

17th December 2025

The Planning Department,
Waterford City and County Council,
Menapia Building,
The Mall,
Waterford City,
X91 FXN4.

**Re: Adopted Variation No. 1 of the Waterford City and County Development Plan
2022-2028**

A chara,

The Office of the Planning Regulator (Office) acknowledges the adoption of Variation No. 1 (Variation) of the Waterford City and County Development Plan 2022-2028 (County Development Plan) by the members of Waterford City and County Council (Planning Authority) on 13th November 2025. The Office also acknowledges receipt of your letter of 24th November 2025, further to section 31(AM)(6) of the Planning and Development Act 2000, as amended (Act). The Office has reviewed the adopted Variation in accordance with the legislative requirements set out in section 31(AM) of the Act.

In relation to the Chief Executive's response to Recommendation 1 (Implementation of the Housing Growth Requirements) of the Office's submission, the Office notes and welcomes that the planning authority is fully committed to ensuring that the County Development Plan supports the housing growth requirements as set out in the NPF Implementation: Housing Growth Requirements (2025) (Housing Growth Guidelines). In this regard, the Planning Authority is strongly encouraged to submit the Chief Executive's Report relating to Section 3.1 of the Housing Growth Guidelines in a timely manner.

Notwithstanding the Chief Executive's response to Recommendation 1, the Office notes that the annual housing completion rate for Tramore in recent years has been strong, surpassing the annual housing target each year since 2020. It is important that an adequate supply of zoned/available land is available in Tramore to continue the strong housing completion rates for the remainder of the plan period to 2028. In this regard, the

Office notes and welcomes the following with respect to the delivery of housing in the short to medium term:

- the number of units that can be accommodated on undeveloped Phase 1 and Phase 2 lands in Tramore;
- the policy relating to Phase 2 lands as set out in Section 2.11.2 of the County Development Plan; and
- the policy relating to Strategic Residential Reserve lands (SRR) as set out in the footnote against residential schemes in the zoning matrix of the County Development Plan, where social and affordable housing may be considered on SRR lands subject to compliance with the policy objectives and development management standards of the County Development Plan.

In relation to the Chief Executive's response to Recommendation 2 (Residential Zoned Land Tax requests for zoning) of the Office's submission, it is acknowledged that the three land parcels have historically been used in connection with Tramore Racecourse, providing parking for cars and larger vehicles, including equine vehicles, on race days.

However, as set out in the Office's submission, the lands occupy central, serviced and sequential locations relative to the town centre, making them highly suitable for residential development. Delivering housing in this area would strongly advance the principles of compact growth and sustainable settlement patterns and would therefore be supported in principle.

Furthermore, the recent development of land for housing to the east of the Old Waterford Road and adjacent to one of the subject land parcels further demonstrates the viability and appropriateness of residential development in this general location.

Accordingly, the Office strongly encourages the Planning Authority to engage with the racecourse, landowner(s) and NTA to focus on identifying alternative parking solutions for the racecourse and to explore sustainable access arrangements for race meetings. This approach would enable the release of strategically located lands for housing while safeguarding the continued operation of the racecourse.

As the County Development Plan expires in 2028, the Office considers that it is timely for the planning authority to consider the above as part of its full and comprehensive review of the County Development Plan.

The Office looks forward to continued engagement with Waterford City and County Council in the implementation of national and regional policy at the local level.

Is mise le meas,

A handwritten signature in dark ink, reading "AM O'Connor". The signature is written in a cursive, slightly slanted style.

Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluation

Designated Public Official under the Regulation of Lobbying Act 2015
