



**Comhairle Cathrach
& Contae Phort Láirge
Waterford
City & County Council**

PART 8 Report

Housing Department

**In accordance with Section 17A of the Planning & Development &
Foreshore (amendment) Act 2022 Planning and Development
(Section 179a) Regulations 2023**

**For Consideration by the Chief Executive of Waterford City and
County Council**

Proposed Development: The construction of a new residential development consisting of: 10 no. Residential units, consisting of 4 no. houses (including an accessible housing unit) and 6 no. apartments. Including supporting development works (i) Demolition of existing buildings (ii) temporary construction signage, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all associated site works at Ballytruckle Road, Ozier Park Terrace, and Ozier Park Waterford.

Structure of the report

1. Introduction
2. Description of the proposed Development
3. Application of S179A
4. Councils' intention regarding proposed development

Appendix A

- Newspaper notice
- Site Notice

Appendix B

- AA Screening
- EIA Screening

Appendix C

- Architects' drawings
- Engineers Drawings

Introduction

This report has been prepared for consideration by the Chief Executive of Waterford City and County Council and contains information regarding the proposed development, as required in accordance with Section 17A of the Planning and Development Act.

Description of the proposed Development

Proposed Development: The construction of a new residential development consisting of: 10 no. Residential units, consisting of 4 no. houses (including an accessible housing unit) and 6 no. apartments. Including supporting development works (i) Demolition of existing buildings (ii) temporary construction signage, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all associated site works at Ballytruckle Road, Ozier Park Terrace, and Ozier Park Waterford.

Application of S179A

		Yes / No	Comment
A	The Land is owned by the local Authority or another specified State Body:	Yes	
B	The land is Zoned for residential development :	Yes	
C	The proposed development does not materially contravene the development plan or local area plan for the area:	Yes	
D	The proposed development is in accordance with the relevant local authority's housing strategy :	Yes	
E	The land is serviced or will be serviced with the necessary supporting infrastructure or facilities within the timeframe of the development:	Yes	
F	The proposed development is not required to undergo environmental impact assessment (EIA) under the EIA Directive or appropriate assessment (AA) under the Habitats Directive:	Yes	
G	the development works in question are commenced by no later than 31 December 2024 .	Yes	

All conditions / comment will be taken into account when preparing the detail tender drawings.

Report prepared by: 

Walter Holden

Senior Executive Architect

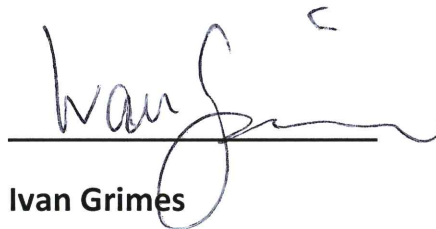
Waterford City and County Council's intention
Regarding Proposed Development

Proposed Development: S179A proposed

**Ballytruckle Road, Ozier Park Terrace, and Ozier Park
Waterford.**

I recommend that Waterford City and County Council proceed with the proposed development in accordance with the report and recommendation from the Housing Capital Section dated 03rd July 2023.

SIGNED:



Ivan Grimes

Director of Services

I approve that Waterford City and County Council proceed with the proposed development in accordance with the report and recommendation from the Housing Capital Section dated 03rd July 2023.

SIGNED:



Michael Walsh

Chief Executive

Appendix A

- Newspaper notice
- Site Notice



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

SITE NOTICE

WATERFORD CITY & COUNTY COUNCIL

PLANNING & DEVELOPMENT & FORESHORE (AMENDMENT) ACT 2022 PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023

Notice is hereby given, pursuant to the provisions of the Planning and Development and Foreshore (Amendment) Act 2022 and in accordance with the requirements of the Planning and Development (Section 179A) Regulations 2023 that Waterford City & County Council propose to undertake the following development:

The construction of a new residential development consisting of:

10 no. Residential units, consisting of 4 no. houses (including an accessible housing unit) and 6 no. apartments. Including supporting development works (i) Demolition of existing buildings (ii) temporary construction signage, (iii) boundary treatments, (iv) landscaping, (v) ancillary accommodation and (vi) all associated site works at Ballytruckle Road, Ozier Park Terrace, and Ozier Park Waterford.

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, for a period of 8 weeks from the date of this notice **04th July 2023**, during office hours (excluding weekends and Bank Holidays) at Customer Care Offices, Waterford City & County Council, Baileys New Street, Waterford. A copy of the plans and particulars of the proposed development may also be viewed online at www.waterfordcouncil.ie

As per Article 81A of the Planning and Development (Section 179A) Regulations 2023 an Environmental Impact Assessment (EIA) screening determination has been made and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development once standard industry environmental management systems are in place. A determination has been made that an **EIA is not required**. A determination has been made that the proposed development **is not required to undergo an appropriate assessment (AA)** under the Habitats Directive.

As per Article 81A a person may question the validity of any decision of the planning authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Act.

Within a period of 8 weeks from the date of this notice any person may question the validity of any decision of the Planning Authority by way of an application for judicial review. The development will not commence until this period of 8 weeks has expired.

It should be noted that the Freedom of Information Act applies to all records held by Waterford City and County Council

Signed: **Ivan Grimes,**
Director of Services,
Housing Department, Waterford City & County Council, City Hall, The Mall, Waterford.

Dated this day, 04/07/2023

Appendix B

- AA Screening
- EIA Screening

Proposed Development: Proposed demolition of vacant commercial premises (public house and off-licence) and residential property and the development of 4 no. of dwellings (2 no. of 3-bedroom houses and 2 no. of 2-bedroom houses) and 6 no. of apartments (3 no. of 1-bedroom apartments and 3 no. of 2-bedroom apartments) on a site at 50 to 53 Ballytruckle Road, Waterford.

Environmental Impact Assessment

The proposed development is for not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. Based on the information submitted with the application, Waterford City and County Council has considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the 2001 Regulations and is satisfied that EIA is not required.

Habitats Directive

The following are the nearest instances of an SAC, SPA, Wetland, Fresh Water Pearl Mussel Catchment Area, and River:

- The site is 238.95m East of the Johns River river, which is a tributary of Suir
- The site is 2.08km North West of the WILLIAMSTOWN GOLF COURSE PONDS - 52 Wetlands Area
- The site is 12.62km East of the Clodiagh (Portlaw) Fresh Water Pearl Mussel Catchment Area
- The site is 8.7km North of the Tramore Back Strand SPA Special Protection Area (Site Code: 004027 Version: 1.0199999809265137)
- The site is 0.94km South West of the Lower River Suir SAC Special Area of Conservation (Site Code: 002137 Version: 1.0800000429153442)

Habitats Directive Project Screening Assessment

Table 1: Project Details

Application	Details
Description of the project	Proposed demolition of vacant commercial premises (public house and off-licence) and residential property and the development of 4 no. of dwellings (2 no. of 3-bedroom houses and 2 no. of 2-bedroom houses) and 6 no. of apartments (3 no. of 1-bedroom apartments and 3 no. of 2-bedroom apartments) on a site at 50 to 53 Ballytruckle Road, Waterford.

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Number	Question	Response
1	Impacts On Freshwater Habitats: Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same? Sites to consider: Blackwater River, Lower River Suir.	N/A

	Habitats to consider: Rivers, Lakes and Lagoons.	
2	Impacts On Wetland Habitats; Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or within 1 km of same? Sites to consider: Comeragh Mountains. Habitats to consider: Bogs, Fens, Marshes and Wet Heaths.	N/A
3	Impacts on Intertidal and Marine Habitats; Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and/or marine habitats and species, or within the catchment of same? Sites to consider: Tramore Dunes and Backstrand, River Suir (Tidal Section as far as Carrick on Suir), River Blackwater (Tidal Section as far as Cappoquin), Waterford Estuary. Habitats to consider: Mudflats, Sandflats, Saltmarsh, Estuary; Shingle, Reefs, Sea Cliffs.	N/A
4	Impacts On Woodlands, Grasslands and Dry Heaths; Is the development within a Special Area of Conservation whose qualifying habitats include woodlands or grasslands habitats, or within 200m of same? Sites to consider: Glendine Wood Nire Valley Woods, Ardmore Head, Helvick Head. Habitats to consider: Woodlands, Grasslands or Dunes.	N/A
5	Impacts On Birds; Is the development within a Special Protection Area, or within 1 km of same? Sites to consider: Tramore Backstrand, Dungarvan Bay, Blackwater Callows, Blackwater Estuary, Helvick Head –Ballyquin Coast, Mid Waterford Coast	N/A

Conclusion Table 2:

If the answer to all of these questions is No, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required, proceed to the Habitats Directive Conclusion Statement.

Habitats Directive Screening Conclusion Statement

Question	Answer
Description of the project	Proposed demolition of vacant commercial premises (public house and off-licence) and residential property and the development of 4 no. of dwellings (2 no. of 3-bedroom houses and 2 no. of 2-bedroom houses) and 6 no. of apartments (3 no. of 1-bedroom apartments and 3 no. of 2-bedroom apartments) on a site at 50 to 53 Ballytruckle Road, Waterford.
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s).	N/A
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not.	N/A
Conclusion of assessment	Having regard to the location of the subject site and to the nature of the proposed development, and the

intervening distance with the identified Natura 2000 Sites, I consider that no appropriate assessment issues arise in this case. In my opinion the proposed development either individually or in combination with other plans or projects, would not be likely to have a significant effect on a Natura 2000 Site.

Documentation reviewed for making of this statement.	Watmaps, NPWS & Waterford City & County Development Plan 2022-2028
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Completed By	B Cullinan, Executive Planner
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Date	28/04/2023
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Appendix C

- Architects' drawings
- Engineers Drawings

Drawing Issue Register				brian dunlop architects															
Project: Waterford City & County Council				15 Patrick Street Kilkenny															
Client: Proposed Housing (Sally Court) Ballytruckle				+353 (0)56 7813015 briandunloparchitects.com															
Project No: 2225				Issue Date:															
				01															
				06															
				23															
Dwg. No.		Scale	Size	Revision															
2225-P-001	Digital OS Maps	1:1000 & 1:10560	A1	*															
2225-P-010	Existing Site & Ground Floor Plan	1:200	A2	*															
2225-P-011	Existing Site & First Floor Plan	1:200	A2	*															
2225-P-012	Existing Site & Second Floor Plan	1:200	A2	*															
2225-P-050	Proposed Site & Ground Floor Plan	1:200	A2	*															
2225-P-051	Proposed Site & First Floor Plan	1:200	A2	*															
2225-P-052	Proposed Site & Second Floor Plan	1:200	A2	*															
2225-P-100	Units 01-06 Proposed First Floor Plans, Elevations & Section)	1:100	A1	*															
2225-P-200	Units 07-08 Proposed First Floor Plans, Elevations & Section)	1:100	A1	*															
2225-P-300	Units 09 Proposed First Floor Plans, Elevations & Section)	1:100	A2	*															
2225-P-400	Units 10 Proposed First Floor Plans, Elevations & Section)	1:100	A2	*															
2225-P-500	Existing Contextual Elevations	1:200	A2	*															
2225-P-501	Proposed Contextual Elevations	1:200	A2	*															
2225-P-502	Proposed Site Sections	1:200	A2	*															
2225-P-600	Secure Communal Cycle Parking	1:50	A3	*															

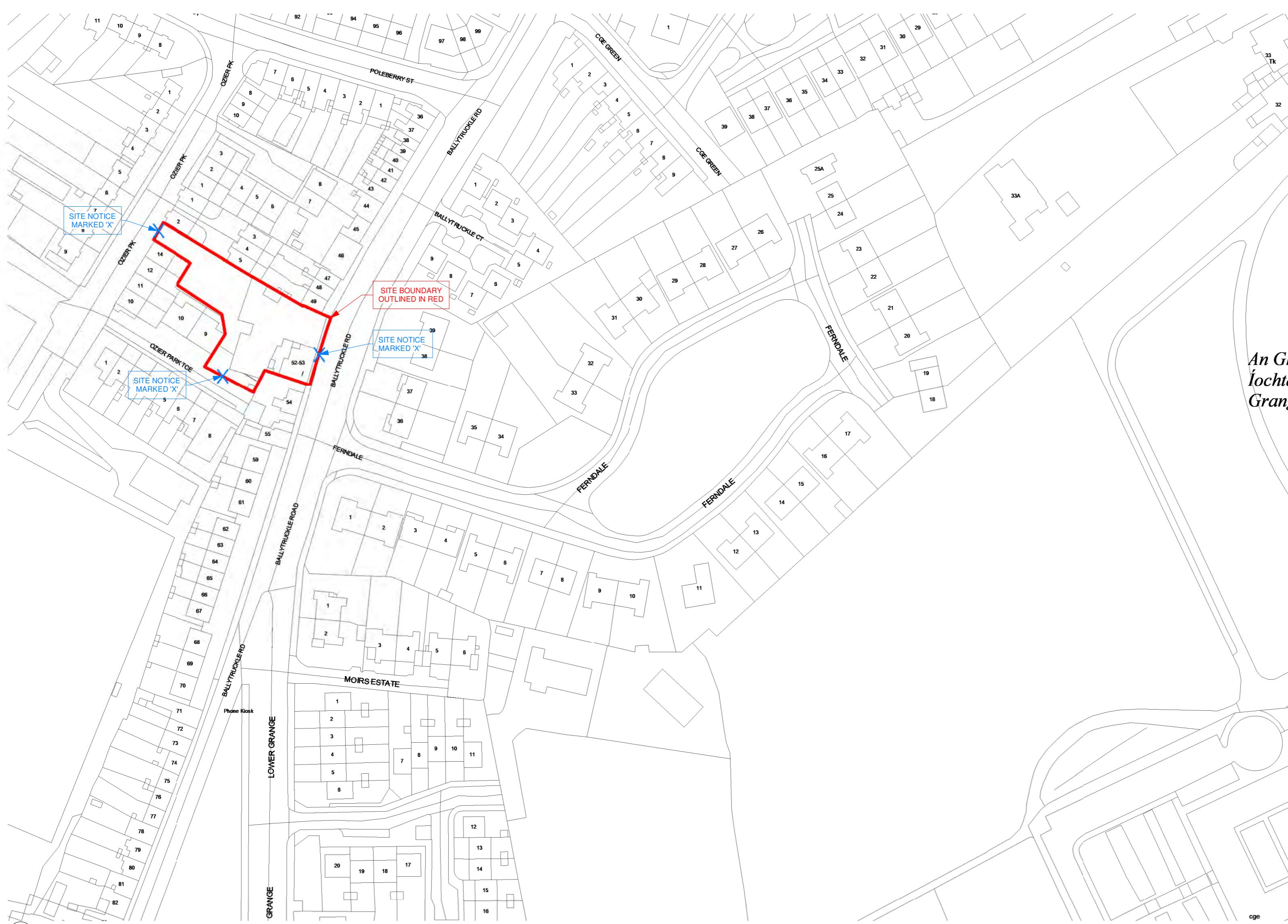
Documents Issued to:	Hard Copy Register: No. of Copies.									
Waterford County Council	6									
Client	1									

NOTES RELEVANT TO PARTICULAR JOB STAGE
 SWATCH AND DESIGN STAGE
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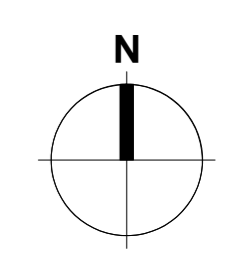


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 Ordnance Survey Ireland (OSI)
 Data Source / Reference:
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 Revision Date = 31-Dec-1950
 Levelled Date = 31-Dec-1953
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 Levelled Date = 31-Dec-1925
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 31-Jan-2022
 Product Version:
 1.3
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 Arna thiomáil agus ama fhoilú ag Surbhreacht Ordánais Éireann, Páirc an Fhionnúsca, Baile Átha Cliath 8, Éire.
 Sáiríonn atáirgeadh neamhdáiríthe cóipcheart Shurbhreacht Ordánais Éireann agus Riataas na hÉireann.
 Gach oad ar cosnámh. Ní ceadmhach aon chuid den fhóilséán seo a chóipeáil, a atáirgeadh nó a tharchtar in aon fhorm ná ar aon bhealach gan oad i scríbhinn noim ré ó úinéir an chóipchirt.
 Ní hionann bóthar, bealach nó cosán a bhéith ar an mearcail seo agus fanaise ar chéad sí.
 Ní thaispeánann Mearcail de chuid Ordánais Shurbhreacht na hÉireann teorann phointí dea-thúil de mháoin namh, ná úinéiríocht de ghnéithe fiascúil.

