

***Proposed Residential
Development (LRD),
Ballynaneesagh, Ballybeg Drive
and Cork Road, Waterford.***

Applicant:
Monaco Developments (Tramore) Limited



***Response to LRD Opinion –
Social and Community
Infrastructure Audit***

May 2024

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This report is for the specific purpose to which it refers and has been based on, and takes into account, the instructions and requirements of our client. It is not intended for and should not be relied upon by any third party.

BMA PLANNING LIMITED

1.0 INTRODUCTION

1.1 BACKGROUND

This Social and Community Infrastructure Audit (SCIA) Report has been prepared on behalf of Monaco Developments (Tramore) Limited (Applicants) to accompany an application to Waterford City and County Council for development on lands at Ballynaneesagh, Ballybeg Drive and Cork Road, Waterford.

The LRD Opinion issued by WCCC included the following requirement:

2. A Social Infrastructure Audit identifying the social and community facilities in the area (or any deficiency thereof) in order to ensure that they are sufficient to provide for the needs of the future residents in accordance Housing Mix Policy Objectives H17 of the Waterford City & County Development Plan 2022-2028.

Policy H17 requires the submission of a ‘Social Infrastructure Audit’ for developments of 15+ residential units identifying the social and community facilities in the area and where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services. Policy H17 Footnote 2 states:

A “Social Infrastructure Audit” assesses the overall impact a new development will have on the infrastructure which is key to the functioning of the community. This is generally assessed based on the percentage increase of population that a development once completed will bring to the community where the development is planned to occur. The audit shall detail that the potential increase in population that would arise from the proposed development and take in account other new (permitted and proposed) developments in the area that are intended to be serviced by existing facilities. While not an exhaustive list these generally include the following infrastructure:

- *Community facilities (open spaces, playgrounds, community halls, sports facilities).*
- *Education (childcare facilities, primary schools, secondary schools).*
- *Health (primary health care, care homes, doctor surgery, G.P, dentist facilities, pharmacy etc).*
- *Transport (bus routes, cycle routes, green infrastructure, road networks, pedestrian pathways, permeability links).*

Therefore, in the context of the above, the purpose of this report is :-

- (a) to identify the existing social and communities facilities in the area,
- (b) to identify any planned social and community facilities in the area based on the relevant statutory development plan and other planning sources
- (c) to confirm that the residential development in this application can be adequately served by the existing and planned social and community facilities and that there is no related reason not to grant planning permission at the present time.

1.2 SCOPE / METHODOLOGY

The SCIA will identify the existing provision and planned of social and community facilities within the following categories:

- Childcare Facilities
- Educational Facilities
- Community, Arts and Culture
- Healthcare
- Sport and Recreation
- Retail and Non Retail Services

The scope of the report excludes the availability of Public Transport (existing and planned) as this is addressed in the Traffic and Transport Assessment (TTA) submitted as part of the application.

In each section, the report sets down:

- Scope
- Background Planning Context
- Existing Provision
- Planned Facilities
- Assessment and Conclusion

2.0 SITE CONTEXT / STUDY AREA

The current application site is the Former Waterford Crystal Sports and Leisure Centre site, Cork Road, Waterford. The application site is located at R680 Cork Road (formerly N25), Waterford, in the townlands of Ballynaneashagh and Ballybeg.

The proposed development relates to a Large-scale Residential Development (LRD) comprising **292** residential units and associated development. Refer to Planning Application Report (BMA Planning) for full details.

Unless stated otherwise, for each of the categories considered, the study area is primarily focused on a radius of 2 km or c. 20-minute walk from the subject site. See Fig.1 below.

