2004 by each member state.</p> <p>Once an SAC is adopted, the member state is obliged to designate it and establish necessary measures to avoid deterioration of habitat or disturbance of species. Any project which impacts on a SAC or SPA needs a full Environmental Impact Assessment (EIA) and may only be allowed if there is no alternative solution and there are imperative reasons of overriding public interest.</p>
Special Protection Areas (SPA's)	<p>SPAs are established under the EU Wild Birds Directives (79/409/EEC, 85/441/EEC and 91/244/EEC), now implemented under national law by the European Communities (Natural Habitats) Regulations 1997. These directives oblige member states to adopt a range of measures to conserve wild bird habitats, especially listed rare or vulnerable species and migratory species. Within an SPA, Ireland is required to take appropriate steps to prevent pollution, deterioration of habitat and disturbance to the birds. SPAs will also form an integral part of a larger European Entity rare or vulnerable species.</p> <p>The planning authority has a legal obligation to take the SPA designation into account when considering development which might cause them or cause disturbance to birds.</p>
Storage Depot	A structure or an open area used for the storage of materials such as agricultural supplies, building materials, coal, timber and other bulky goods.

Takeaway	A building or part of a building the sole or partial purpose of which is the sale of hot food for consumption off the premises.
Transport Depot	A building or land used in association with the transport business and includes the parking, servicing and repair of vehicles.
Warehouse	A building or part of a building where business, principally of a wholesale nature, is transacted and goods are stored or displayed but only incidentally to the transaction of that business.

APPENDIX C

Finger Post Signage



Rps No	Townland/Town	Location/Name	Description	Classification	NIAH Ref No.
266	Tramore	Victoria House, Queen Street	Terraced four-bay two-storey house, c.1820, with square-headed passageway to right ground floor. Extensively renovated, c.1870, with rendered pubfront inserted to left ground floor, and render façade enrichments added.	Town House	22816145
255	Tramore	Queen Street No 22	Terraced three-bay two-storey house, c.1820. One of a group of three.	Town House	22816142
254	Tramore	Queen Street No 23	Terraced two-bay two-storey house, c.1820. Middle one of a group of three.	Town House	22816204
261	Tramore	Queen Street No 24	Terraced two-bay two-storey house, c.1820. One of a group of three.	Town House	22816205
267	Tramore	Power, Queen Street	Terraced two-bay two-storey house, c.1875, retaining some original fenestration. Renovated in the late 20th century with replacement timber pubfront inserted to ground floor.	Town House	22816141
238	Tramore	1 Rosebank Terrace	End-of-terrace three-bay two-storey house, c.1890.	Town House	22816135
262	Tramore	2 Rosebank Terrace, Upper Branch Road	Terraced three-bay two-storey house, c.1890. Refenestrated. One of a terrace of five..	Townhouse	22816200
253	Tramore	3 Rosebank Terrace, Upper Branch Road	Terraced three-bay two-storey house, c.1890. Refenestrated. Middle of a terrace of five.	Townhouse	22816201
260	Tramore	4 Rosebank	Terraced three-bay two-storey house,	Town House	22816202

		Terrace, Upper Branch Road	c.1890. Refenestrated. One of a terrace of five..		
259	Tramore	5 Rosebank Terrace, Upper Branch Road	Terraced three-bay two-storey house, c.1890. Refenestrated. End of a terrace of five..	Town House	22816203
240	Tramore	Christ Church (monument), Church Road	Freestanding limestone ashlar monument. Memorial to 'Sea Horse' tragedy, 1816.	Monument	
252	Tramore	Christ Church, Church Road	Six-bay double-height Gothic Revival Church of Ireland church, built 1851, on a cruciform plan on site of earlier church.	Church	22816006
348	Tramore	Christ Church Resource Centre	Single-bay double-height Gothic Revival single-cell church hall, dated 1853. Originally accommodating school.	Church Hall	22816007
345	Tramore	Gurteen Terrace, Pond Road	End-of-terrace three-bay two-storey house, c.1860, retaining original fenestration. One of a terrace of three.	Town House	22816058
347	Tramore	Gurteen Terrace, Pond Road	Terraced three-bay two-storey house, c.1860, retaining original fenestration. Middle one of a terrace of three.	Town House	22816059
265	Tramore	Spring Farm	Seven-bay single-storey cottage ornée-style house, c.1820, on a cranked plan. Painted lime rendered boundary wall to perimeter of site over random rubble stone construction with painted lime rendered cylindrical piers and wrought iron double gates.	Vernacular	22902607