02 SITE LOCATION MAP
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 Publisher / Source:
 Ordnance Survey Ireland (OSI)
 Data Source / Reference:
 PRIME2
 File Format:
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 Date= 31-Jan-2022
 Source Data Release:
 DCLMS Release V1.148.112
 Version= 1.3
 Product Version:
 1.3
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SITE BOUNDARY OUTLINED IN RED
 RED LINE SITE AREA = 1307m² / 0.1307ha

OSI MAPS UNDER LICENCE TO BRIAN DUNLOP ARCHITECTS
 LICENCE NO. CYAL50295676

REV.	NOTE.	DATE.
A	ISSUED PART 8 DRAWINGS	01/06/23

CLIENT:
 WATERFORD CITY & COUNTY COUNCIL
 DEVELOPMENT:
 PROPOSED HOUSING (SALLY COURT)
 LOCATION:
 BALLYTRUCKLE ROAD, WATERFORD
 DRAWING TITLE:
 DIGITAL OS MAPS

brian dunlop architects

Address: 15 Patrick Street, Kilkenny
 Telephone: 056 7813015
 E-Mail: info@bdarchitects.ie
 Website: www.briandunloparchitects.com

PART 8 DRAWINGS
 Job No: 2225
 Dwg No: 1711-P-001
 Date: JUNE 2023
 Scale: As indicated @A1
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 Issued By: BD
 Checked By: BD

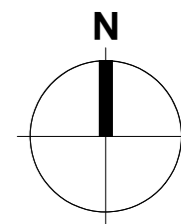
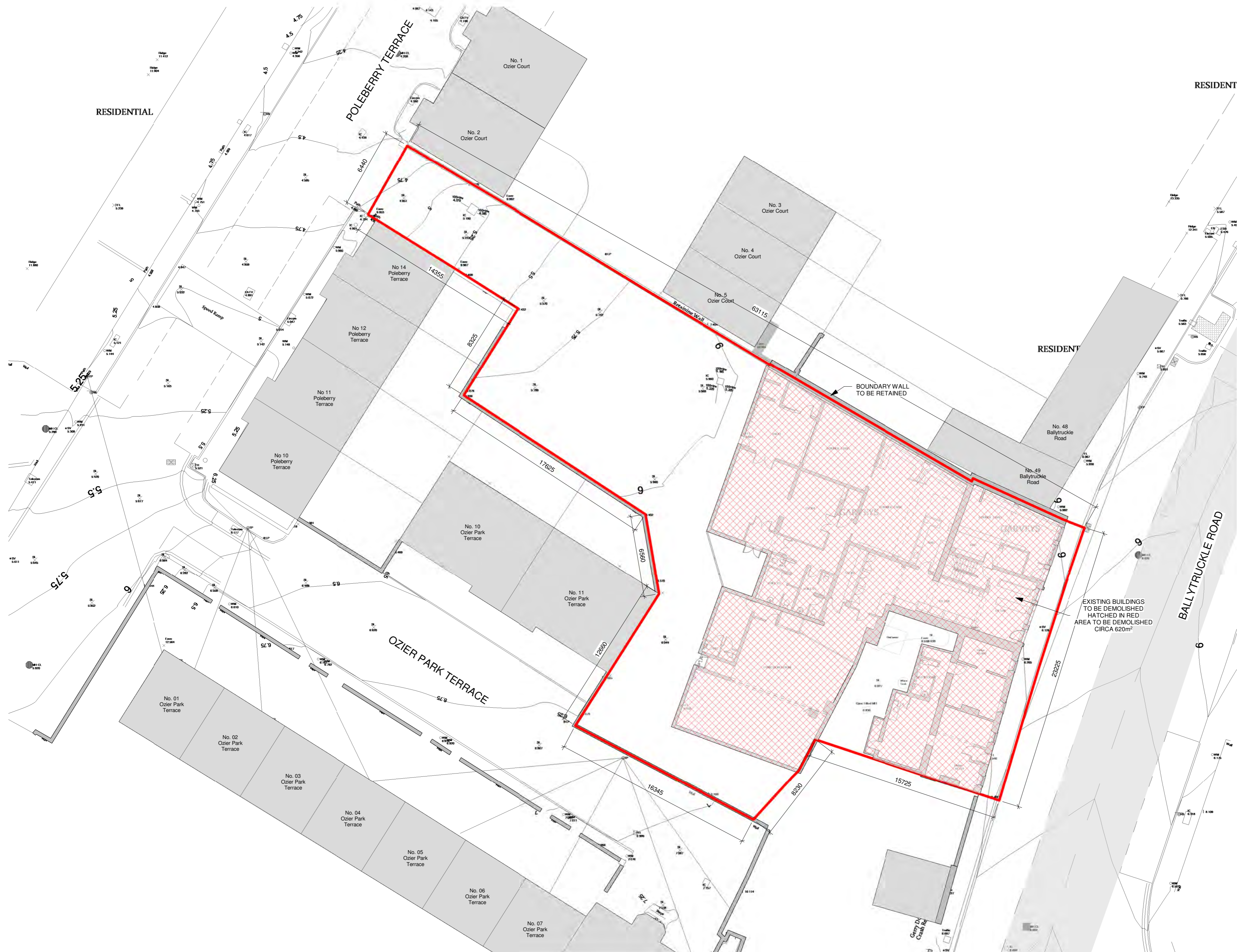
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A	ISSUED PART 8 DRAWINGS	01/06/23
REV.	NOTE.	DATE.

CLIENT:
WATERFORD CITY & COUNTY COUNCIL

DEVELOPMENT:
PROPOSED HOUSING (SALLY COURT)

LOCATION:
BALLYTRUCKLE ROAD, WATERFORD

DRAWING TITLE:
EXISTING SITE & GROUND FLOOR PLAN



Address: 15 Patrick Street, Kilkenny
 Telephone: 056 7813015
 E-Mail: info@bdarchitects.ie
 Website: www.briandunloparchitects.com

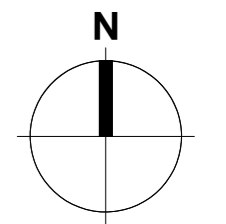
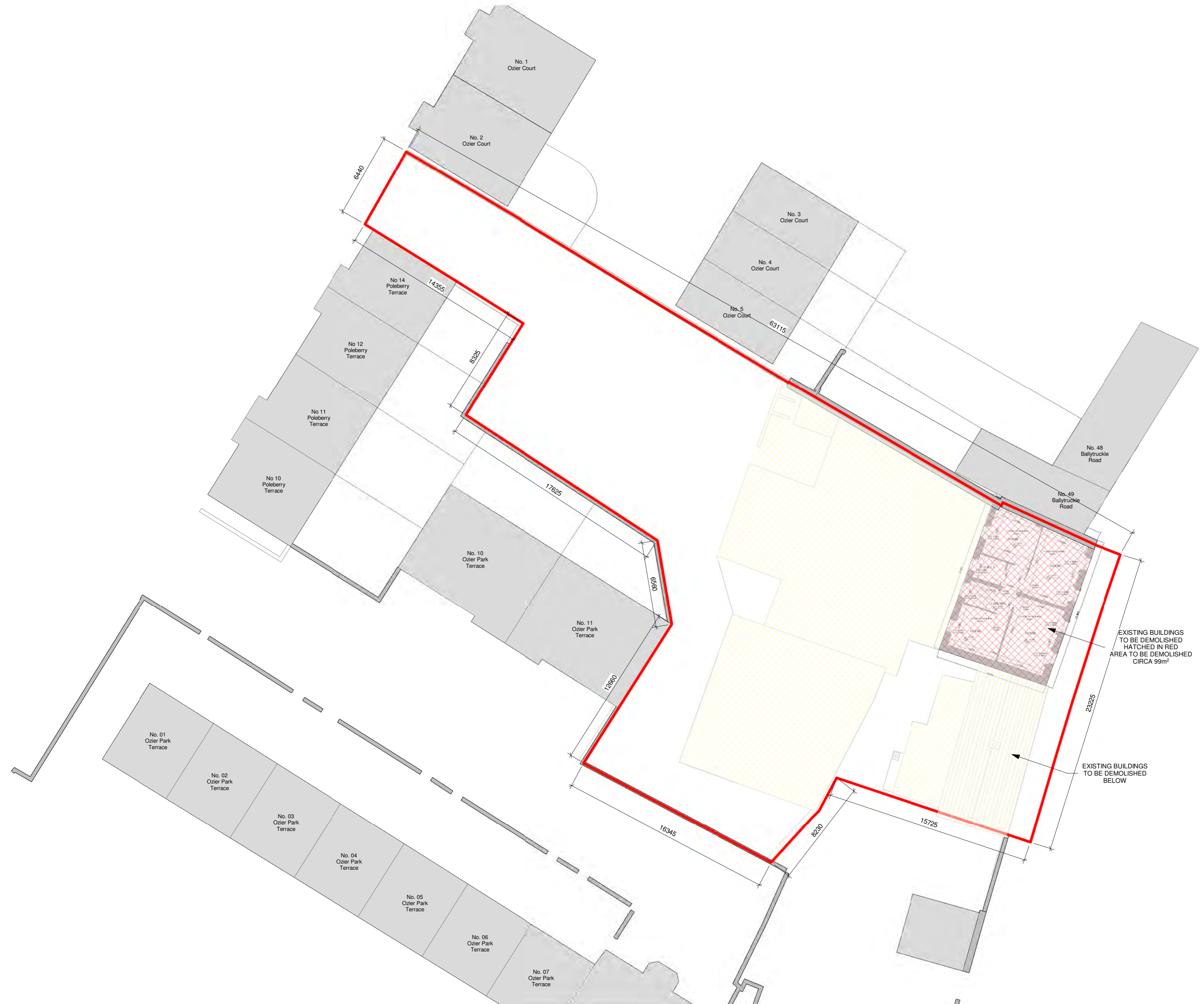
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	Issued By	ND
	Checked By	BD

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RED LINE SITE AREA =
1307m² / 0.1307ha

REV.	NOTE.	DATE.
A	ISSUED PART 8 DRAWINGS	01/06/23

CLIENT:
WATERFORD CITY & COUNTY COUNCIL

DEVELOPMENT:
PROPOSED HOUSING (SALLY COURT)

LOCATION:
BALLYTRUCKLE ROAD, WATERFORD

DRAWING TITLE:
EXISTING SITE & FIRST FLOOR PLAN



Address: 15 Patrick Street, Kilkenny
 Telephone: 056 7813015
 E-Mail: info@bdarchitects.ie
 Website: www.briandunloparchitects.com

	PART 8 DRAWINGS	
	Job No.	2225
	Dwg No.	2225-P-011
	Date	JUNE 2023
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	Drawn By	ND
	Issued By	BD
	Checked By	BD

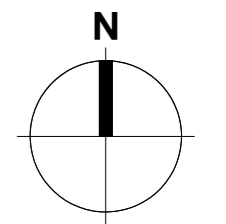
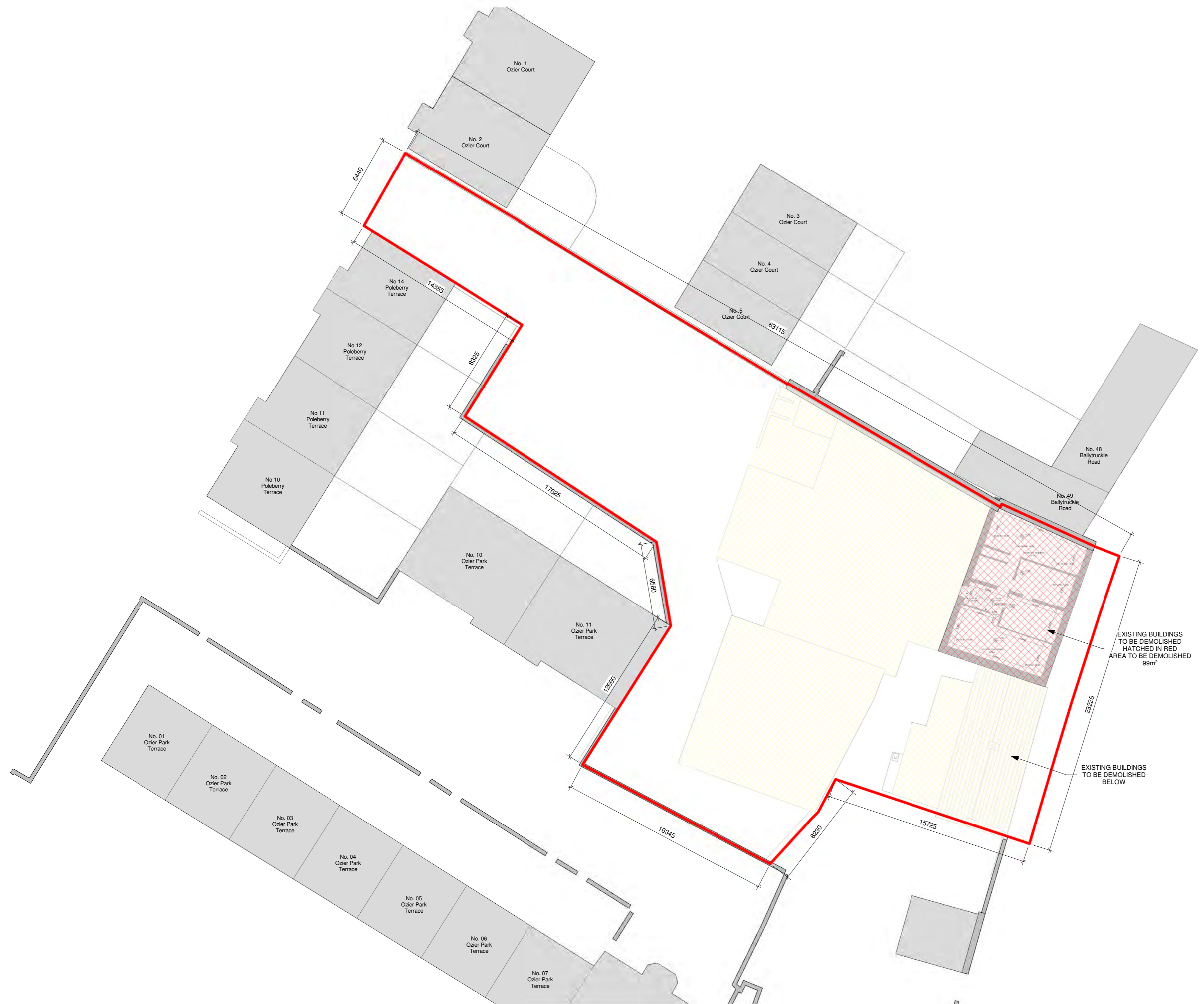
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REV.	NOTE.	DATE.

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WATERFORD CITY & COUNTY COUNCIL

DEVELOPMENT:
PROPOSED HOUSING (SALLY COURT)

LOCATION:
BALLYTRUCKLE ROAD, WATERFORD

DRAWING TITLE:
EXISTING SITE & SECOND FLOOR PLAN



Address: 15 Patrick Street, Kilkenny
 Telephone: 056 7813015
 E-Mail: info@bdarchitects.ie
 Website: www.briandunloparchitects.com

	PART 8 DRAWINGS	
	Job No.	2225
	Dwg No.	2225-P-012
	Date	JUNE 2023
	Scale	1 : 200@A2
	Drawn By	ND
	Issued By	BD
	Checked By	BD

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UNIT	ACCOMMODATION	OVERALL AREAS	
01	1 BED 2 PERSON APARTMENT	REQ. MIN APT SIZE 1 BED 2 PERSON = 45m ²	PROVIDED = 49m ²
02	1 BED 2 PERSON APARTMENT	REQ. MIN APT SIZE 1 BED 2 PERSON = 45m ²	PROVIDED = 49m ²
03	1 BED 2 PERSON APARTMENT	REQ. MIN APT SIZE 1 BED 2 PERSON = 45m ²	PROVIDED = 53m ²
04	2 BED 3 PERSON APARTMENT	REQ. MIN APT SIZE 2 BED 4 PERSON = 63m ²	PROVIDED = 67m ²
05	2 BED 4 PERSON APARTMENT	REQ. MIN APT SIZE 2 BED 4 PERSON = 73m ²	PROVIDED = 80m ²
06	2 BED 4 PERSON APARTMENT	REQ. MIN APT SIZE 2 BED 4 PERSON = 73m ²	PROVIDED = 84m ²
07	3 BED 4 PERSON HOUSE	GROSS FLOOR AREA HOUSE 3 BED 4 PERSON = 83m ²	PROVIDED = 92m ²
08	3 BED 4 PERSON HOUSE	GROSS FLOOR AREA HOUSE 3 BED 4 PERSON = 83m ²	PROVIDED = 90m ²
09	2 BED 3 PERSON HOUSE	GROSS FLOOR AREA HOUSE 2 BED 3 PERSON = 70m ²	PROVIDED = 76m ²
10	2 BED 3 PERSON HOUSE ACCESSIBLE	GROSS FLOOR AREA HOUSE 2 BED 3 PERSON = 60m ²	PROVIDED = 70m ²

RED LINE SITE AREA = 1307m² / 0.1307ha

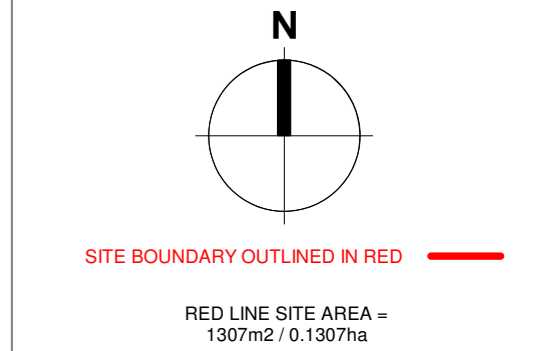
6 No. APARTMENTS & 4 HOUSES
= 10 No. UNITS IN TOTAL

PROPOSED DENSITY
= 76.51 UNITS PER HECTARE

PRIVATE AMENITY HOUSES =
1-2 BED REQUIRED = 50m²
3 BED REQUIRED = 60m²

UNIT 07 3BED PROVIDED = 87m²
UNIT 08 3 BED PROVIDED = 100m²
UNIT 09 2 BED PROVIDED = 50m²
UNIT 10 2 BED PROVIDED ACCESSIBLE = 51.5m²

PRIVATE OPEN SPACE 15% OF OVERALL SITE
(196m²) = 255m² PROVIDED (19%)



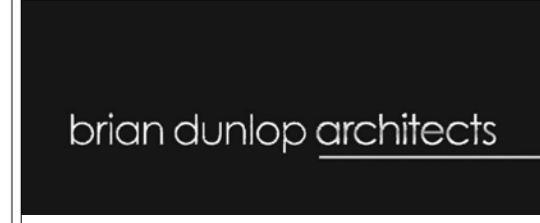
A	ISSUED PART 8 DRAWINGS	01/06/23
REV.	NOTE.	DATE.