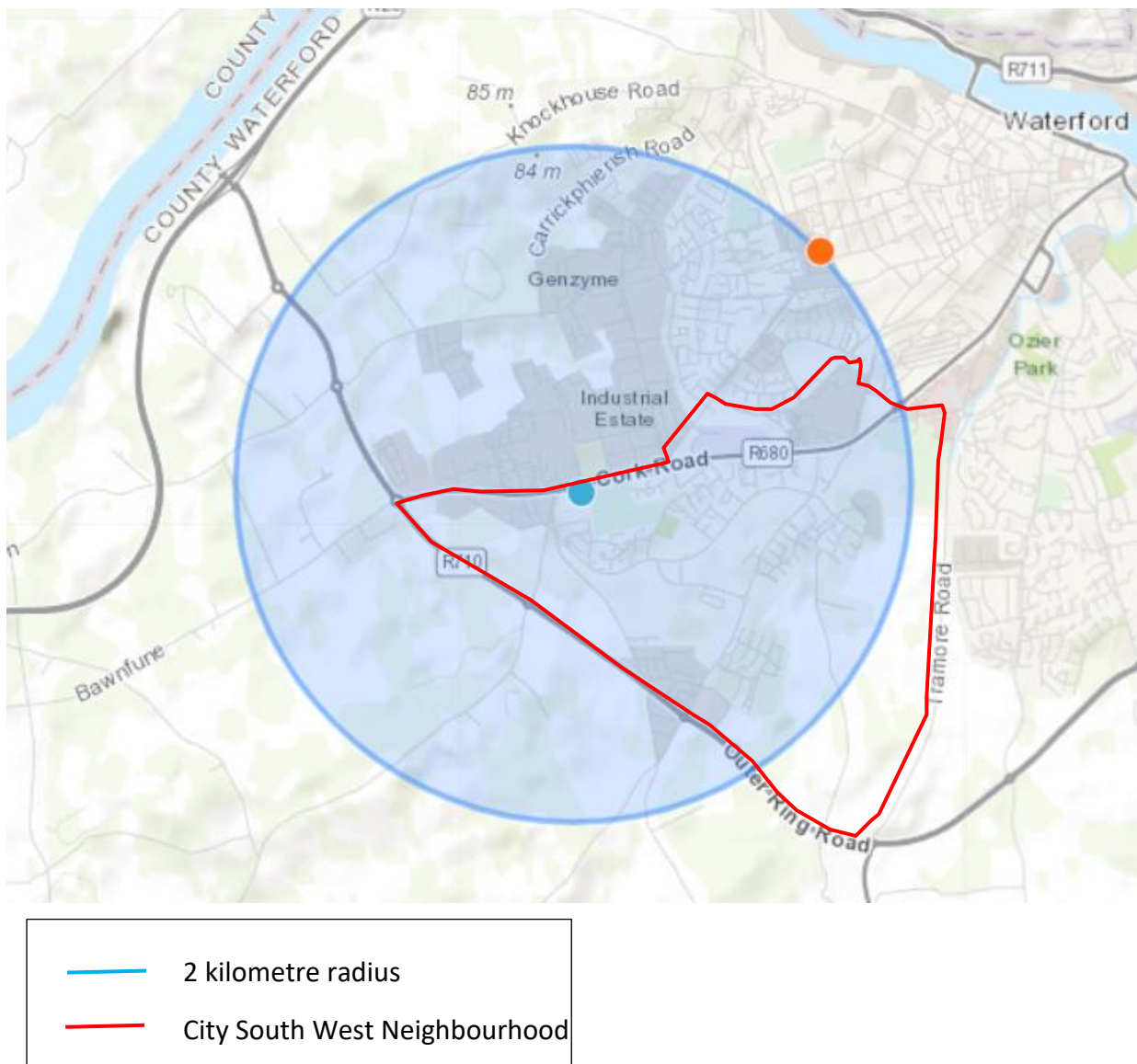


Fig 1: Primary Study Area

Source: www.maps.ie

The *Waterford City and County Development Plan 2022-2028* is the statutory Development Plan for the area. The zoning for the subject site is: *'RE – Provide for enterprise and /or residential led regeneration'* and the site is also one of a small number of "Opportunity Sites" (OPS22) with the following specific objectives (Refer to Appendix 21 - Regeneration and Opportunity Sites).

The Planning Authority has developed a design framework for the City South West Neighbourhood. (Appendix 6 - City South West (Kilbarry Ballybeg and Lacken) Design Framework) See extracts below.

The subject site is within the Ballybeg character area (Area 5). Therefore, while this SCIA will examine a radius of 2km from the subject site, it also recognizes that the main neighbourhood catchment is to the south within the emerging City South West (Kilbarry Ballybeg and Lacken) Design Framework) neighbourhood.

For the purposes of this assessment it is assumed that, when fully completed, the development will contribute c.730 people to the local population¹.

The Ballybeg/ Kilbarry area (see Fig 2 below) has a current population of c.5500 people (2022). On this basis, the proposed development will represent an increase of 13% on the current population.

¹ Based on assumed average household size of 2.5 persons per household

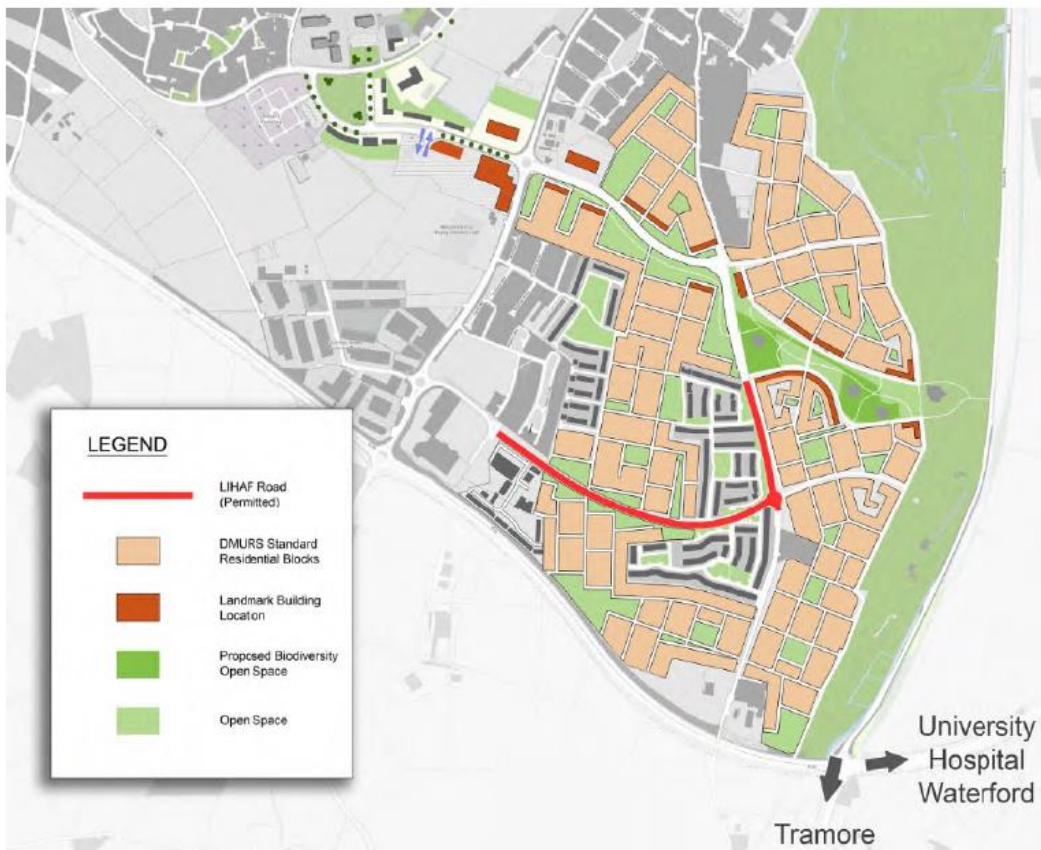
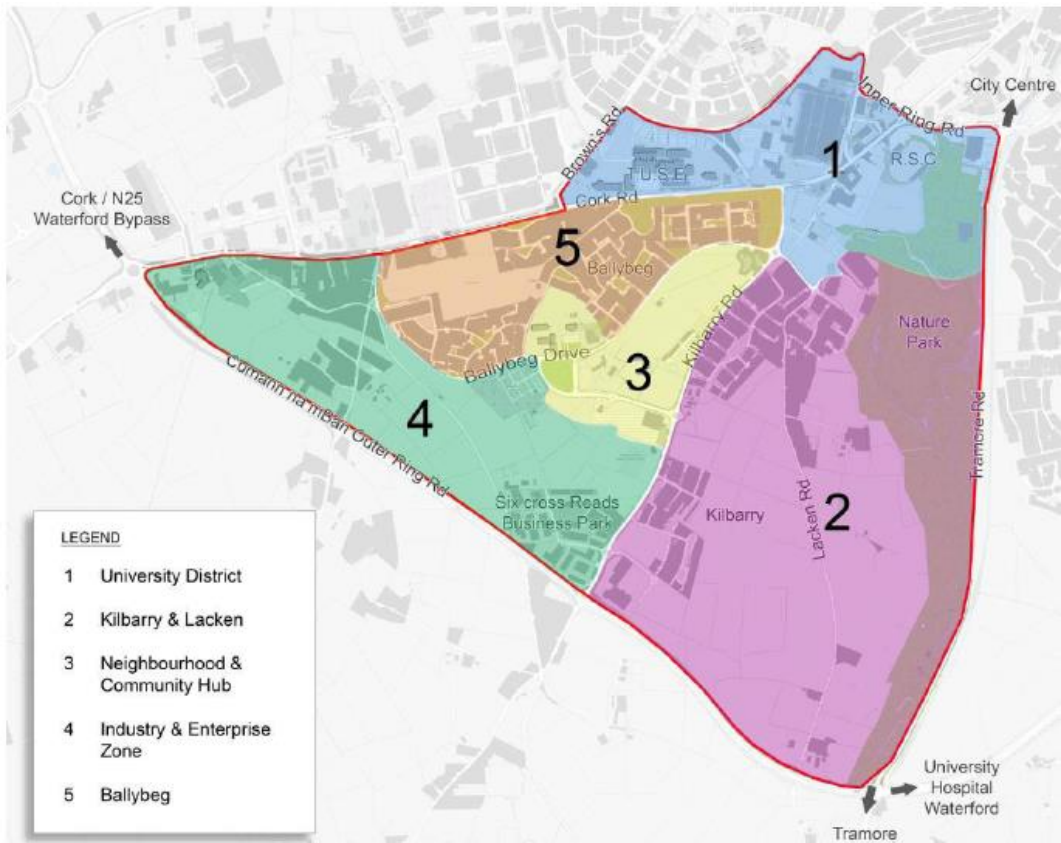