346	Tramore	Tramore House	Three-bay two-storey over basement house, c.1850, Subsequently in use as convent, now in use as offices. Gateway comprising pair of rock-faced squared limestone piers with cast-iron double gates. Set back from road in own grounds on an elevated site overlooking Tramore Bay.	Administrative	22816061
263	Tramore	Coast Restaurant, Lower Branch Road	End-of-terrace three-bay two-storey over raised basement house, c.1870, on a quasi L-shaped plan. to accommodate part commercial use. One of a pair forming part of a terrace of three.	Town House	22816125
258	Tramore	Branch House, Lower Branch Road	Terraced two-bay two-storey over raised basement house, c.1870. One of a terrace of three. Pitched slate roof with clay ridge tiles, no chimney stacks. Set back from road in own grounds with forecourt having unpainted roughcast boundary wall with unpainted rendered piers, cast-iron gate, and unpainted roughcast boundary wall to rear elevation.	Town House	22816126
245	Tramore	Tramore Railway Station	Three-bay two-storey yellow brick Elizabethan Revival-style railway station opened 1853. Closed, 1961.	Station	22816111
242	Tramore	Tramore Coastguard Station	Nine-bay two-storey over part-basement coastguard station, built 1875. Subsequently in multiple private residential use.	Coastguard Station	22816013

248	Tramore	Catholic Church of the Holy Cross	Gothic Revival Catholic church, built 1856 - 1871, on site of earlier church, pre-1840, on a quasi T-shaped plan. d to west, and cut-stone quoins to corner. Built to the designs of J.J. McCarthy.	Church	22816038
246	Tramore	Knockanduff	Derelict remains of two filter beds, pumphouse and engine house.	Industrial	
264	Tramore	Newtown House	Detached five-bay two-storey over basement double-pile house with dormer attic, c.1750. Extended, c.1925, comprising three-bay single-storey flanking wing to right (south-west) accommodating chapel. Detached two-bay single-storey gate lodge, c.1850, to south-west. Gateway, c.1850, to south-west.	County House	22902606
244	Tramore	Ballycarrae	Ringfort.	Ringfort	
241	Tramore	Ballinattin	Enclosure (site)	Enclosure	

Appendix E (Short, Medium and Long term road objectives)

Short Term		
Reference	Location	Description
S1	R685-0 Glen Road, Monvoy(From Glen rd bridge crossroads to Gaurraun Stream	Improve existing road
S2	Ballycarnane (From Summerhill Road to Priest Road)	Provide new road and footpath to access zoned lands. Exact route of road yet to be determined.

Medium Term		
Reference	Location	Description
M1	L8035-0 Monvoy (From Glenroad bridge crossroads to Clooney's crossroads)	Upgrade and improve road to service potential development lands
M2	R685 to R675 Pickardstown (Junction of Glen road with Tramore Waterford Road)	Upgrade Glen Road and provide a roundabout or new road layout at junction with Tramore/Waterford road.

Long Term		
Reference	Location	Description
L1	L8034-0; L4058-0 Carrickavrantry South (from Clooney's crossroads to junction of L4058/L4059)	Upgrade and improve road to service potential development lands
L2	L4059-0 Knockanduff (from junction of L4058/L4059 to Tramore waterworks)	Upgrade and improve road to service potential development lands
L3	L4058-0; R675-385 Knockanduff; Carrickavrantry; Coolnagoppoge (from junction of L4058/L4059 to Tramore ring road roundabout)	Reservation for future road improvements to serve as an outer ring road

Appendix F SEA Statement

The SEA Directive advocates the inclusion of an SEA Statement dealing concisely with the environmental issues raised during the formulation of the Environmental Report following adoption of the Plan. The following statement deals with the issues as required to be addressed and include:

- Summary of how environmental considerations have been integrated into the plan;
- Summary of how the Environmental Report and the submissions were taken into account;
- Reasons for choosing the plan as adopted;
- Monitoring measures.