CLIENT:
WATERFORD CITY & COUNTY COUNCIL

DEVELOPMENT:
PROPOSED HOUSING (SALLY COURT)

LOCATION:
BALLYTRUCKLE ROAD, WATERFORD

DRAWING TITLE:
PROPOSED SITE & GROUND FLOOR PLAN



Address: 15 Patrick Street, Kilkenny
Telephone: 056 7813015
E-Mail: info@bdarchitects.ie
Website: www.briandunloparchitects.com

	PART 8 DRAWINGS	
	Job No.	2225
	Dwg No.	2225-P-050
	Date	JUNE 2023
	Scale	1 : 200@A2
	Drawn By	ND
	Issued By	BD
	Checked By	BD

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07	3 BED 4 PERSON HOUSE	GROSS FLOOR AREA HOUSE 3 BED 4 PERSON = 83m ²	PROVIDED = 92m ²
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09	2 BED 3 PERSON HOUSE	GROSS FLOOR AREA HOUSE 2 BED 3 PERSON = 70m ²	PROVIDED = 76m ²
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RED LINE SITE AREA = 1307m² / 0.1307ha

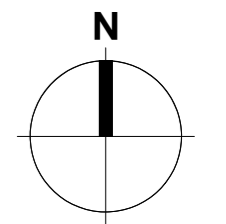
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PRIVATE AMENITY HOUSES =
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UNIT 07 3BED PROVIDED = 87m²
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UNIT 10 2 BED PROVIDED ACCESSIBLE = 51.5m²

PRIVATE OPEN SPACE 15% OF OVERALL SITE
(196m²) = 255m² PROVIDED (19%)



SITE BOUNDARY OUTLINED IN RED

RED LINE SITE AREA = 1307m² / 0.1307ha

A ISSUED PART 8 DRAWINGS 01/06/23

REV.	NOTE.	DATE.
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WATERFORD CITY & COUNTY COUNCIL

DEVELOPMENT:
PROPOSED HOUSING (SALLY COURT)

LOCATION:
BALLYTRUCKLE ROAD, WATERFORD

DRAWING TITLE:
PROPOSED SITE & FIRST FLOOR PLAN



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	PART 8 DRAWINGS	
	Job No.	2225
	Dwg No.	2225-P-051
	Date	JUNE 2023
	Scale	1 : 200@A2
	Drawn By	ND
	Issued By	BD
	Checked By	BD

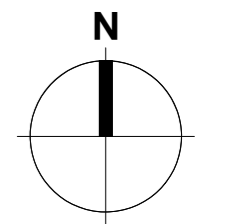
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RED LINE SITE AREA = 1307m² / 0.1307ha
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 UNIT 10 2 BED PROVIDED ACCESSIBLE = 51.5m²
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SITE BOUNDARY OUTLINED IN RED
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A	ISSUED PART 8 DRAWINGS	01/06/23
REV.	NOTE.	DATE.

CLIENT:
 WATERFORD CITY & COUNTY COUNCIL
DEVELOPMENT:
 PROPOSED HOUSING (SALLY COURT)
LOCATION:
 BALLYTRUCKLE ROAD, WATERFORD
DRAWING TITLE:
 PROPOSED SITE & SECOND FLOOR PLAN



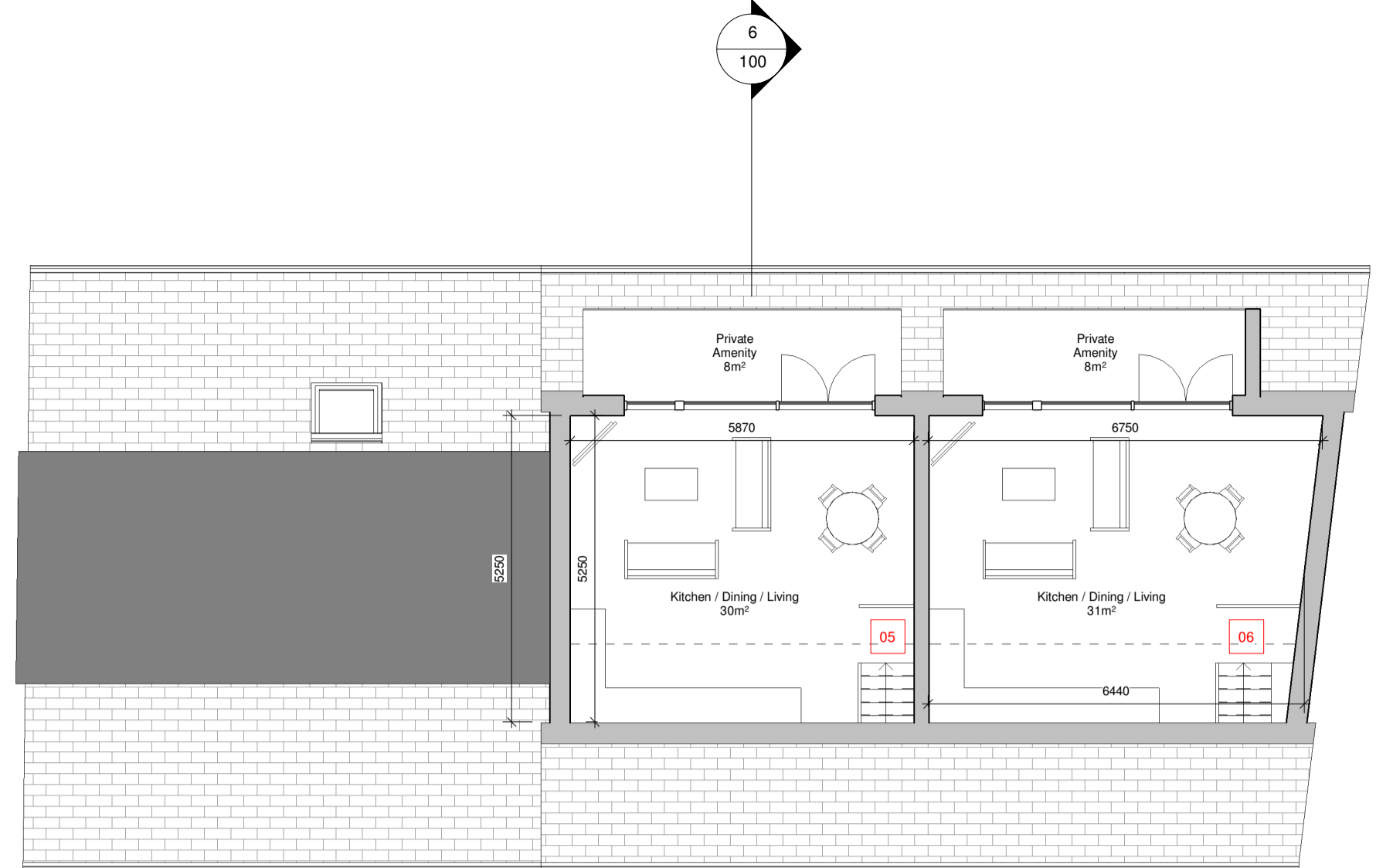
Address: 15 Patrick Street, Kilkenny
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PART 8 DRAWINGS

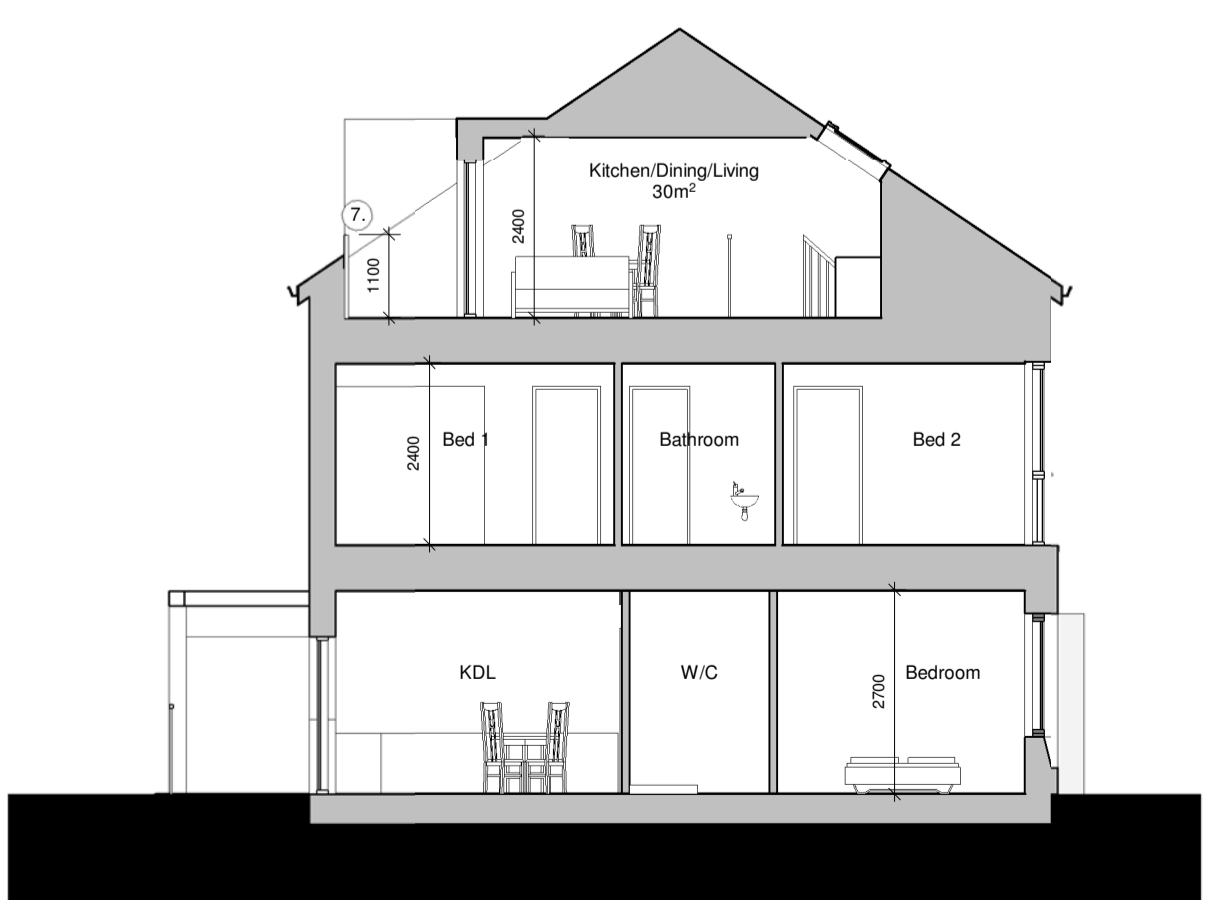
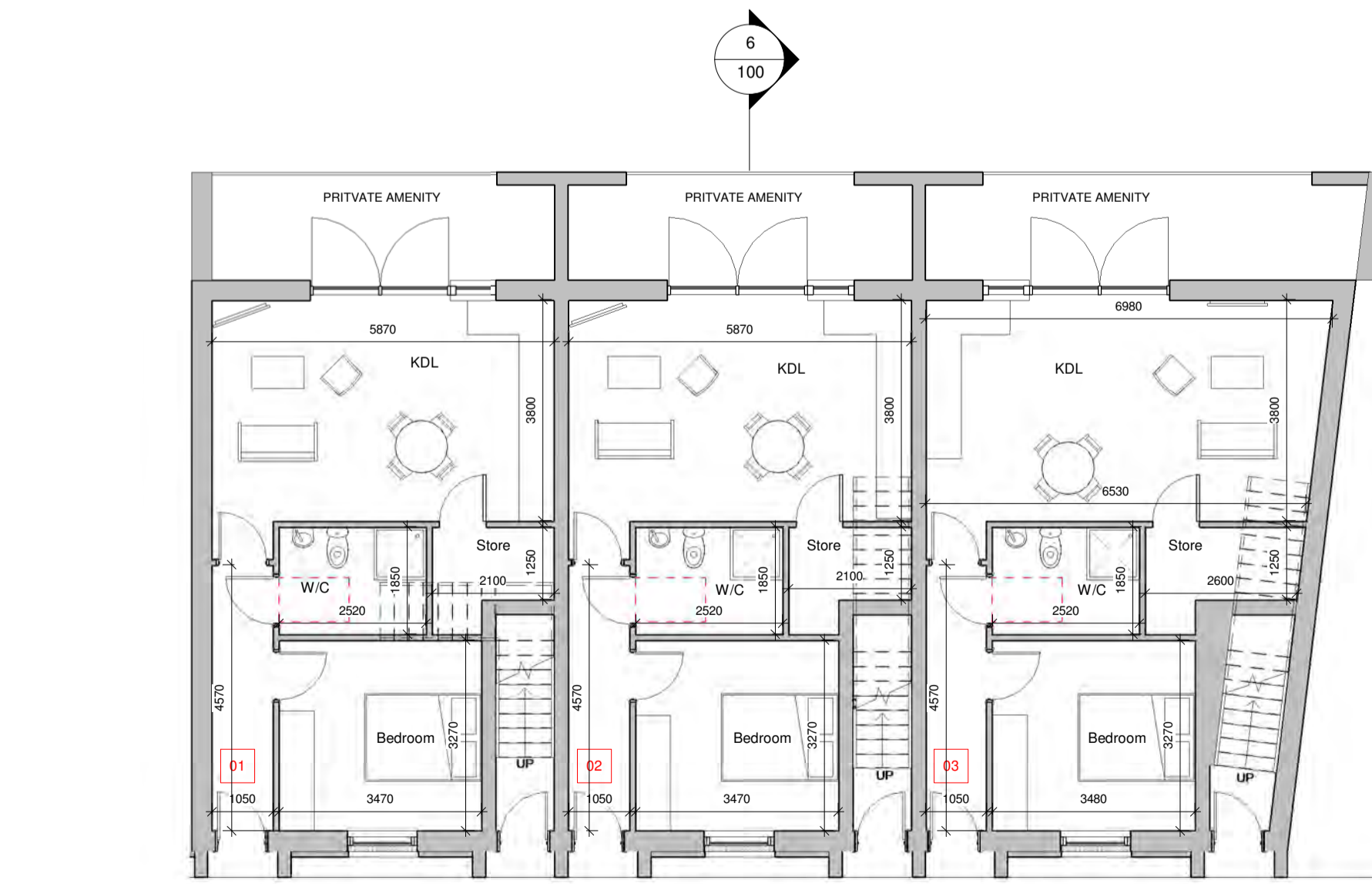
Job No.	2225
Dwg No.	2225-P-052
Date	JUNE 2023
Scale	1 : 200@A2
Drawn By	ND
Issued By	BD
Checked By	BD

REGISTRY OF ARCHITECTS
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- MATERIALS:**
1. SELECTED BRICK FINISH
 2. RENDER FINISH
 3. SELECTED BLUE/BLACK SLATE
 4. PLASTER FINISH
 5. HARDWOOD/COMPOSITE TIMBER DOOR
 6. COMPOSITE/ALUMINIUM WINDOWS
 7. PRIVACY SCREENWALL
 8. METAL FINS AND RAILINGS



ONE BEDROOM APARTMENTS:

TARGET GROSS FLOOR AREA			
REQ.	APT 01	APT 02	APT 03
45m ²	49m ²	49m ²	53m ²
AGGREGATE LIVING ROOM AREA			
REQ.	APT 01	APT 02	APT 03
23m ²	23m ²	23m ²	25.3m ²
AGGREGATE BEDROOM FLOOR AREA			
REQ.	APT 01	APT 02	APT 03
11.4m ²	11.4m ²	11.4m ²	11.4m ²
STORAGE AREA			
REQ.	APT 01	APT 02	APT 03
3m ²	3.3m ²	3.3m ²	4m ²
PRIVATE AMENITY			
REQ.	APT 01	APT 02	APT 03
5m ²	10.5m ²	10m ²	13.5m ²

2 BED 2 PERSON APARTMENTS:

TARGET GROSS FLOOR AREA	
REQ.	APT 04
63m ²	67m ²
AGGREGATE LIVING AREA	
REQ.	APT 04
28m ²	28m ²
AGGREGATE BEDROOM FLOOR AREA	
REQ.	APT 04
20m ²	22.8m ²
STORAGE AREA	
REQ.	APT 04
5m ²	5m ²
PRIVATE AMENITY	
REQ.	APT 04
6m ²	6m ²

2 BED 4 PERSON APARTMENTS:

TARGET GROSS FLOOR AREA		
REQ.	APT 05	APT 06
73m ²	80m ²	84m ²
AGGREGATE LIVING AREA		
REQ.	APT 05	APT 06
30m ²	30m ²	31m ²
AGGREGATE BEDROOM FLOOR AREA		
REQ.	APT 05	APT 06
25m ²	25.3m ²	26.3m ²
STORAGE AREA		
REQ.	APT 05	APT 06
6m ²	6.4m ²	8.1m ²
PRIVATE AMENITY		
REQ.	APT 05	APT 06
7m ²	8m ²	8m ²

PLEASE REFER TO THE HOUSING QUALITY ASSESSMENT DOCUMENT WHICH FORMS PART OF THIS PLANNING APPLICATION FOR FURTHER AREA DETAILS.