Fig. 2 : City South West (Kilbarry Ballybeg and Lacken) Design Framework

3.0 CHILDCARE

3.1 Scope

This section relates to the provision of childcare facilities for pre-school children (generally under 5 years of age) in a formal setting outside the home and often in purpose built premises.

Childminders who care for children in the minder's own home (up to 5 children) are an important part of the childcare services but are not included in this assessment.

3.2 Background Planning Context

National Planning Policy/ Guidelines

The national planning source informing the provision of childcare facilities is the *Childcare Guidelines for Planning Authorities, 2001*. The *Childcare Guidelines* identify an indicative standard of one childcare facility per 75 dwellings in new housing areas (paragraph 2.4 and 3.3.1). However, it is recognised that this is an indicative figure only and other site or location specific assumptions may affect the requirement. Developers also need to have regard to existing geographical distribution of childcare facilities, the emerging demographic profile of areas and any information available.

Local Planning Policy

The Ministerial Guidelines have also informed the provisions of the relevant statutory development plan – *Waterford City and County Development Plan 2022-2028*. The Development Plan (Section 5.17) refers to the 2001 Guidelines. Section 7.19 of the WCCDP also recognise the policy basis for the provision of Childcare Facilities is the 'Childcare Facilities Guidelines for Planning Authorities 2001' and that these Guidelines advocate that childcare facilities should be included as part of new residential developments. Volume 2 of the WCCDP, Objective- DM 27, Objective SC14 and Objective SC 17 refers.

City and County Childcare Committees support and assist families and early learning and care and school age childcare providers with childcare matters at local county level. CCCs were established in 2001 and coordinate the implementation of the national childcare policy and programmes at a local level on behalf of the Department of Children, Equality, Disability, Integration & Youth.

3.3 Existing Provision ²

The following creche facilities are located within the 2km study area:

Facility	Location	Type
Baile Beag First Steps Creche	Parish Centre Grounds Ballybeg X91N265	Community
Kidz Inc Creche and Montessorri	Briot Crescent Templars Hall Waterford X91VX96	Private
Little Darlings	Little Darlings Childcare Centre, Poplar Drive, Carraig An Aird, Six Cross Roads, Waterford, X91 K440	Private
Little Stars Pre-school	Kingfisher Club, Tramore Road, Waterford X91YX80	Private
Early Days	St Paul's B.N.S Church Road, Lisduggan, Waterford, X91 YX80	Community