1: Summary of how environmental considerations have been integrated into the plan

The primary objective of the SEA is to provide for a high level of protection to the environment and to contribute to the integration of environmental considerations into the preparation and adoption of the Plan.

The core objective of the SEA is to assess the Local Area Plan in terms of its overall environmental impact, both positive and negative and to indicate where necessary how improvements can be incorporated into the plan to improve the plans' environmental performance.

In order to achieve this objective a number of Environmental Objectives, specific to each environmental topic were devised. These Environmental Objectives are a fundamental part of the SEA process. The Objectives were derived through consultation between the planning authority, the report authors (guided by SEA guidelines) and are based on the overall strategy of the planning authority to safeguard the environmental integrity of the area within its functional area.

Initially the scope of the Environmental Report was assessed and details provided on the issues of potential concern listed. The Environmental Report attempted in so far as was possible to establish the significance of these issues and address them accordingly.

The issues identified include:

- § Damage to Sand dunes/Coastal Erosion
 - Collection of biological material;
 - Recreational pressure and associated erosion/damage;
 - Burning;
 - Spread of unwanted species.
- § Flooding
 - Flooding of area around boating lake;
 - Combined sewer currently in place restricting capacities of sewer serving existing development.

§ Bathing water quality

- Currently no waste water treatment plant (WWTP) exists for the town – though the new WWTP will be operational in 2007;
- Location of landfill.

Dunes

The plan identified the pressures on the sand dunes at Tramore and highlighted how efforts are underway to rectify the problem of coastal erosion. Sand fencing and sand ladders are now the subject of funding applications and these works can be undertaken in the immediate to medium term. The Council has given an undertaking to implement any findings that may arise from the Centre for Marine and Coastal Resources Report (2006).

Flooding

The Council is committed to undertaking a Flood Studies Report of the Garraun stream during the life time of this plan. The local authority will require applications for planning permission for the development of areas exceeding 1Ha. to be accompanied by a flood impact assessment and to provide proposals for the storage or attenuation of run-off discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment.

Bathing water quality

The Tramore Solid Waste Landfill Disposal Site closed at the end of 2005. This site is located on an area of the backstrand just east of Tramore Town. Restoration and aftercare works, at an estimated cost in the region of €7m have commenced on the site and this should improve the Environmental and bathing quality standards of the area. All waste in the County is currently being diverted to County Carlow in line with the Joint Waste Management Plan for the South East Region.

Construction is currently underway for the first phased of a waste water treatment plant at Riverstown to serve the Tramore Area. This plant will provide treatment of effluent to E.U Urban waste water treatment Directive Standards and EC and National Bathing water quality standards. The design population of the plant is for a year round population equivalent of 11,000 persons and the capability of treating up to 20,000 p.e for the peak summer period.

All other environmental issues were dealt with in full in the SEA Environmental Report and the Tramore Local Area Plan.

2: Summary of how the Environmental Report and the submissions were taken into account

Notice was placed in The Examiner newspaper on the 20th December 2006 stating that the Draft Tramore Local Area Plan and accompanying Environmental report were on display for a period of 6 weeks from Wednesday 20/12/06 to 09/02/07 (both dates inclusive) at the following locations:-

- Planning Department, Civic Offices, Dungarvan ,
- Waterford County Council Civic Offices, Tramore, Co. Waterford Public Library, Tramore,
- Waterford County Council website

In accordance with Section 12 of the Planning & Development Act 2000, the Council sent notice and a copy of the draft LAP to the Minister for the Environment, Heritage and Local Government, An Bord Pleanála, the prescribed authorities and the County Development Board.

Amendments to the Draft Plan were put on public display from the 10th of April 2007 to the 10th of May 2007.

All submissions were summarised and reviewed and recommendations made on whether to make amendments to the plan or environmental report. All proposals and ultimately the recommendations for amendments were assessed against the environmental objectives as detailed in the draft environmental report. It was concluded that the changes proposed to the Local Area Plan subsequent to the public consultation phase were broadly in line with the overall environmental objectives of the local authority and that no deterioration of the local environment would result as a consequence of the proposed amendments. In conclusion the proposed changes were broadly speaking supported by the SEA.