A ISSUED PART 8 DRAWINGS 01/06/23

REV. NOTE. DATE.

CLIENT: WATERFORD CITY & COUNTY COUNCIL

DEVELOPMENT: PROPOSED HOUSING (SALLY COURT)

LOCATION: BALLYTRUCKLE ROAD, WATERFORD CITY

DRAWING TITLE: UNITS 01-06 PROPOSED FLOOR PLANS, ELEVATIONS & SECTION

brian dunlop architects

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 E-Mail: info@bdarchitects.ie
 Website: www.briandunloparchitects.com

PART 8 DRAWINGS

Job No. 2225
 Dwg No. 2225-P-100
 Date JUNE 2023

Scale As indicated@A1
 Drawn By ND
 Issued By BD
 Checked By BD

ACCREDITED IN COOPERATION WITH G3 RIAI

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KEY PLAN NTS - UNITS 07 - 08 IN YELLOW

THREE BEDROOM 4 PERSON HOUSE:			
TARGET GROSS FLOOR AREA			
REQ.	HOUSE 07	HOUSE 09	
83m ²	92m ²	90m ²	
MIN. LIVING ROOM AREA			
REQ.	HOUSE 07	HOUSE 07	
13m ²	18.5m ²	18.5m ²	
AGGREGATE LIVING AREA			
REQ.	HOUSE 07	HOUSE 08	
30m ²	34.9m ²	34.9m ²	
AGGREGATE BEDROOM FLOOR AREA			
REQ.	HOUSE 07	HOUSE 08	
28m ²	32.4m ²	31.1m ²	
STORAGE AREA			
REQ.	HOUSE 07	HOUSE 08	
4m ²	5.2m ²	5.2m ²	

- MATERIALS:**
1. SELECTED BRICK FINISH
 2. RENDER FINISH
 3. SELECTED BLUE/BLACK SLATE
 4. PROFILE METAL ROOF
 5. HARDWOOD/COMPOSITE TIMBER DOOR
 6. COMPOSITE/ALUMINIUM WINDOWS
 7. OBSCURE GLAZING TO REAR FACADE

PLEASE REFER TO THE HOUSING QUALITY ASSESSMENT DOCUMENT WHICH FORMS PART OF THIS PLANNING APPLICATION FOR FURTHER AREA DETAILS.

REV.	NOTE	DATE
A	ISSUED PART 8 DRAWINGS	01/06/23

CLIENT:
WATERFORD CITY & COUNTY COUNCIL

DEVELOPMENT:
PROPOSED HOUSING (SALLY COURT)

LOCATION:
BALLYTRUCKLE ROAD, WATERFORD

DRAWING TITLE:
UNITS 07/08 PROPOSED FLOOR PLANS, ELEVATIONS & SECTION

brian dunlop architects

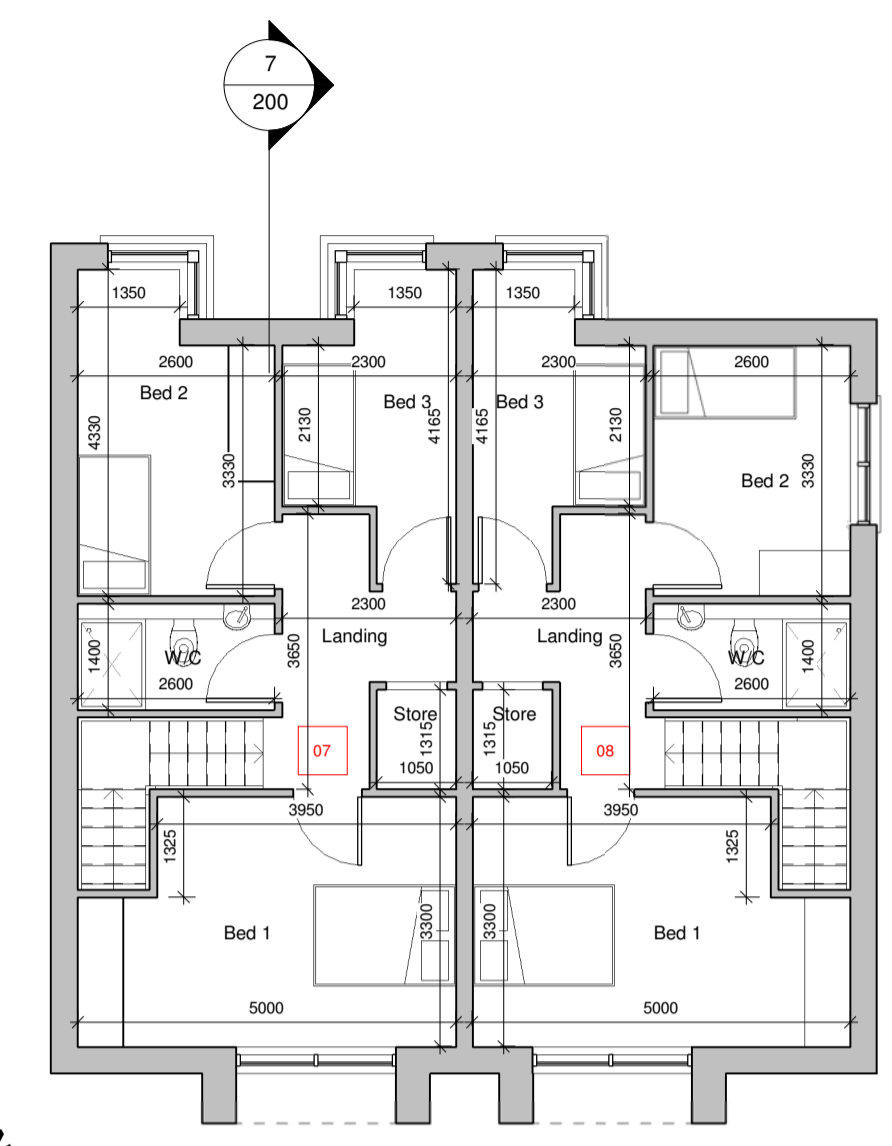
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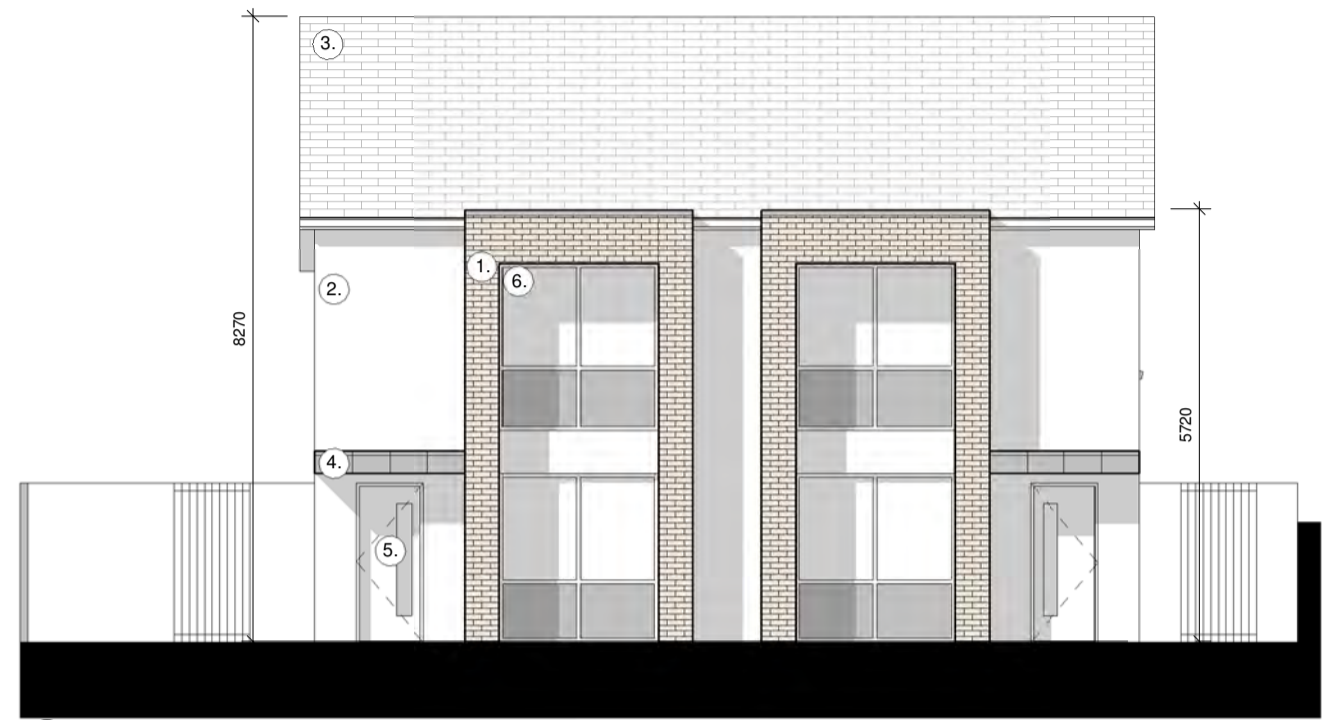
Job No.	2225
Dwg No.	2225-P-200
Date	JUNE 2023
Scale	As indicated@A1
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Issued By	BD
Checked By	BD

ACCREDITED IN CONSTRUCTION
G3 RIAI

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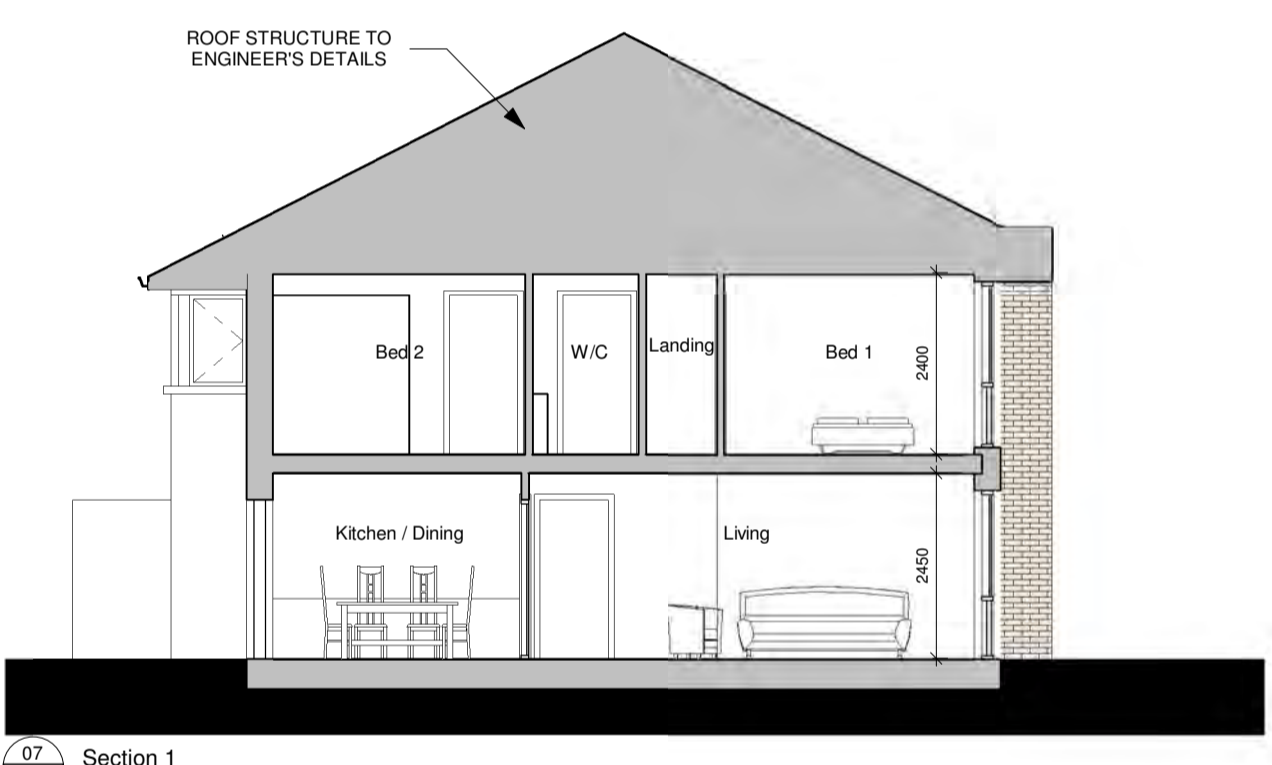
02 PROPOSED FIRST FLOOR PLAN
1:100



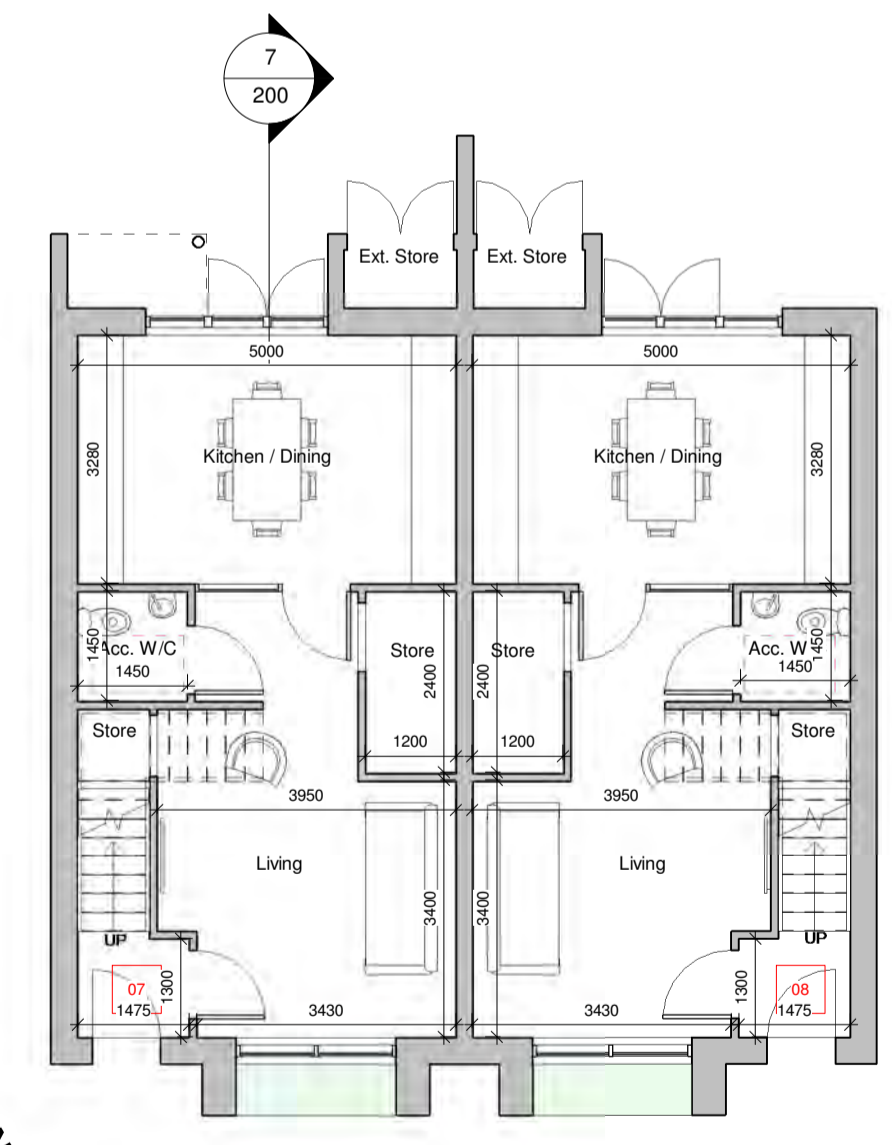
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1:100