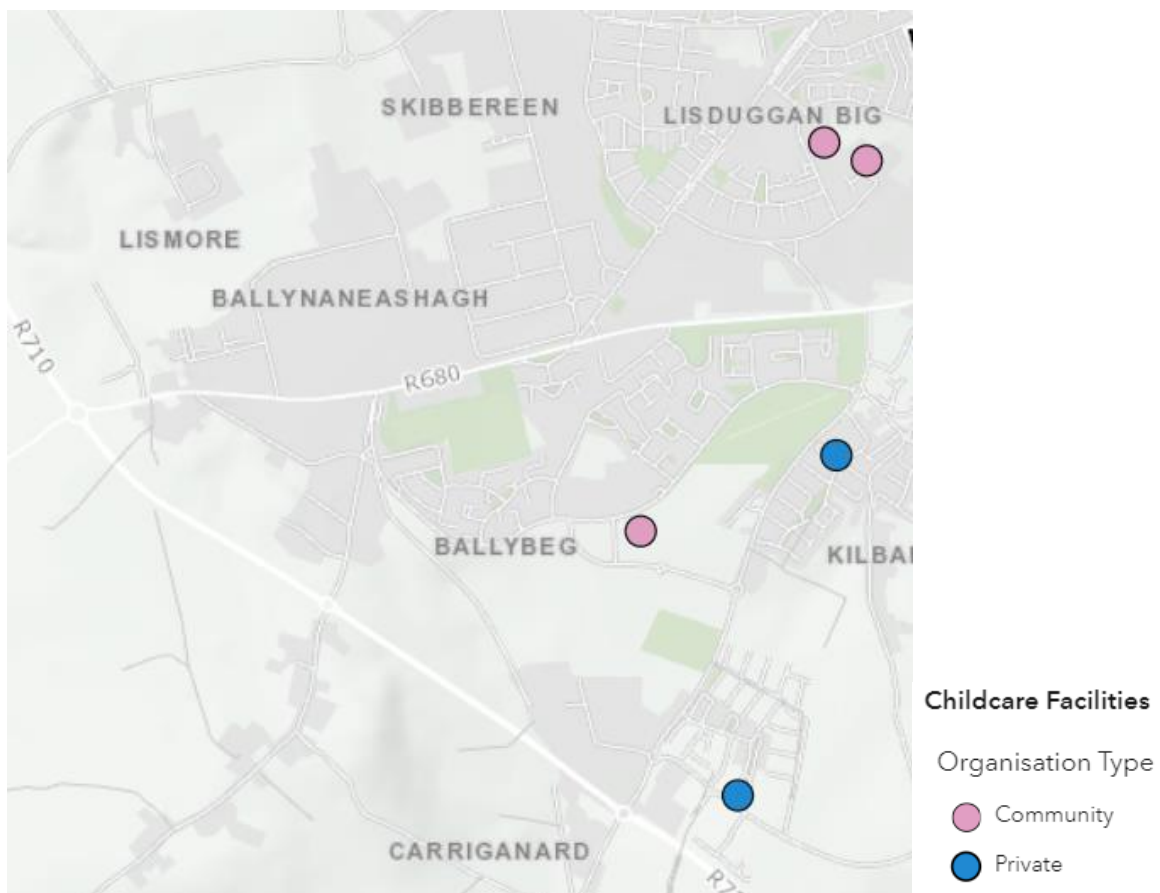


Fig.3 Childcare Facilities (Existing)

² <https://www.ncs.gov.ie/en/childcare-search/>

3.4 Planned Facilities

Planning permission was granted to Magna Construction Limited on 22/11/2022 for a housing scheme which includes a creche (261sqm) at Kilbarry (Reg. Ref. 22385). This creche is located northeast of the roundabout at Tesco.

3.5 Assessment

Based on these policies, the proposed development has included a creche to serve the needs of the development. The justification for the scale of creche provided is as follows.

The proposed development will accommodate 292 houses and apartments. However, the age friendly apartments can be excluded for the purposes of childcare provision. The 2022 Apartment Guidelines indicate that studio and 1-bedroom units need not be considered in determining the appropriate level of childcare required.

Therefore, the assessment of childcare needs is based on the following:

- 60 no. 2 beds
- 166 no. 3 and 4 beds

Based on an assumed occupancy rate of 2.5 persons per unit the total population of the houses and apartments will be c.565. Assuming that 7% of this population will require childcare facilities (i.e. will be aged between 0-5 years), this equates to c.40 children.

However, not all children will require childcare and therefore this is the worse case scenario. The Quarterly National Household Survey (QNHS), Childcare, Q3 2016 indicates that just over 60% (62%) of pre-school children minded by a parent. This means that almost 40% of children attend a childcare facility outside the family home.

The number of children presenting for creche services is also influenced by the Early Childhood Care and Education (ECCE) Programme which is a universal free preschool programme available to all eligible children for up to 2 years before starting primary school (ie 2-5 year olds).

The proposed creche is 286sqm which has capacity for at least 48 children (assuming a conservative 6sqm gross per child³. Based on the above calculation, the proposed creche is in

³ The standards within the Childcare Regulations are expressed as net areas and need to be converted to gross floorspace. The net requirements in the Regulations are:

- Age 0-1 @3.70 m² per child
- Age 1-2 @2.80m² per child
- Age 2-6 @*2.32m² per child

excess of the minimum requirement and a suitable size for a commercial creche operation. On this basis, the proposed creche is more than adequate to meet the needs of the proposed development.

Details of the proposed creche were issued to the County Childcare Committee - Coiste Leanaí Phort Lairge (Rose Murphy) and their feedback has informed the current proposals.

4.0 EDUCATION

4.1 Scope

The scope of this section is focussed on primary and secondary school facilities.

In general, the provision of schools is not a matter for individual developers and is rather a forward planning function of the Local Authority in collaboration with the Department of Education and Science. Nevertheless, to illustrate the general suitability of the location for residential development, the following overview of educational provision is presented.

4.2 Background Planning Context

National Planning Policy/ Guidelines

The national planning source informing the provision of schools is *'The Provision of Schools and Planning Systems – A code of practice'* (Department of Education and Science and the Department of Environment, Heritage and Local Government (2008)). These guidelines outline the core objectives for the effective integration of schools and development planning systems. In particular it notes that

'The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of planning authorities and the Department of Education and Science'. Accordingly, Local planning authorities, are requested to 'support and assist the Department in ensuring the timely provision of school sites'.

Local Planning Policy

The *Waterford County Development Plan 2022-2028* sets out the following policies in relation to objectives for education including Policy EDU 01 seeks to *'Support the provision of educational facilities such as childcare, first and second level schools and lifelong learning across all providers in so doing the Development Plan will seek to ensure there is an adequate quantity and range of services and appropriately zoned land for the provision and expansion of educational facilities'*

4.3 Existing Provision

The following primary schools are currently existing within 2 km of the current application site.

Primary Schools (2km)	Address	For	Capacity
St. Saviour's NS	Ballybeg Waterford City, Waterford City X91Y472	Co-Ed	336 pupils
St. Paul's NS	Church Road, Lisduggan, Waterford	Co-Ed	230 pupils

The secondary schools within 2km are:

Secondary Schools	Address	For	Capacity
Gaelcholaiste Phort Lairge	Bishopscourt, Ballygunner, Waterford, X91P984	Co-ed	134 pupils
St. Pauls' Community College ⁴	Paddy Browne's Rd, Lisduggan, Waterford, X91TX24	Co-Ed	729 pupils

There are other secondary schools within c.5km including :

Secondary Schools	Address	For	Capacity
St. Angela's Ursuline Secondary School ⁵	Ballytruckle Rd, Ballytruckle, Waterford, X91TK83	Girls	960 pupils
Presentation Secondary School	Cannon St, Lisduggan Big, Waterford, X91 V23C	Girls	431 pupils
Mount Sion CBS	Barrack Street Waterford ,Waterford City X91FK30	Boys	467 pupils
Our Lady of Mercy Secondary School	Ozanam St. Waterford ,Waterford City X91DW20	Girls	501 pupils

4.4 Planned Facilities

There have been no new schools granted permission in the immediate area in the past 2 years. Some extensions to existing schools have been permitted and these are noted above.