3: Reasons for choosing the plan as adopted

The Local Area Plan for Tramore, its policies and objectives as set out by the local authority are key to the future sustainable development of Tramore. The plan aims to balance the needs of the population with the broader environment in which that population will live, work and play. The plan has a strong focus towards the concept of sustainability. It has been shown in the Environmental Report that almost all of the plans policies and objectives are consistent with this summary and that in general the plan will have a neutral to positive impact on the environment as a whole.

Three alternative options were highlighted for assessment as part of the SEA process namely:

- The “do nothing” scenario
- The option of not reviewing the LAP
- Alternative zoning locations

The first two options were not considered viable as statutorily the LAP must be reviewed and the option of “doing nothing” and not zoning any additional lands would have a negative overall effect on Tramore and restrict its growth and future development.

The Plan highlighted the need for additional zoning and there were two alternatives options considered:

- 1) Alternative and additional zonings within the ‘developed’ town area;
and
- 2) Additional zonings outside the ‘developed’ area of the town.

Given the limited amount of available land within the town boundary it was considered appropriate to zone lands outside the town boundary. A number of zoning scenarios were considered. They are listed as follows:

- Lands to the west of town;
- Lands to the north of town;
- Lands to the north east of town; and
- Lands to the east of town.

It was considered appropriate that lands to the west of the town would not be considered for development given the difficulties in servicing the land and location of local amenities such as the golf course on these lands.

It was considered that the remaining three areas investigated could cater for limited development but should be the subject of Master Plans to investigate the level and type of development suitable

4: Monitoring measures

The local authority is the planning authority for the area and has regulatory control over development within its functional area. The local authority will monitor the implementation of the plan as required under the Planning and Development Act, Section 15(1) which states that the local authority is required to take all necessary actions within its powers to ensure that the objectives and policies of the Local Area Plan are implemented and under Section 15(2) of the Acts the planning authority is bound to provide reports to the elected members of the authority on the implementation of the plan.

Therefore monitoring is a continual and on-going process. The local authority will instigate the Master Plan process for lands identified for development at Monvoy, the racecourse and Ballinattin. The Master plan process allows for more detailed analysis of site specific issues and ultimately directs development in a co-ordinated and sustainable manner. The master plans will ultimately enable the local authority to achieve its strategic vision for the Town accommodating the predicted population growth and developing an economic base in order to become an independent and self sustaining settlement.

Ultimately the principal mechanism afforded to the local authority for monitoring is through the planning process. All applications for planning permission will therefore be individually assessed by the planning authority against the principles of this plan. Proposals which accord with the principles of this plan will in general be supported. Also the local authority will co-operate with all other relevant agencies to ensure that the environmental impacts of the plan are monitored in accordance with the regulations.

All monitoring aspects associated with the environmental objectives and indicators are listed in the table provided overleaf.

Water Discharges

The development of a new wastewater treatment system will be a major asset to the town and is due to be commissioned in 2007. The new wastewater treatment plant

will be monitored for a range of physical and chemical variables and reports produced periodically for submission to the EPA. In this regard all information will be made available for scrutiny and appraisal by the EPA and if required for public use through the local authority offices.

Water Supply

The Council has undertaken a water monitoring programme which extends to the Tramore Area. This programme highlights any shortcomings or leakages in the network and allows remedial work to be carried out promptly.

Ecology

The habitats of value both nationally and internationally will continue to be monitored by the Department of the Environment, Heritage and Local Government and the local authority will be guided by the management principles of any conservation plan drawn up by the department on the overall management of these sites.

The local authority will implement the findings arising from the *Centre for Marine and Coastal Resources Report (2006)*.

Air Quality

Air quality will be monitored regionally and nationally by the local authority on behalf of the EPA for a range of variables. There are no plans to provide monitoring of air quality in the town at this time.

Traffic.

The local authority will implement a review of the 2001 Traffic Management Plan for the town. The study will assess the current and predicted traffic situation in the town. The local authority will assess the findings of the review when complete.