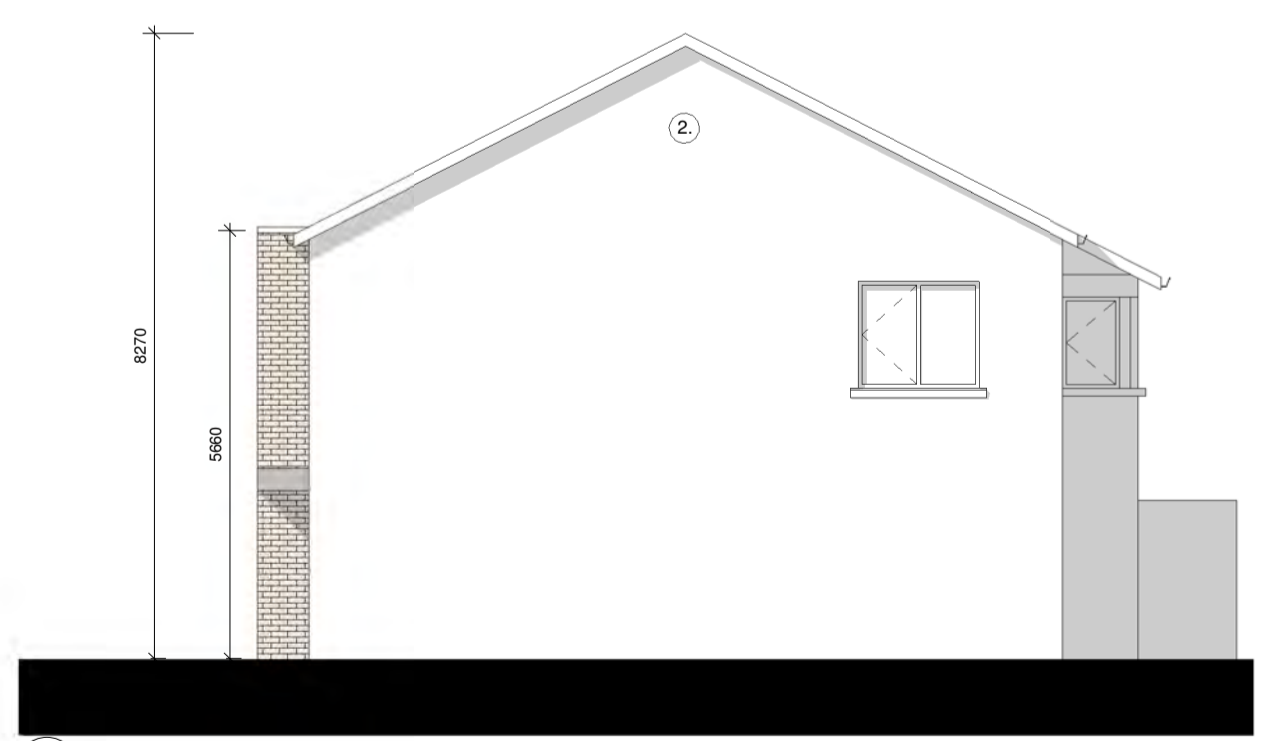
04 PROPOSED REAR ELEVATION
1:100



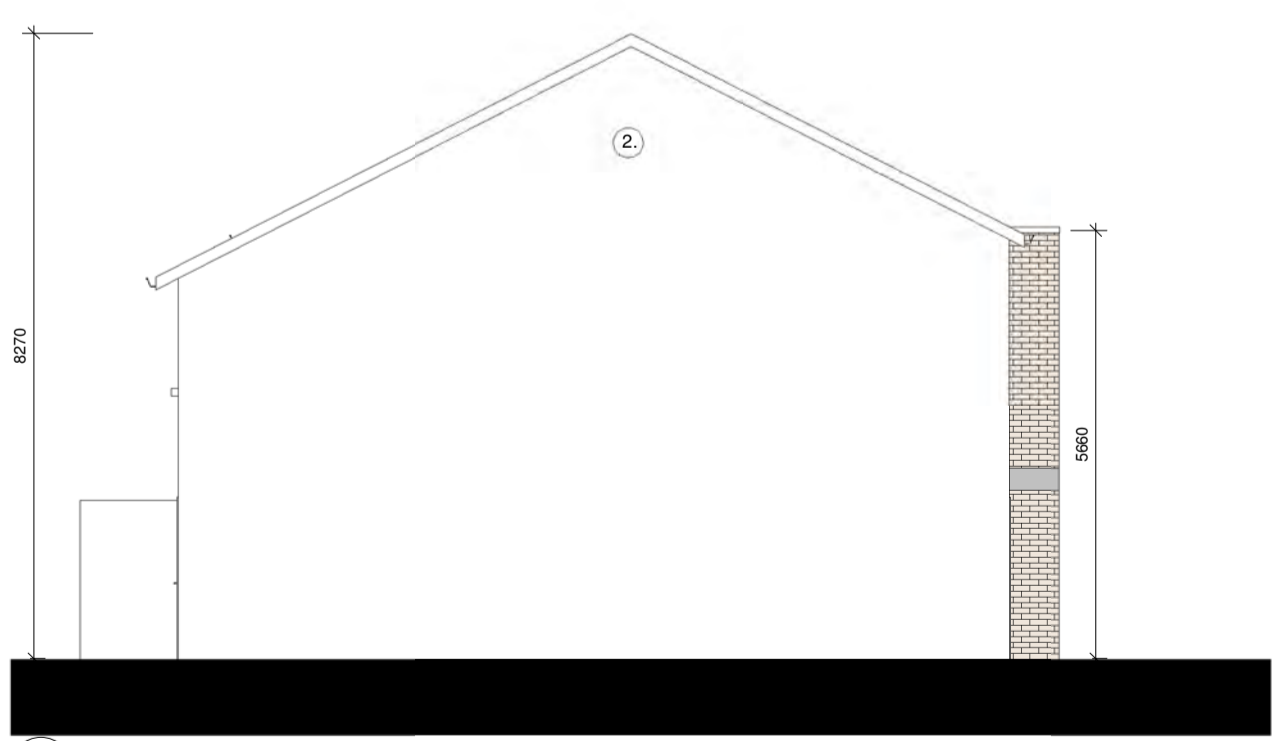
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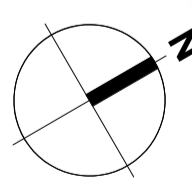
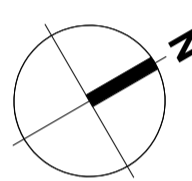
01 PROPOSED GROUND FLOOR PLAN
1:100



05 PROPOSED NORTH SIDE ELEVATION
1:100



06 PROPOSED SOUTH SIDE ELEVATION
1:100

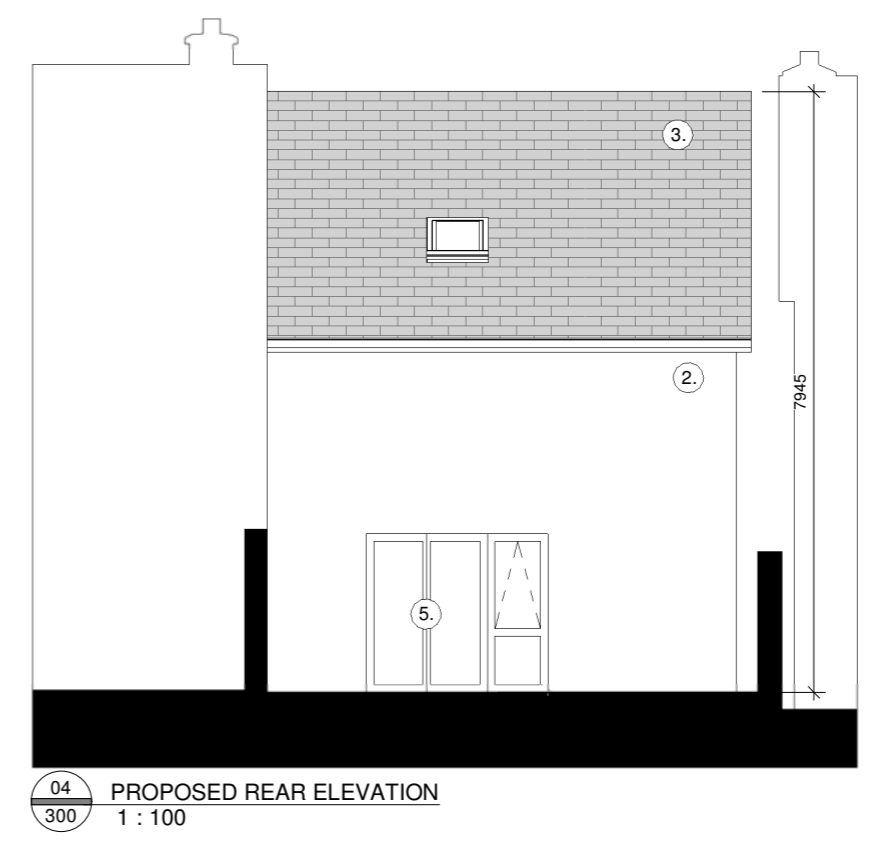
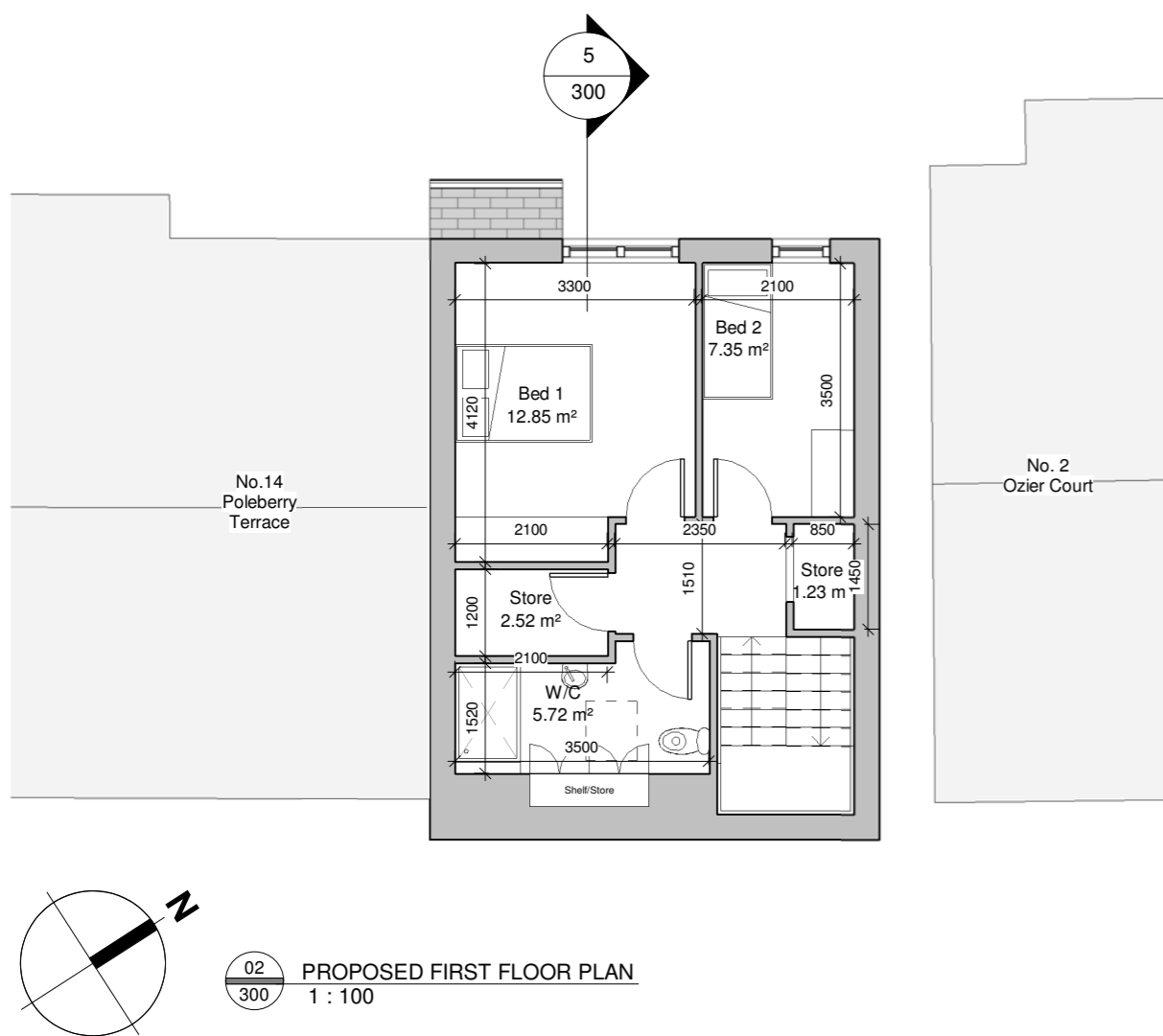


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KEY PLAN NTS - UNIT 09 - IN PURPLE

TWO BEDROOM 3 PERSON HOUSE:	
TARGET GROSS FLOOR AREA	
REQ. 70m ²	HOUSE 10 76m ²
MIN. LIVING ROOM AREA	
REQ. 13m ²	HOUSE 10 13m ²
AGGREGATE LIVING AREA	
REQ. 28m ²	HOUSE 10 28m ²
AGGREGATE BEDROOM FLOOR AREA	
REQ. 20m ²	HOUSE 10 20.1m ²
STORAGE AREA	
REQ. 3m ²	HOUSE 10 5m ²

PLEASE REFER TO THE HOUSING QUALITY ASSESSMENT DOCUMENT WHICH FORMS PART OF THIS PLANNING APPLICATION FOR FURTHER AREA DETAILS.

A	ISSUED PART 8 DRAWINGS	01/06/23
REV.	NOTE.	DATE.

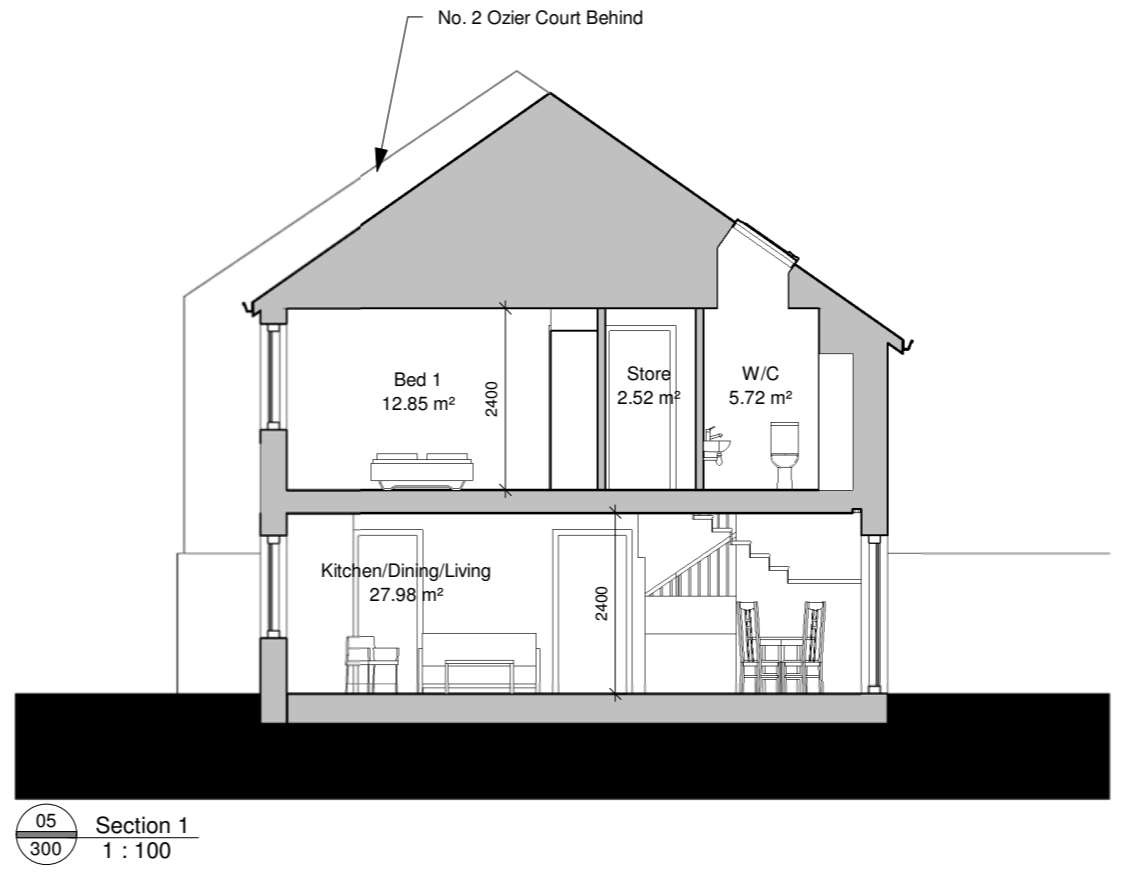
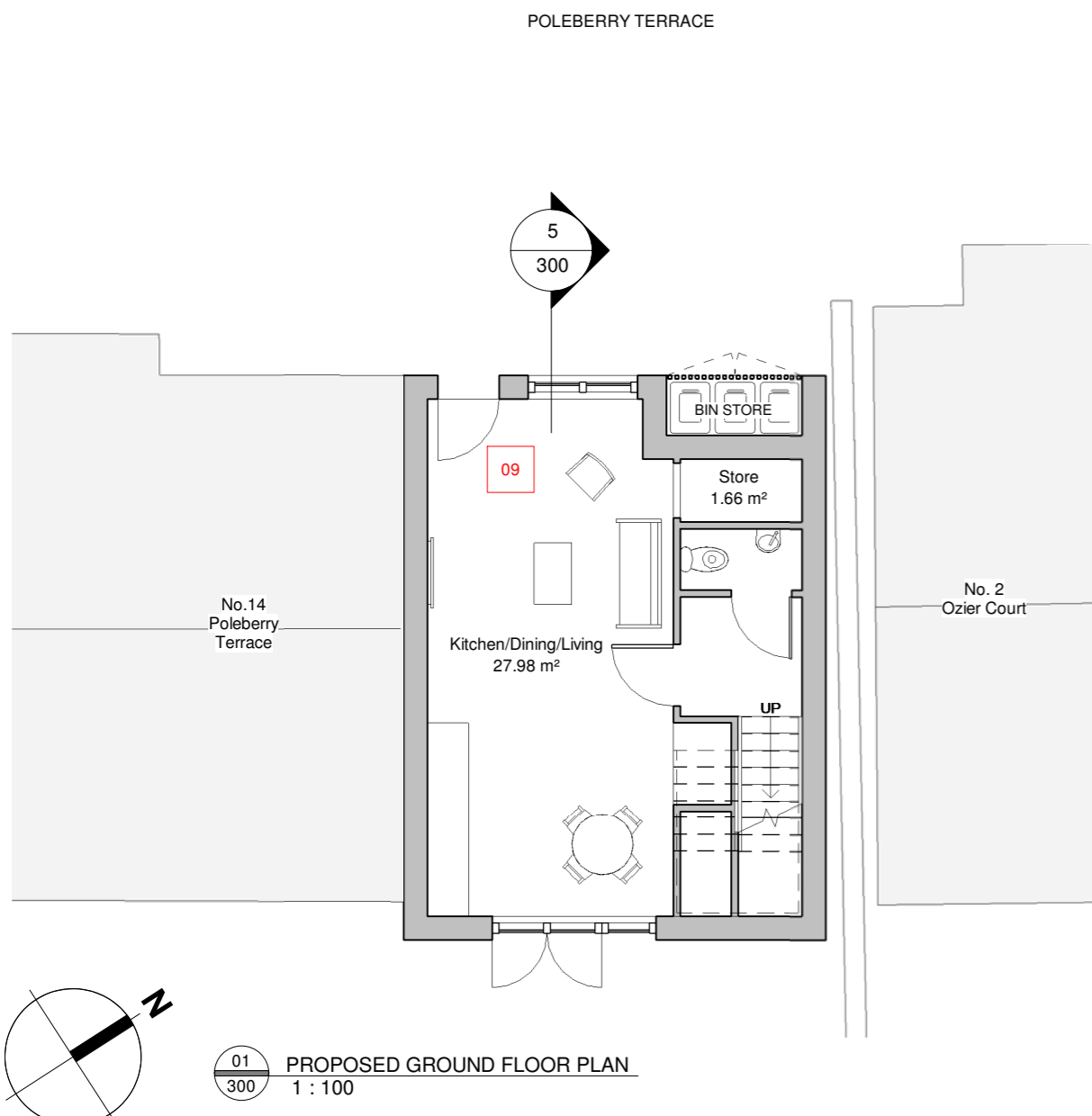
CLIENT:
WATERFORD CITY & COUNTY COUNCIL