In terms of planned school facilities, the City South West (Kilbarry Ballybeg and Lacken) Design Framework (Appendix 6) states as follows:

6.1 Education

⁴ Permission was granted in 2023 (Reg. Ref 221057) for 2 additional classrooms, resources classes and school facilities

⁵ Permission was granted in 2023 under Reg. Ref 2360515 for modular temporary accommodation containing 5 classrooms

The study area is currently served by local schools including St. Saviours Primary School (319 pupils), St. Pauls Boys Primary School (226 pupils), and St. Pauls Secondary School (476 pupils) (Department of Education & Skills, 20182). The population growth envisaged in Section 2.0 above, taken in conjunction with the current requirements of the Department of Education & Skills for school places, indicates a need to reserve a 3.5 ha parcel of land for a primary school (based on 24 classrooms at Population Equivalent of 26 pupils per class) and a further 3.9 ha for a 837 pupil post primary school accommodating 593 pupils (based on 16 classrooms at a Population Equivalent of 28 pupils per class).

On the basis of this assessment the plan has identified a site for a school campus as follows:

NCO4 *Rezone c.2.3 ha land north of Ballybeg Link Road and West of Kilbarry Road from 'New Residential' to 'Community Facilities' in order to accommodate the development of a school campus. Buildings should be placed along the perimeter of the street in order to assist in framing the streetscape along Ballybeg Link and Kilbarry Road and assist in creation of a sense of place as shown in Figure 31 and 326;*

4.5 Assessment

The Forward Planning Unit of the Department of Education recommends that the estimated population is determined using the following percentages;

- Primary School: 12%
- Secondary School: 8.5%

These figures are appropriate over a wide geographical area. However, for specific new residential development demand will increase and wane with the age profile of the new community. It will take some time for the development to mature and for the children to age to primary and post primary school levels and this means that it may be at least 5 years before the development is complete and a further 5 years before any significant demand materialises for primary school places.

For secondary school places, significant demand may not materialise for up to 15 years. Therefore, in the case of primary and secondary school populations, the above indicative figures represent peak demand and, as the neighbourhood matures, the school going population will reduce significantly.

Furthermore, it is noted that the overall trend is for a declining school going age cohort trends and there will be additional capacity available in the future when school places will be required

as part of this residential development. A Department of Education report⁶ in 2021 indicated that

1. national primary schools enrolment peaked in 2018 and will be in decline by 2032/33.
2. the national post-primary student cohort will peak in 2023 before declining.

The initial phases of the proposed development will coincide with the period where school going populations will be in decline and therefore capacity of existing schools will be increasing.

To gauge the demand from the proposed development, the following estimates are suggested:

- Primary: Based on an estimated population of 565 people⁷, at peak demand, there will be circa 68no. primary school students seeking primary schooling and this demand will not arise until post 2035. This maximum demand is equivalent to
- approximately 3-4 classrooms depending on average class size and whether the classrooms are provided in boys/ girls or co-ed settings.
- Post Primary: Based on 8.5% of population presenting for secondary school, a maximum 48no. post primary school spaces are generated by the proposed development which is equivalent to 2 classrooms.

On the basis of the demand profiles for primary and secondary school children presented above, this assessment concludes that:

1. There is no indication from this study or from published sources (including the Development Plan) that the current application site should accommodate either a primary or secondary school a school or that the development of the site should be deemed premature pending the delivery of planned schools elsewhere.
2. The existing schools within the catchment should have capacity to meet the demand arising.
3. There is a planned school campus identified as part of the City South West (Kilbarry Ballybeg and Lacken) Design Framework and this is located within a short walking distance of the proposed development.

⁶ 'Regional Projections of Full Time Enrolment Primary and Second Level, 2021-2026 - November 2021

⁷ $226 \times 2.5 = 565$. Age friendly apartments / one bed units can be excluded from the calculations in line with the methodology used for calculating creche spaces as outlined in the 2022 Apartment Guidelines.

5.0 COMMUNITY AND CULTURAL CENTRES

5.1 Scope

The scope of this assessment is limited to community and cultural facilities provided at the local level. For the most part the above facilities are administered by the Local Authority but also can be provided by non-profit community organisations and charities. Some commercial enterprises may also be relevant but the focus is on public facilities rather than private.

These main facilities examined include :

- **Community Centres/ Halls** – Indoor community, parish hall or other local facility providing meeting spaces, social, education and recreational activities and health support information across all age groups (eg. Elderly Support Groups, Scouts, Youth Clubs, Women’s Groups, Mens Shed etc.)
- **Leisure and Recreation Centres** – Public indoor facilities which cater for indoor sports (eg. swimming pools, gym, sports) as well as other multi functional rooms for fitness, yoga/ pilates and other classes
- **Libraries** – Branch Library caters for a local area and can offer access to text and online resources. They can accommodate meeting spaces and other areas for study and research
- **Civic Centres/ Family Resource Centres** – These may be public facilities administering services provided by the Local Authority and / or other Government agencies providing services in the community (eg. Tusla, MABS)

Arts and Cultural facilities, such as Theatres, Arts and Performing Spaces, Art Galleries and Museums, are provided for the wider population and these are generally located within the City Centre and various other locations throughout the City. These are often publicly run and funded through the Local Authority or may be run on a commercial basis with some subvention. Except where such facilities happen to exist within the immediate area, these are not considered in this report.

5.2 Background Planning Context

National Planning Policy and Guidelines

Project Ireland 2040 – National Planning Framework (NPF) sets out the strategic framework for Ireland’s economic, social and cultural spatial development and promotes changing lifestyles and recognises that population growth in new communities should be accompanied

by supporting infrastructure and facilities for leisure, social interactions, arts and cultural heritage.

Otherwise, there are no specific national planning policy sources or guidelines in relation to such facilities.

Local Policy

In Section 7.18 of the Development Plan it is stated that the Council will encourage the grouping of community, commercial and local employment facilities such as schools, sporting facilities, childcare facilities, community centres, primary health care centres and local commercial service of a scale appropriate to serve the local community through land use and zoning objectives.

The *City South West (Kilbarry Ballybeg and Lacken) Design Framework* is relevant to the current application site and makes provision for community and cultural facilities for this new neighbourhood.

5.3 Existing Provision

The following community centres and libraries have been identified.

Facility	Address	Comment
Community Centres/ Halls		
Carrickphirish Community Campus	Carrickphirish Road, Waterford City, Co. Waterford	Within 4km of site
Leisure and Recreation Centres		
Waterford Crystal Sports & Leisure Centre	Cork Rd, Ballynaneashagh, Waterford, X91 K0EK	Adjacent to site
Libraries		
Browns Road Library (Public Library)	Paddy Brown's Road, Lisduggan, Waterford City. X91 EK76.	Within 2km of site
SETU Luke Wadding Library (University Library)	SETU Luke Wadding Library, Cork Road Campus Waterford Ireland	Within 2km of site
Civic Centres/ Family Resource		
Brill FRC Community Centre- Family Resource Centre	The Community Centre, Ballybeg, Waterford, X91 YT38	Within 2km

Key Project Ballybeg CE Scheme – Community Employment Scheme	Saint Saviours Parish Centre, Ballybeg, Waterford	Within 2km
Manor St John Community Centre- Youth Services	29, 11/18 Manor Saint John, Lisduggan Big, Waterford, X91 Y9PC	Within 2km

5.4 Planned Facilities

The *City South West (Kilbarry Ballybeg and Lacken) Design Framework* makes provision for community and cultural facilities for this new neighbourhood. Character Area 3 – Neighbourhood and Community Hub – designates lands and makes recommendations for a suitable urban form for this area.

5.5 Assessment

On the basis of the population increase generated by the proposed development, this assessment concludes that:

- There is no indication from this study or from published sources (including the Development Plan) that the current application site should accommodate community/ cultural facilities or that the development of the site should be deemed premature pending the delivery such facilities elsewhere.
- The *City South West (Kilbarry Ballybeg and Lacken) Design Framework* and this is located within a short walking distance of the proposed development. Any additional community/ cultural facilities will be made available or will be provided within the designated neighbourhood centre serving this area.
- The site is well connected by public transport to the City Centre and other parts of the City where there are existing higher order facilities for arts and cultural activities.

6.0 HEALTHCARE

6.1 Scope

The scope of this section relates to the provision of primary care facilities in the community and therefore focusses on Primary Care Centres (HSE or private), General Medical Practices and General Practitioners

It excludes hospital facilities (public or private) and healthcare clinics that are aimed at services provided at the level of the City or region.

Pharmacy and other specialist medical related services (eg. Dentists, physiotherapists, Chiropodists etc.) are also excluded as these occupy retail units in planned neighbourhood and district centres rather than purpose-built buildings.

6.2 Background Planning Context

National Planning Policy/ Guidelines

Project Ireland 2040 – National Planning Framework (NPF) recognises that population growth in new communities should be accompanied by supporting infrastructure and this includes the appropriate provision of a hierarchy of healthcare facilities appropriate to the location.

In terms of planning policy on primary care facilities, the 2001 Government Strategy supported the development and roll out of “Primary Care Teams” located on the same site and indicated that these teams *‘will serve small population groups of approximately 3,000 to 7,000 depending on whether a region is rural or urban.’*. The “Primary Care Network” is a broader concept which in turn supports the “Primary Care Team”. *“Primary Care – A New Direction”* sees supporting professionals such as the community pharmacist, dentist and other primary care specialists as part of a primary care network which supports the primary care team.

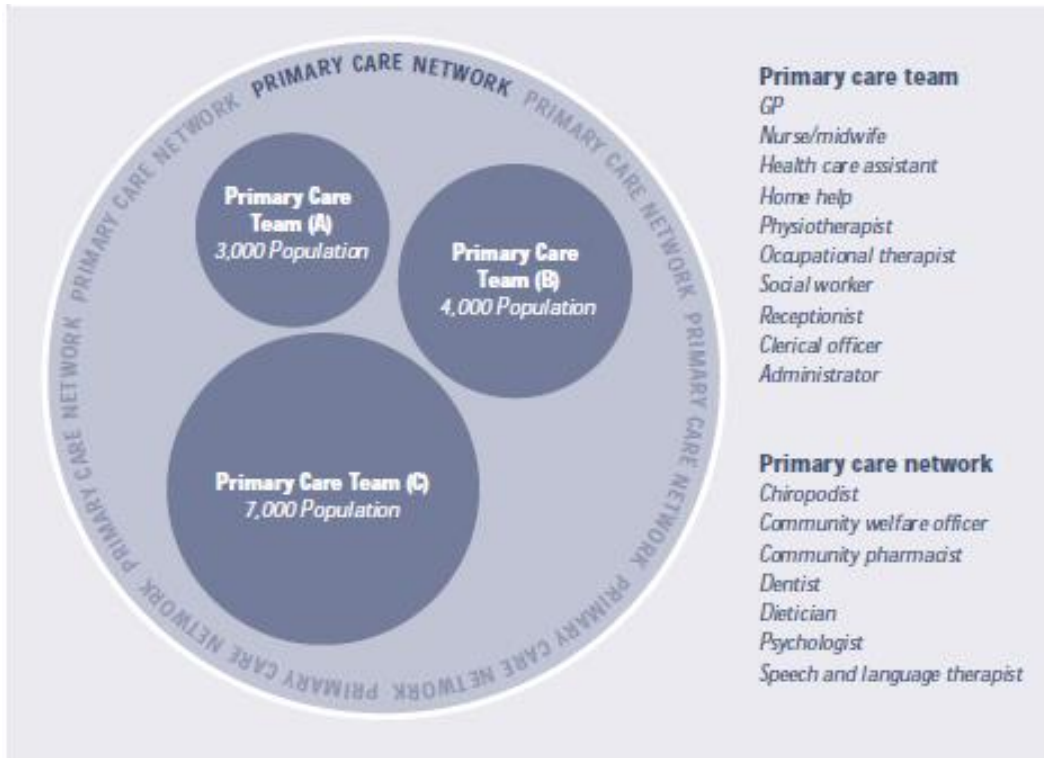


Fig 1: Model of Primary Care - Primary Care Team and Primary Care Network (from "Primary Care – A New Direction", 2001)

Local Planning Policy

The Development Plan (Section 7.21 Health Centres/ Services) notes that there are a number of public, voluntary and private agencies are responsible for the provision of healthcare facilities within the County, with the Health Services Executive (HSE) being the primary agency responsible for delivering health and personal social services. It recognises the aforementioned primary care strategy - 'Primary Care: A New Direction' 2001 - to promotes the development of 'one stop' primary health and community care services under one roof. The Plans notes that there are 2no. Primary Care Centres in Waterford City and 11 health centres in Waterford County. University Hospital Waterford (UHW) is designated as the main regional hospital for the south east region providing a wide range of services.