DEVELOPMENT:
PROPOSED HOUSING (SALLY COURT)

LOCATION:
BALLYTRUCKLE ROAD, WATERFORD

DRAWING TITLE:
UNIT 09 PROPOSED FLOOR PLANS, ELEVATIONS & SECTIONS

- MATERIALS:**
1. SELECTED BRICK FINISH
 2. RENDER FINISH
 3. SELECTED BLUE/ BLACK SLATE
 4. HARDWOOD/COMPOSITE TIMBER DOOR
 5. COMPOSITE/ALUMINIUM WINDOWS



Address: 15 Patrick Street, Kilkenny
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	PART 8 DRAWINGS	
	Job No.	2225
	Dwg No.	2225-P-300
	Date	JUNE 2023
	Scale	As indicated@A2
	Drawn By	ND
	Issued By	BD
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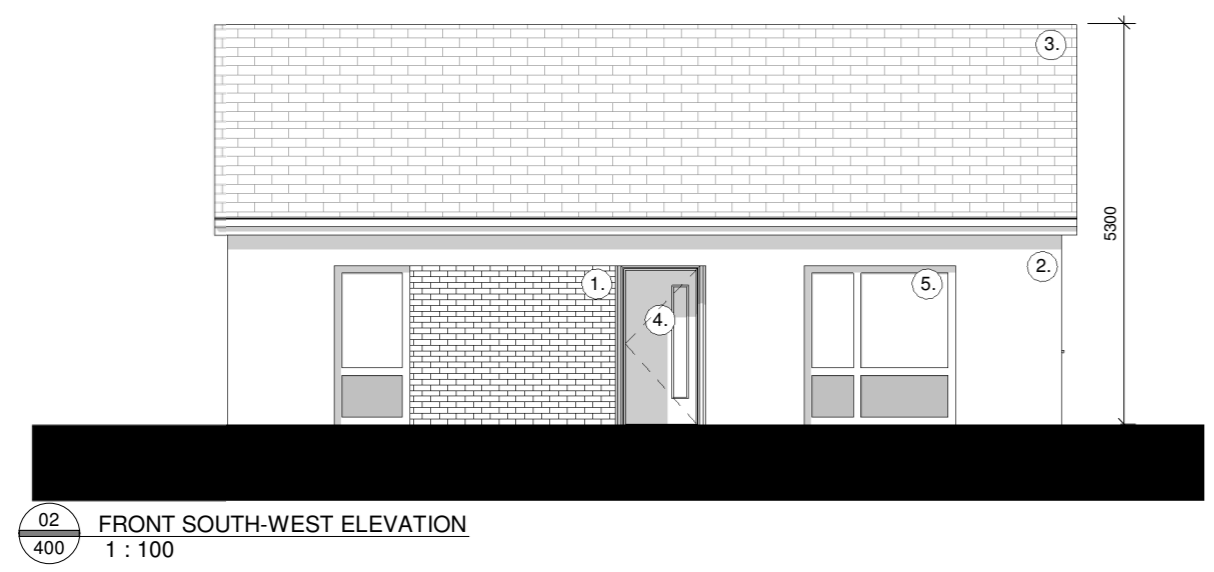
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KEY PLAN NTS - UNIT 10 - IN BLUE



02 FRONT SOUTH-WEST ELEVATION
400 1 : 100



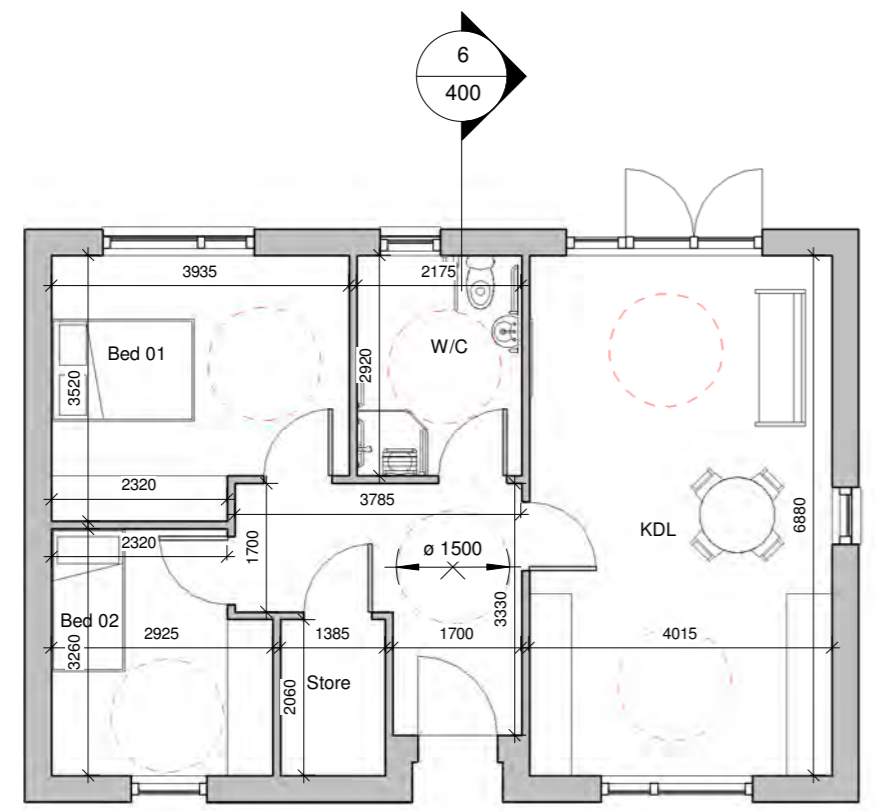
03 REAR NORTH-EAST ELEVATION
400 1 : 100



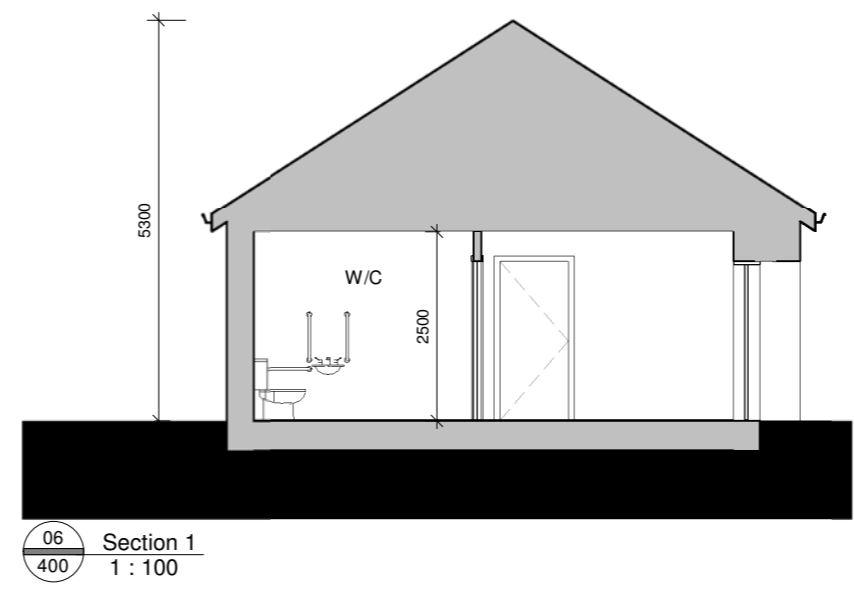
04 SIDE SOUTH-EAST ELEVATION
400 1 : 100



05 SIDE NORTH WEST ELEVATION
400 1 : 100



01 PROPOSED GROUND FLOOR PLAN
400 1 : 100



06 Section 1
400 1 : 100

- MATERIALS:**
1. SELECTED BRICK FINISH
 2. RENDER FINISH
 3. SELECTED BLUE/ BLACK SLATE
 4. HARDWOOD/COMPOSITE TIMBER DOOR
 5. COMPOSITE/ALUMINIUM WINDOWS

TWO BEDROOM 3 PERSON HOUSE:

TARGET GROSS FLOOR AREA	
REQ. 60m ²	HOUSE 10 70m ²
MIN. LIVING ROOM AREA	
REQ. 13m ²	HOUSE 10 13m ²
AGGREGATE LIVING AREA	
REQ. 28m ²	HOUSE 10 28m ²
AGGREGATE BEDROOM FLOOR AREA	
REQ. 20m ²	HOUSE 10 21.8m ²
STORAGE AREA	
REQ. 3m ²	HOUSE 10 3m ²

PLEASE REFER TO THE HOUSING QUALITY ASSESSMENT DOCUMENT WHICH FORMS PART OF THIS PLANNING APPLICATION FOR FURTHER AREA DETAILS.

REV.	NOTE.	DATE.
A	ISSUED PART 8 DRAWINGS	01/06/23

CLIENT:
WATERFORD CITY & COUNTY COUNCIL

DEVELOPMENT:
PROPOSED HOUSING (SALLY COURT)

LOCATION:
BALLYTRUCKLE ROAD, WATERFORD

DRAWING TITLE:
UNIT 10 PROPOSED FLOOR PLAN, ELEVATIONS & SECTION



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E-Mail: info@bdarchitects.ie
Website: www.briandunloparchitects.com

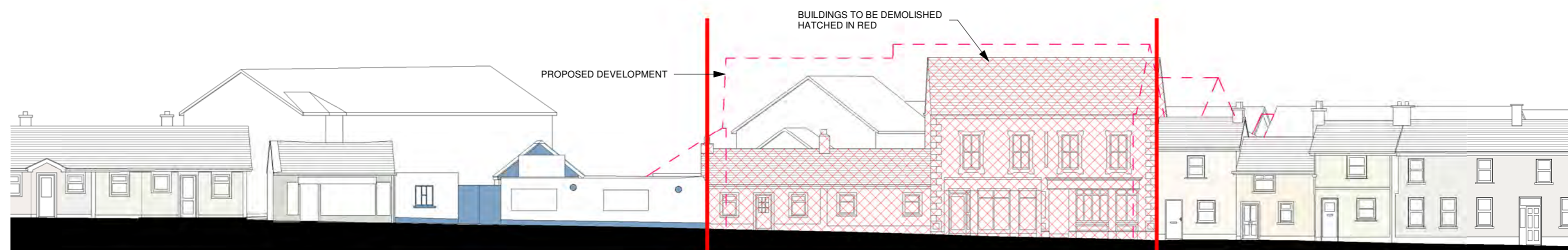
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	Dwg No.	2225-P-400
	Date	JUNE 2023
	Scale	As indicated@A2
	Drawn By	ND
	Issued By	BD
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NOTES RELEVANT TO PARTICULAR JOB STAGE:

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01
500 EXISTING FRONT ELEVATION & MASSING DRAWING BALLYTRUCKLE ROAD
1 : 200



02
500 EXISTING ELEVATION OZIER PARK TERRACE
1 : 200



03
500 EXISTING FRONT ELEVATION POLEBERRY TERRACE
1 : 200

A	ISSUED PART 8 DRAWINGS	01/06/23

REV.	NOTE.	DATE.

CLIENT:
WATERFORD CITY & COUNTY COUNCIL

DEVELOPMENT:
PROPOSED HOUSING (SALLY COURT)

LOCATION:
BALLYTRUCKLE ROAD, WATERFORD

DRAWING TITLE:
EXISTING CONTEXTUAL ELEVATIONS



Address: 15 Patrick Street, Kilkenny
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	PART 8 DRAWINGS	
	Job No.	2225
	Dwg No.	2225-P-500
	Date	JUNE 2023
	Scale	1 : 200@A2
	Drawn By	ND
	Issued By	BD
	Checked By	BD

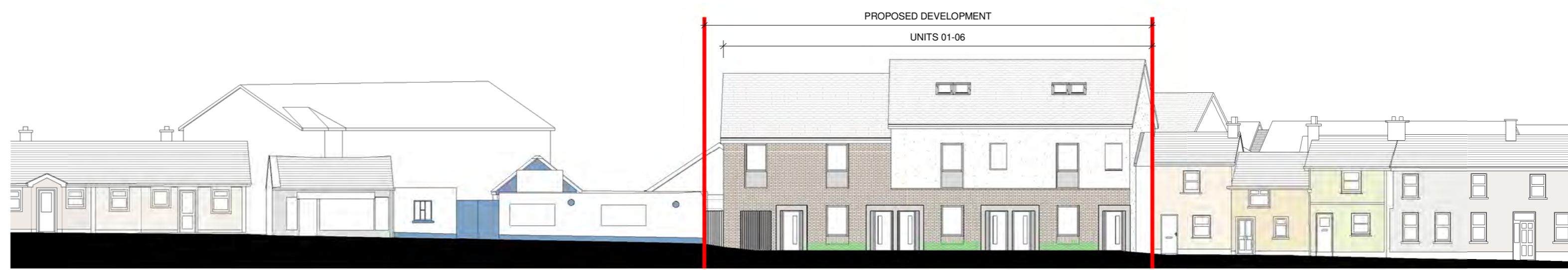
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02
501 PROPOSED FRONT ELEVATION BALLYTRUCKLE Rd
1 : 200



01
501 PROPOSED ELEVATION OZIER PARK TERRACE
1 : 200



03
501 PROPOSED FRONT ELEVATION POLEBERRY TERRACE
1 : 200

A	ISSUED PART 8 DRAWINGS	01/06/23

REV.	NOTE.	DATE.

CLIENT:
WATERFORD CITY & COUNTY COUNCIL

DEVELOPMENT:
PROPOSED HOUSING (SALLY COURT)

LOCATION:
BALLYTRUCKLE ROAD, WATERFORD

DRAWING TITLE:
PROPOSED CONTEXTUAL ELEVATIONS



Address: 15 Patrick Street, Kilkenny
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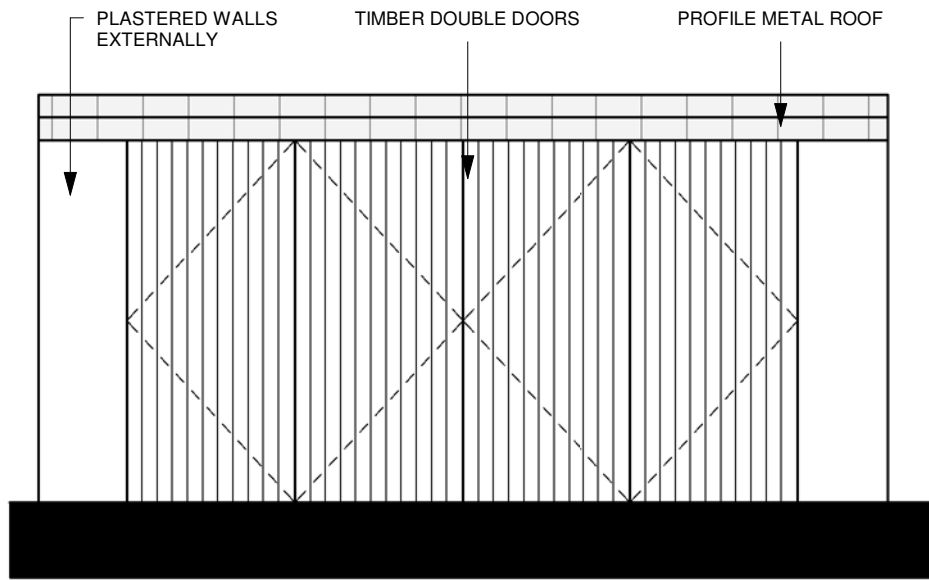
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	Date	JUNE 2023
	Scale	1 : 200@A2
	Drawn By	ND
	Issued By	BD
	Checked By	BD