6.3 Existing Provision

The following Primary Health Care Centres, Medical Centre and GP practices are currently existing within 2km of the current application site.

Facility	Address	Comment
Lismore Park Primary Health Centre	Ashley Ct, Park's Rd, Lismore, Co. Waterford, P51 FA38	Community health centre

The Medical Centre	Kilbarry Shopping Centre, Tramore Road, Waterford,	General practice to private and public patience
Rowan Crevin Medical Practice	Slievekeale Road, Waterford City	General practice to private and public patience

6.4 Planned Facilities

There are no current permissions for a medical/healthcare facility in the area.

6.5 Assessment

The assessment of need for healthcare services and facilities is a matter for the Health Services Executive. There is no evidence of any exception deficiencies in this particular area and it is considered that there are adequate healthcare facilities within the area or adequate opportunity to provide such facilities should a need be identified.

Any such additional healthcare facilities should be directed to the designated neighbourhood centre or other suitably zoned sites serving this area. In this regard, the Phase 2 site adjacent to the current application could accommodate medical/ healthcare type uses and this possibility will be investigated as part of a mixed use scheme

7.0 SPORT AND RECREATION

7.1 Scope

The provision of open space is a normal part of the design of residential developments where generally there is a 10% requirement. Within these areas, the opportunity for play facilities is addressed. This open space provision and play facilities for the proposed development is addressed in the Design Statement and Landscape Design Reports submitted with this application and is not considered further in this report.

Public parks serving district and regional catchments are the responsibility of the Local Authority and these provide pitches and other facilities across a range of sports. These facilities are noted below insofar as they are already available within the locality. Otherwise, the requirement for district and regional public open spaces and the creation of a “green infrastructure network” is deemed to have been addressed as part of the zoning process in the Development Plan.

Therefore, the scope of this exercise addresses the existing range of sports and recreation opportunities available and planned within the 2km catchment with particular reference to the more popular indoor and outdoor sporting activities such as:

- GAA – Football and Hurling
- Association Football/ Soccer
- Rugby
- Hockey
- Golf
- Tennis
- Individual Sports (Swimming, Boxing, Cycling, Athletics etc.)

7.2 Background Planning Context

National Planning Policy/ Guidelines

Sports and Recreation activities are mainly administered by the relevant sporting organisations, albeit it with a high degree of assistance and cooperation with Central Government and Local Authorities

The ‘National Sports Policy 2018-2027’ guides the Council in the provision and coordination of sporting and recreational facilities and these policies are given local expression in the ‘Waterford Sports Partnership Strategic Plan 2018 -2022’

‘Ready Steady Play! A National Play Policy’ was published by the Department of Children and Youth Affairs in 2019. The principal aim of the National Play Policy is to provide a framework for future development to create better play opportunities for children.

Local Planning Policy

The Development Plan makes provision for large district and regional parks and the Sustainable Residential Development and Compact Settlements Guidelines 2024 make a recommendation for a rate of 2.5ha per 1000 population for such uses

Section 7.25 of the plan sets out Council policy in respect of recreational and sporting facilities which states that the Council will strive to provide facilities for sport and physical activity that are well maintained, sufficient in number and accessible to as many local people as possible, across a diverse range of sports.

7.3 Existing Provision

The scope of the search of the existing provision of sports facilities covered GAA clubs, football clubs and rugby clubs. The former Waterford Crystal Sports Centre swimming pool is located immediately adjacent to the site. A desktop search of the area has identified the following sporting clubs.

Facility	Comment	Address
GAA	St. Saviour’s GAA Club	Ballybeg, Co. Waterford
	Butlerstown GAA Club	Holycross, Butlerstown, Waterford
Association Football	St. Saviours’s FC	Ballybeg, Co. Waterford
	Southend United FC	14 Briot Cl, Templers Hall, Waterford, X91 VRH4
Rugby	Waterford City Rugby Club	Waterford City Rugby Clubhouse, Carraig an Áird, Six Cross Roads, Waterford
Hockey	None	
Golf	None	
Tennis	None	
Other	Waterford Crystal Swimming Pool	Waterford Crystal Sports & Leisure Centre, Cork Rd, Ballynaneashagh, Waterford, X91 K0EK
	Saviours Crystal Boxing Club	Ardmore Park, Ballybeg, Waterford

7.4 Planned Facilities

This City South West (Kilbarry Ballybeg and Lacken) Design Framework makes provision for an expanded and improved network of green linkages and biodiversity areas. The main proposals of the green strategy are outlined in Figure 14 and include the following objectives.

8.1 Green Infrastructure and Open Space Objectives

- *Facilitate the development of an off-road biodiversity corridor along the Cum na mBan Outer Ring Road (linking the River Suir river walk with the Waterford Greenway) and from the Ballycashin Roundabout along Ballybeg Drive linking to the Nature Park (the corridor should be c.5/10m wide and should be planted with naturalised tree spaces such as birch, oak, alder and ash);*
- *Develop a looped walk way/biodiversity corridor along the Tramore Road;*
- *Retain and enhance the two knocks at Carrigroe (east of Tramore Road) and Butlerstown Knock as biodiversity areas;*
- *Maximise the biodiversity and pollinator potential of the area through sustainable maintenance policies and habitat enhancement measures;*
- *Enhance and develop high quality active and passive recreation open space at selected areas as shown in Figure 14. These areas will be available to a wide and diverse range of the population in order to encourage a more active lifestyle; Protect trees of amenity value as designated in the current Waterford City Development Plan 2013 – 2019 located east of Butlerstown Road and associated habitats.*

7.5 Assessment

There is no impediment to the proposed development proceeding based on the availability or adequacy of sports and recreation facilities in the local area for the following reasons:

- The proposed development will provide open space to serve the immediate needs of the residents and the proposals include for a new playground which will also be available to the creche
- The Waterford Crystal Swimming Pool and St. Saviours FC club are immediately adjacent to the site and there are a large number of existing sports and recreation clubs and facilities available within 2km of the application site.
- Further potential exists to expand these facilities within the Ballybeg Kilbarry area and there are proposals detailed in the City South West (Kilbarry Ballybeg and Lacken) Design Framework to cater for the project population.

8.0 RETAIL AND NON-RETAIL SERVICES

8.1 Scope

The provision of retail and non-retail services is guided by the Retail Planning Guidelines and the local Retail Strategy which define the retail hierarchy and determine the distribution of these uses.

Insofar as new residential developments are concerned, the primary consideration is whether the new population will have access to day to day convenience shopping facilities.

For this reason, this assessment assumes that the existing and planned retail hierarchy will deliver the requisite shopping facilities and is limited to consideration of local convenience shops and supermarkets.

8.2 Background Planning Context

National Policy

The national policy context for retail facilities is contained in the *Retail Planning Guidelines for Planning Authorities 2012*.

Five key policy objectives must guide planning authorities in addressing retail development issues in their development planning and development management functions, namely:

- Ensuring that retail development is plan-led;
- Promoting city/town centre vitality through a sequential approach to development;
- Securing competitiveness in the retail sector by actively enabling good quality development proposals to come forward in suitable locations;
- Facilitating a shift towards increased access to retailing by public transport, cycling and walking in accordance with the Smarter Travel strategy; and
- Delivering quality urban design outcomes

The **sequential approach** referred to above is a key test of a new retail proposal and provides that retail development is directed into designated centres as a priority. An edge-of-centre location (defined as a location within easy walking distance of the primary retail area of a city town centre or district centre) or an out-of-centre location (defined as a location that is clearly separate from a town centre but within the town development boundary) should only be considered where no sites are available within the centre. For the purposes of the guidelines, a centre refers to a city centre or town centre and can also refer to the centre of a district or neighbourhood centre which has been identified in the settlement hierarchy of a development plan.

Paragraph 4.11.6 relates to “Local Retail Units” and states as follows;

“4.11.6 Local Retail Units

Local retail units such as corner shops or shops located in local or neighbourhood centres serving local residential districts perform an important function in urban areas. Where a planning authority can substantiate the local importance of such units in defined local centres, they should safeguard them in development plans, through appropriate land-use zoning. Development management decisions should support the provision of such units, particularly where they encompass both food-stores and important non-food outlets such as retail pharmacies, and have significant social and economic functions in improving access to local facilities especially for the elderly and persons with mobility impairments, families with small children, and those without access to private transport.

Local Policy

Chapter 4 of the Development Plan details policies which emanate from the RPGs and the Retail Strategy is contained within Appendix 4 of the Development Plan. Paragraph 4.12.6 - Retail Hierarchy and Local Shopping – of the Development Plan notes that Retail provision has an important role to play in the creation of vibrant centres and sustainable communities. Provided that it is in keeping with the scale and character of the town/ village in accordance with the Retail Planning Guidelines (2012) and the settlement and retail hierarchy.

8.3 Existing Provision

Local shops and supermarkets within 2km of the current application site are located at:

Store	Name /Address
Local convenience shops	Daybreak Convenience, Texaco Garage, Cork Road, Waterford, X91AKV7 Centra Convenience, The Well, SETU, Cork Rd, Waterford, X91 VY9N
Supermarkets	Tesco Ballybeg Superstore, Kilbarry Road, Ballybeg, Waterford

The nearest District shopping centre is Lisduggan Shopping Centre

Waterford’s largest retail warehouse destination - Waterford Retail Park - is located within 750 metres of the current application site at Butlerstown North. Permission has been granted for a Phase 2 extension.

8.4 Planned Facilities

There is undeveloped land within the neighbourhood centre zoned lands adjacent to the Tesco site. Otherwise, we are not aware of any planned convenience retail facilities in the area.

8.5 Assessment

The current application does not include any retail provision. Proposals to include a supermarket and retail units were discussed at pre-planning application stage with the Planning Authority. These proposals were deemed to be inconsistent with the Retail Strategy and therefore they were removed from the development. Some local retail may be included in the Phase 2 development.

The Planning Authority's objective is that the Ballybeg neighbourhood centre (Tesco) will be developed in the future to provide further retail opportunities for the surrounding area.

9.0 CONCLUSION

This Social and Community Infrastructure Audit has been prepared in support of a planning application for 292 residential units and a creche at Ballynaneashagh, Ballybeg Drive and Cork Road, Waterford.

The SCIA concludes that there is no reason why the proposed development cannot proceed at this time based on the existing level of provision and the planned facilities that are either committed or programmed to be progressed in the medium term.

BMA PLANNING

Sources

General

Geohive	https://webapps.geohive.ie/mapviewer/index.html
Pobal	https://www.pobal.ie/pobal-hp-deprivation-index/
Tailte Eireann	https://www.tailte.ie/en/
Myplan	https://www.myplan.ie/

Childcare

National Childcare	https://www.ncs.gov.ie/en/childcare-search/
Tusla	https://www.tusla.ie/services/preschool-services/early-years-providers/register-of-early-years-services-by-county/
Early Childhood Ire Childcare.ie	https://www.earlychildhoodireland.ie/childcare-search/ https://www.childcare.ie/

Education

Gov.ie	https://www.gov.ie/en/directory/category/495b8a-schools/ https://www.gov.ie/en/service/find-a-school/#
School Days.ie	https://www.schooldays.ie/articles/primary-Schools-in-Ireland-by-County https://www.schooldays.ie/articles/secondary-Schools-in-Ireland-by-County

Community and Cultural

WCCC	https://waterfordcouncil.ie/services/community-and-sport/sports-facilities/
Local Pages	https://www.localbusinesspages.ie/categories/Community%20Centres/5.aspx
Discover Ireland	https://www.discoverireland.ie/whats-nearby

Healthcare

HSE	https://www2.hse.ie/services/primary-care-centres/ https://www2.hse.ie/services/find-a-gp/
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Sports and Recreation

Local Pages	https://www.localbusinesspages.ie/categories/Sports%20Clubs-and-Associations.aspx
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Retail and Non Retail Services

Local Pages	https://www.localbusinesspages.ie/counties/Waterford.aspx
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