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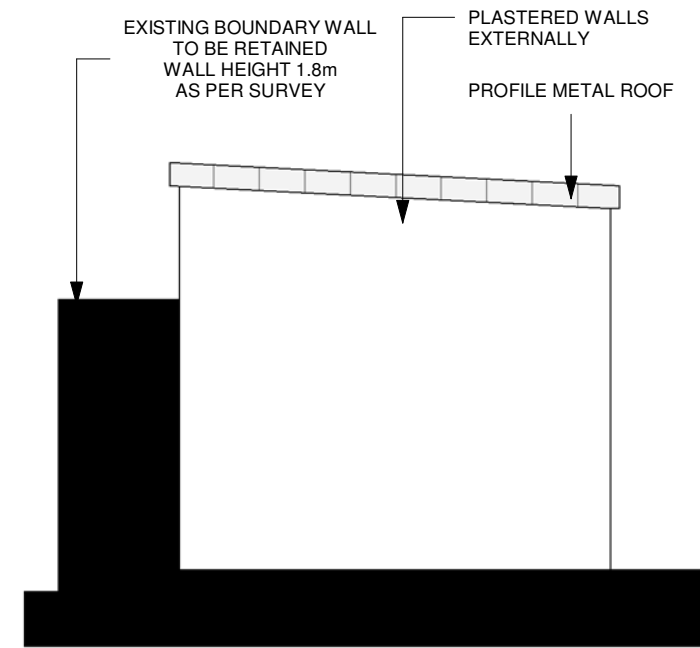
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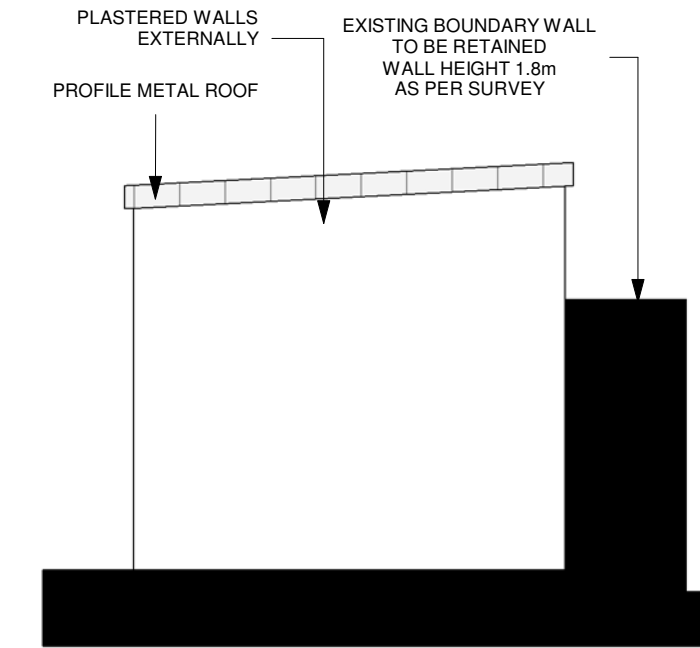
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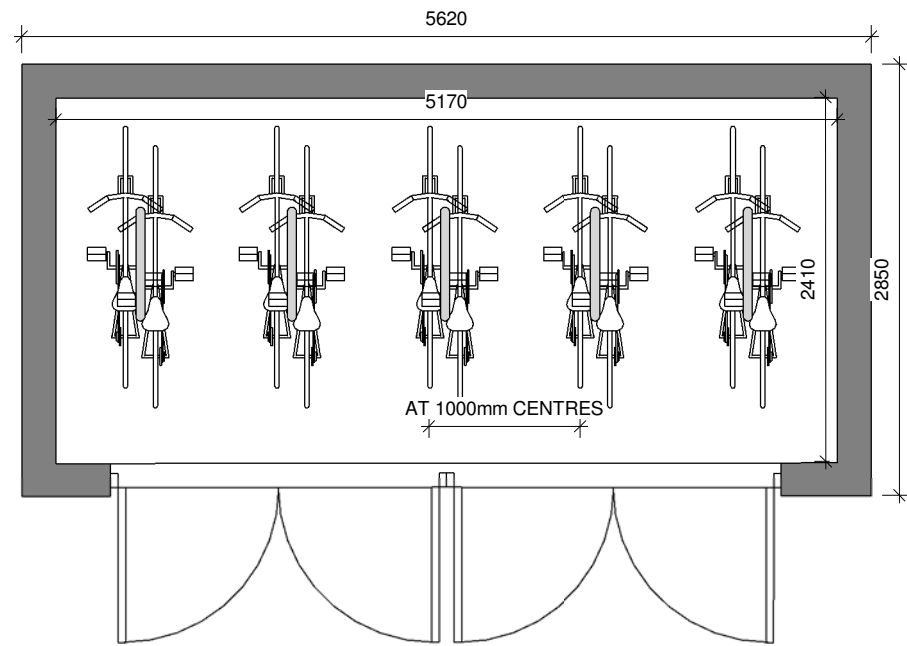
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600 1 : 50



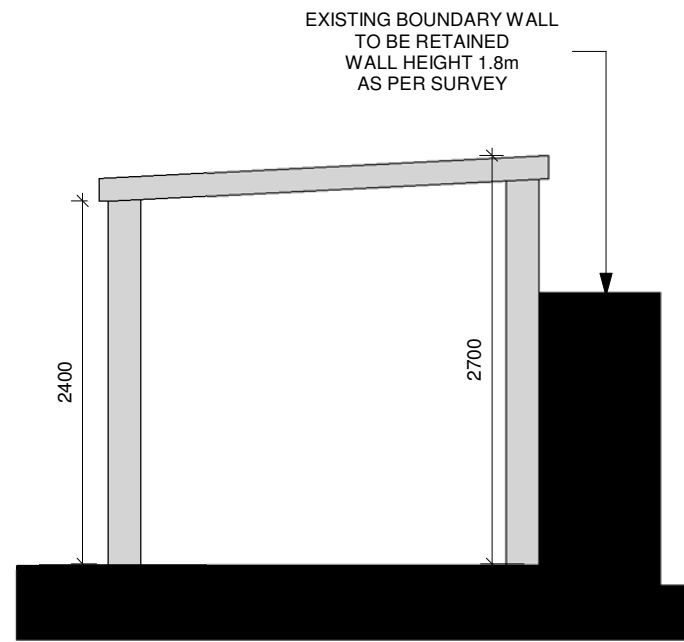
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600 1 : 50



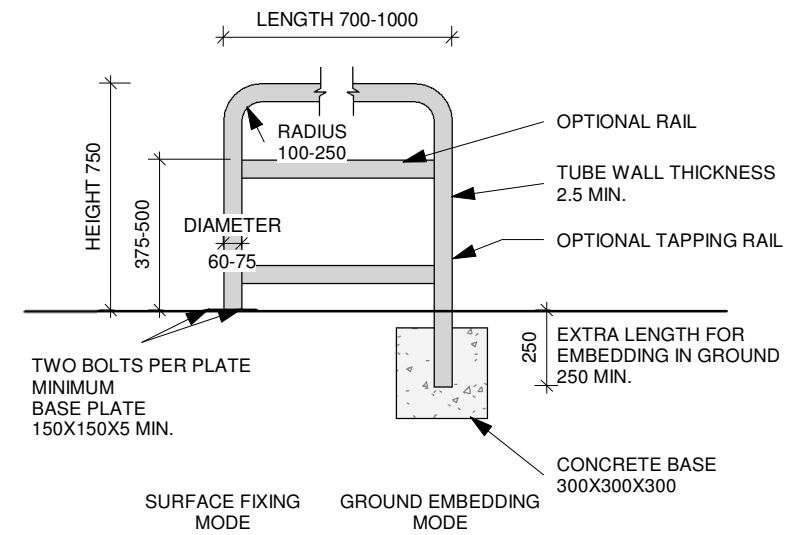
04 SECURE COMMUNAL CYCLE PARKING SIDE ELEVATION
600 1 : 50



01 SECURE COMMUNAL CYCLE PARKING PLAN
600 1 : 50



05 SECURE COMMUNAL CYCLE PARKING SECTION
600 1 : 50



06 SHEFFIELD BIKE STAND DETAIL
600 1 : 25

A	ISSUED PART 8 DRAWINGS	01/06/23

REV.	NOTE.	DATE.

CLIENT:
WATERFORD CITY & COUNTY COUNCIL

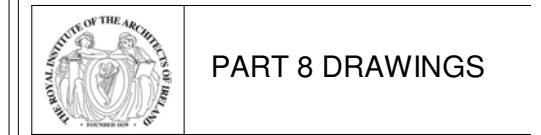
DEVELOPMENT:
PROPOSED HOUSING (SALLY COURT)

LOCATION:
BALLYTRUCKLE ROAD, WATERFORD

DRAWING TITLE:
SECURE COMMUNAL CYCLE PARKING



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PART 8 DRAWINGS	
Job No.	2225
Dwg No.	2225-P-600
Date	JUNE 2023
Scale	As indicated@A3
Drawn By	ND
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- GENERAL**
- Datum for levels is OS Malin Head.
 - Verify existing levels prior to commencement of works. Report any discrepancies immediately to the Employer's Representative.
 - The locations shown for existing services are indicative only and may not be accurate. Furthermore, uncharted services may also be present. The Contractor should assume the existence of services unless proven otherwise.
 - It is the Contractor's responsibility to determine the existence and precise location of any service located within the site. All works shall be carried out in strict accordance with the document 'Code of Practice for Avoiding Danger from Underground Services' as published by the Health and Safety Authority.

- Specification**
- The Specification for the construction of roads and streets shall be the 'recommendations for Site development Works in Housing Areas' published by the Department of the Environment, Climate and Communications.

Existing Carriageway	
Kerb - 100mm high	
Kerb - 6mm high	
Footway	
Landscaping	
Proposed Building	
Existing Building	

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REV	DATE	BY	DETAILS
PL1	23/06/23	AC	ISSUED FOR PART 8

STATUS
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CLIENT
 WATERFORD COUNTY COUNCIL

PROJECT
 RESIDENTIAL DEVELOPMENT AT BALLYTRUCKLE, CO. WATERFORD

TITLE
 ROADS AND STREETS - GENERAL LAYOUT

KILGALLEN & PARTNERS
 CONSULTING ENGINEERS
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KYLEEPROE
 WELL ROAD
 PORTLAOISE
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UNIT 3
 DANVILLE BUSINESS PARK
 KILKENNY
 +353 56 777 01090

DRN: AC	DRAWING NO.: 22029-C-DR-101	REV.: PL1
CHWD: PB	SCALE: 1:200 @ A1	DATE: 23/06/23

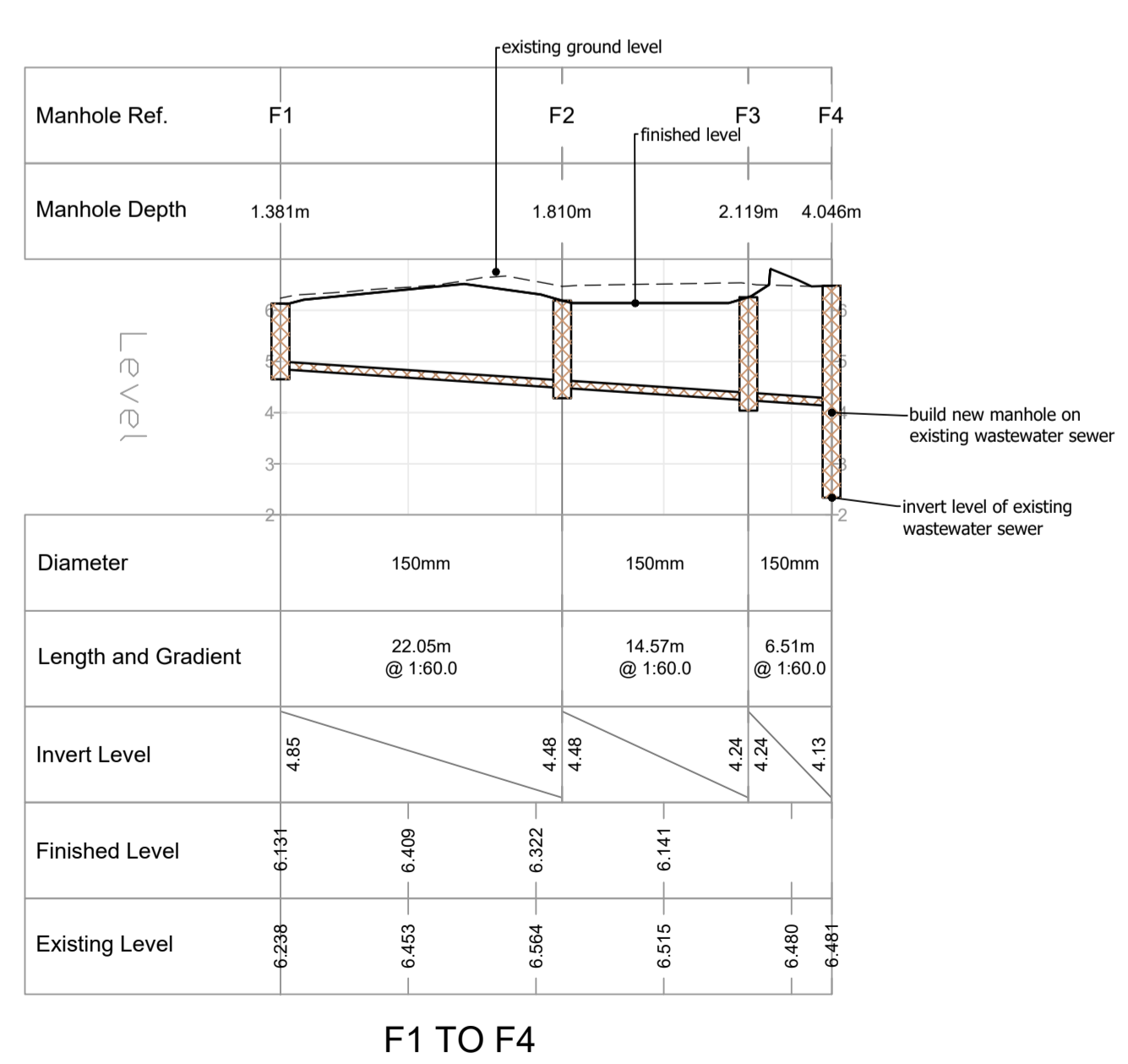
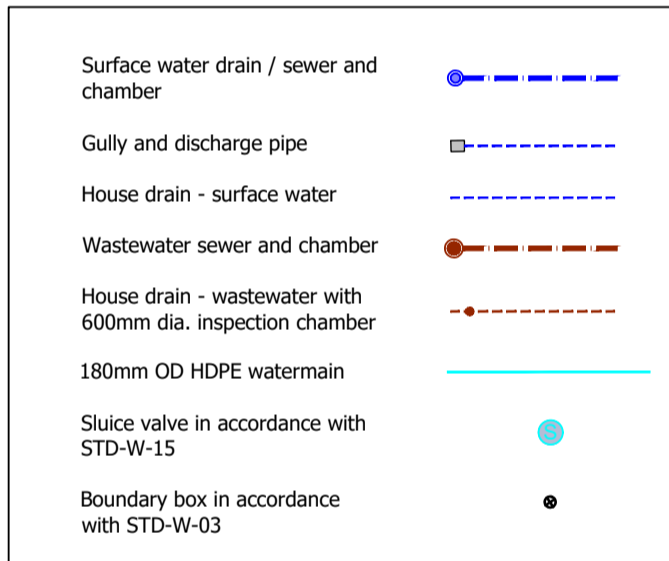


- GENERAL**
- Datum for levels is OS Malin Head.
 - Verify existing levels prior to commencement of works. Report any discrepancies immediately to the Employer's Representative.
 - The locations shown for existing services are indicative only and may not be accurate. Furthermore, uncharted services may also be present. The Contractor should assume the existence of services unless proven otherwise.
 - It is the Contractor's responsibility to determine the existence and precise location of any service located within the site. All works shall be carried out in strict accordance with the document 'Code of Practice for Avoiding Danger from Underground Services' as published by the Health and Safety Authority.

- SURFACE WATER**
- The Specification for surface water drainage works shall be Specification for Roadworks published by Transport Infrastructure Ireland.
 - All surface water drains and sewers to be constructed in accordance with Detail D1.
 - Discharge pipes from gullies to drains and sewers shall be 150mm dia. Saddle connection for discharge pipes in accordance with Detail D3.
 - Chambers to be 1200mm dia. PCC in accordance with the 'Code of Practice for Chamber and Gully Top Installations' published by Laois County Council.
 - Road gullies shall be in accordance with TII Detail CC-SCD-00510 and CC-SCD-00512.
 - Each house to be served by a separate drain of min diameter 100mm dia. and laid to a minimum grade of 1 in 100.
 - Infiltration Trenches to be constructed in accordance with Detail D4.

- WASTEWATER**
- Construction of wastewater infrastructure to comply with the Irish Water Code of Practice for Wastewater Infrastructure.
 - Pipes for wastewater gravity sewers shall be uPVC pipes application area code "UD", stiffness class 8kN/m² in accordance with 3.13 of the Irish Water 'Wastewater Code of Practice'.
 - Wastewater drains and sewers to be constructed in accordance with Irish Water detail STD-WW-07.
 - The minimum separation between wastewater pipes and other services shall not be less than either that shown in STD-WW-05 or that shown on M&E drawings.
 - Each house to be served by a separate drain of min diameter 100mm dia. and laid to a minimum grade of 1 in 60.
 - Chambers on wastewater drains and sewers in public areas shall be in accordance with STD-WW-10.
 - Private-side inspection chambers shall be in accordance with STD-WW-02, STD-WW-03 and STD-WW-13 and shall have a minimum depth to invert of 0.5m and a maximum depth to invert of 1.2m.
 - Maximum depth to invert for Access Junctions to be 0.6m.

- WATER SUPPLY INFRASTRUCTURE**
- Construction of water supply infrastructure to comply with the Irish Water Code of Practice for Water Supply Infrastructure.
 - Pipes for watermains shall be HDPE PE-80 with an SDR-11 or SDR-17 rating in accordance with 3.9.2. of Irish water 'Code of Practice for Water Supply Infrastructure'.
 - The minimum separation between watermains and other services shall not be less than either that shown in STD-W-11 or that shown on M&E drawings.
 - Each house to be served by a separate service main and Boundary Box in accordance with STD-W-03.



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PLI	23/06/23	AC	ISSUED FOR PART 8
REV	DATE	BY	DETAILS

STATUS
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CLIENT
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PROJECT
RESIDENTIAL DEVELOPMENT AT BALLYTRUCKLE, CO. WATERFORD

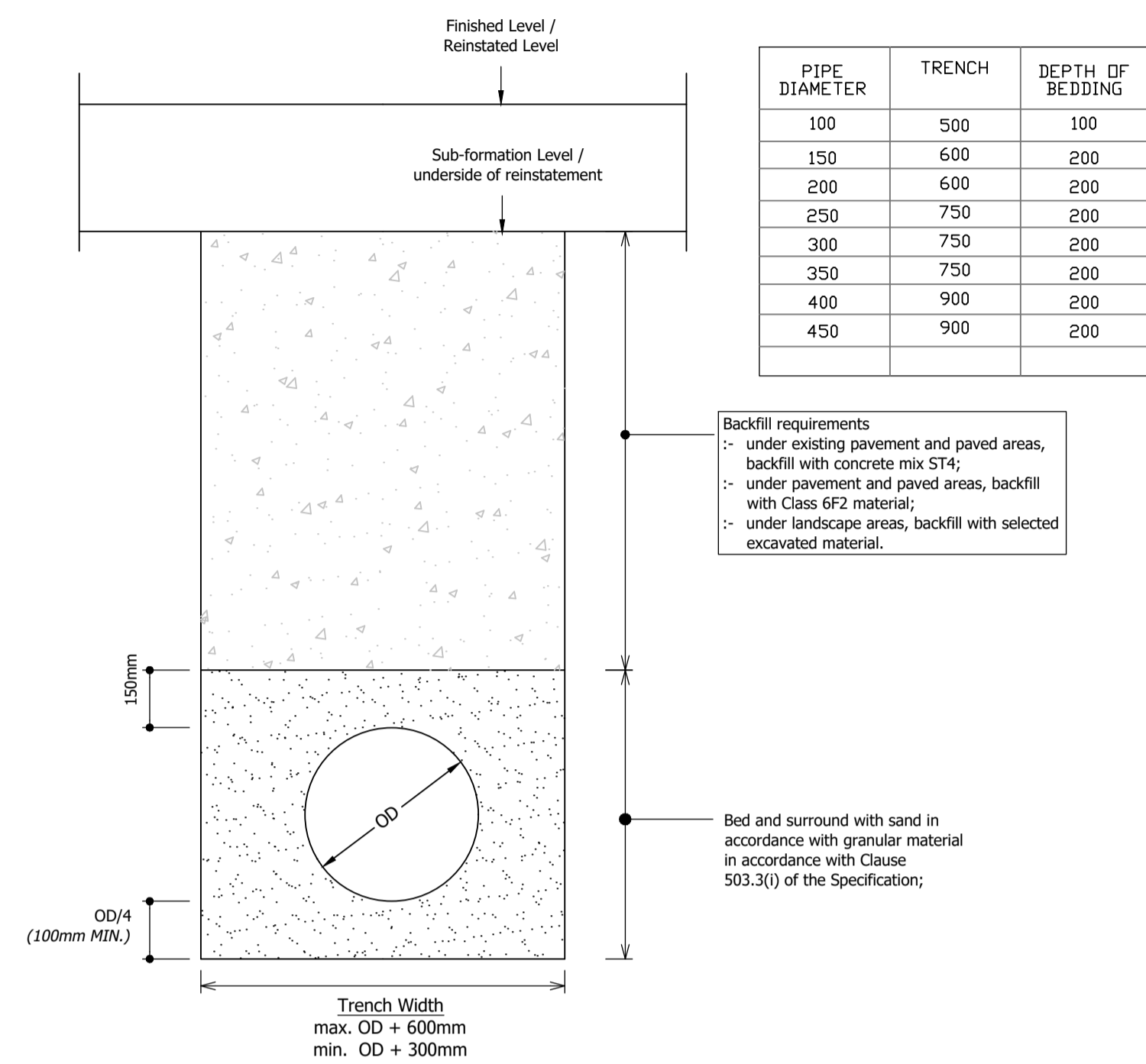
TITLE
DRAINAGE & WATER SUPPLY - GENERAL LAYOUT & LONGITUDINAL SECTIONS

KILGALLEN & PARTNERS
CONSULTING ENGINEERS
E-mail: Info@kilgallen.ie, Web: www.kilgallen.ie

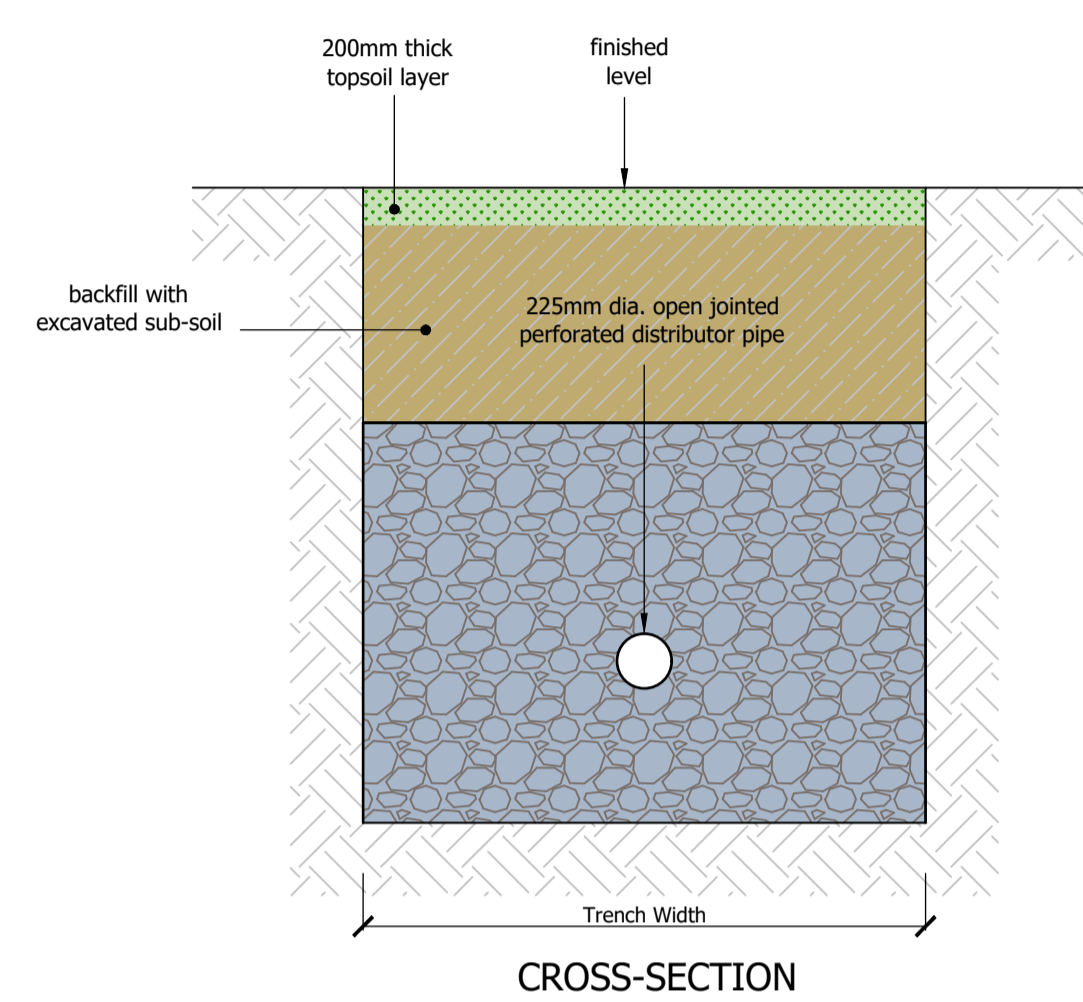
KYLEPROOGE WELLS ROAD PORTLAOISE T +353 56 866 2860

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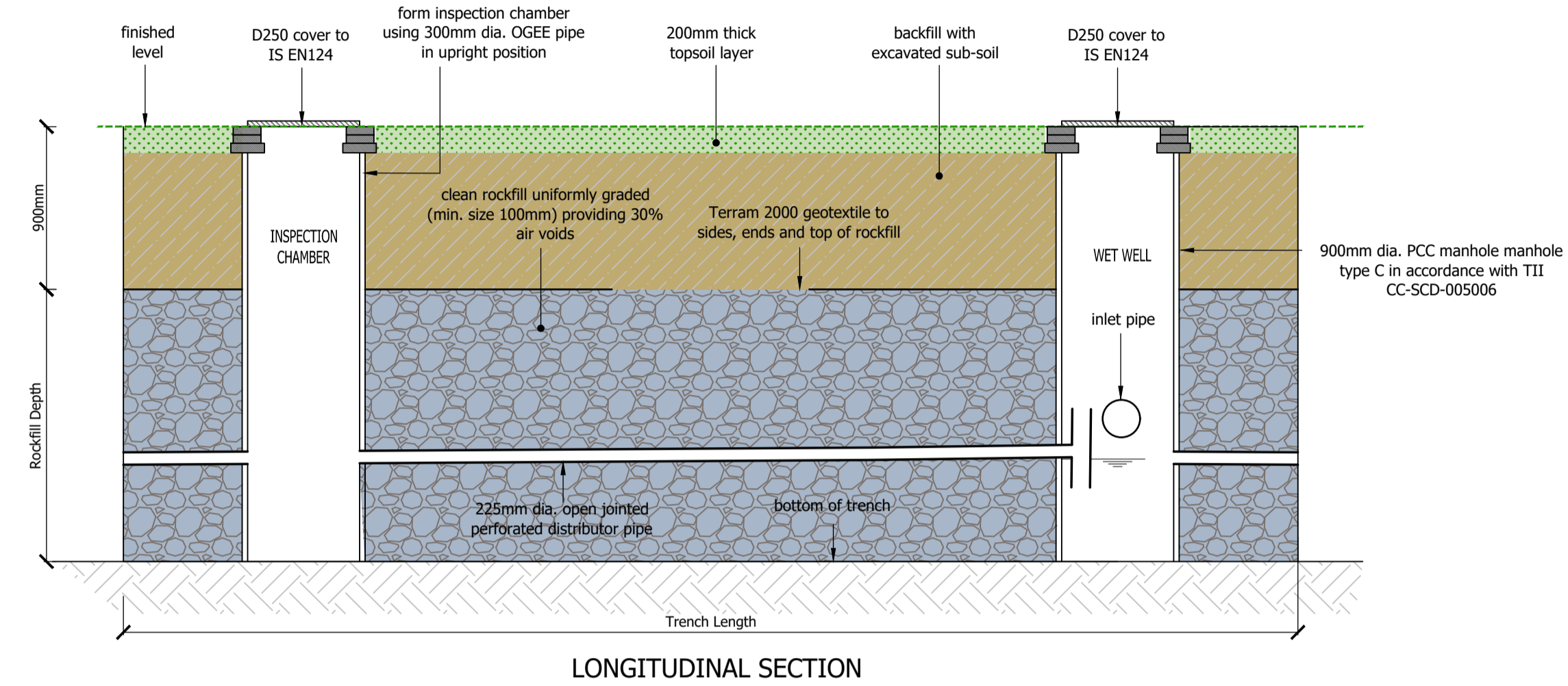
DRN: AC	DRAWING NO.: 22029-C-DR-201	REV: PL1
CHWD: PB	SCALE: 1:500 @ A1	DATE: 23/06/23



DETAIL D1
Trench Detail for Surface Water Drains and Sewers

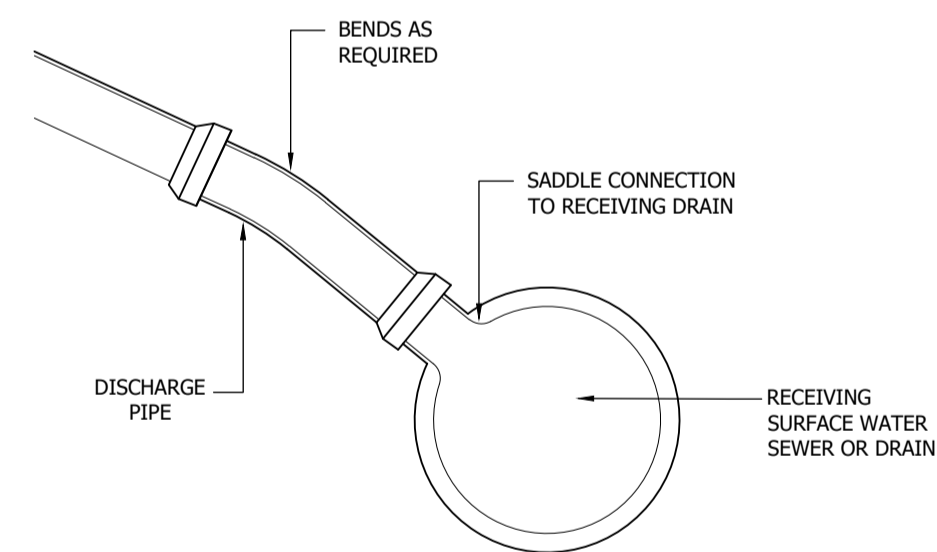


CROSS-SECTION



LONGITUDINAL SECTION

DETAIL D4
Typical Infiltration Trench Detail



DETAIL D3
Saddle Connection from Gully Discharge
Pipe to Surface Water Sewer

- GENERAL**
- Datum for levels is OS Malin Head.
 - Verify existing levels prior to commencement of works. Report any discrepancies immediately to the Employer's Representative.
 - The locations shown for existing services are indicative only and may not be accurate. Furthermore, uncharted services may also be present. The Contractor should assume the existence of services unless proven otherwise.
 - It is the Contractor's responsibility to determine the existence and precise location of any service located within the site. All works shall be carried out in strict accordance with the document 'Code of Practice for Avoiding Danger from Underground Services' as published by the Health and Safety Authority.

- SURFACE WATER**
- The Specification for surface water drainage works shall be Specification for Roadworks published by Transport Infrastructure Ireland.
 - All surface water drains and sewers to be constructed in accordance with Detail D1.
 - Discharge pipes from gullies to drains and sewers shall be 150mm dia. Saddle connection for discharge pipes in accordance with Detail D3.
 - Chambers to be 1200mm dia. PCC in accordance with the 'Code of Practice for Chamber and Gully Top Installations' published by Laois County Council.
 - Road gullies shall be in accordance with TII Detail CC-SCD-00510 and CC-SCD-00512.
 - Each house to be served by a separate drain of min diameter 100mm dia. and laid to a minimum grade of 1 in 100.
 - Infiltration Trenches to be constructed in accordance with Detail D4.

- WASTEWATER**
- Construction of wastewater infrastructure to comply with the Irish Water Code of Practice for Wastewater Infrastructure.
 - Pipes for wastewater gravity sewers shall be uPVC pipes application area code 'UD', stiffness class 8kN/m² in accordance with 3.13 of the Irish Water 'Wastewater Code of Practice'.
 - Wastewater drains and sewers to be constructed in accordance with Irish Water detail STD-WW-07.
 - The minimum separation between wastewater pipes and other services shall not be less than either that shown in STD-WW-05 or that shown on M&E drawings.
 - Each house to be served by a separate drain of min. diameter 100mm dia. and laid to a minimum grade of 1 in 60.
 - Chambers on wastewater drains and sewers in public areas shall be in accordance with STD-WW-10.
 - Private-side inspection chambers shall be in accordance with STD-WW-02, STD-WW-03 and STD-WW-13 and shall have a minimum depth to invert of 0.5m and a maximum depth to invert of 1.2m.
 - Maximum depth to invert for Access Junctions to be 0.6m.

- WATER SUPPLY INFRASTRUCTURE**
- Construction of water supply infrastructure to comply with the Irish Water Code of Practice for Water Supply Infrastructure.
 - Pipes for water mains shall be HDPE PE-80 with an SDR-11 or SDR-17 rating in accordance with 3.9.2. of Irish water 'Code of Practice for Water Supply Infrastructure'.
 - The minimum separation between water mains and other services shall not be less than either that shown in STD-W-11 or that shown on M&E drawings.
 - Each house to be served by a separate service main and Boundary Box in accordance with STD-W-03.

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PLI	DATE	BY	DETAILS
23/06/23	AC	ISSUED FOR PART B	

STATUS
FOR PLANNING APPLICATION PURPOSES ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.

CLIENT
WATERFORD COUNTY COUNCIL

PROJECT
RESIDENTIAL DEVELOPMENT AT BALLYTRUCKLE, CO. WATERFORD

TITLE
ENGINEERING STANDARD DETAILS SHEET

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CONSULTING ENGINEERS
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DRN:	DRAWING NO.:	REV.:
AC	22029-C-DR-202	PL1
CHKD:	SCALE:	DATE:
PB	NTS @ A1	23/06/23