



## Compliance Statement

For **PROPOSED STUDENT** Accommodation,

at Cork Road,

Waterford.

On behalf of

Noel Frisby Construction Limited

Ref: 22032

JANUARY 2024

**FEWER HARRINGTON**  
& PARTNERS MULTIDISCIPLINARY  
ARCHITECTURE

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## 01\_ INTRODUCTION

### 1.1 DESCRIPTION OF PROPOSED DEVELOPMENT

This compliance statement has been prepared by Fewer Harrington and Partners (FHP) to accompany the planning application to Waterford City & County Council for the proposed planning and development of student accommodation and all associated works at Cork Road, Waterford.

The proposed development is located running parallel to the Cork Road in Waterford. The site is bounded to the North by a small water stream and by the Cork Road which is one of the main roadway connections in the city. The site is also bounded to the West by Ballybeg Drive and further on by Ballybeg estates. The Waterford Fire Station is also situated to the Southwest of the site along with an existing roundabout connecting to Ballybeg Drive. To the South of the site are existing housing estates such as Knights Grange and Templars Hall with access roads to these estates as well as a small industrial park to the Southeast with facilities such as Xtreme Gym Waterford, Harvey Norman Warehouse and Waterford Muay Thai. A small side-road (Lacken Road) also bounds the site connecting to both Kilbarry Road and Cork Road from the South-to-Northeast. An existing Circle K station is located Northeast to the site bounded by steel railings, trees and hedgerow vegetation.

The proposed development consists of 85 no. apartments (units) with 582 no. beds for student accommodation with an overall Gross Floor Area of 16, 898 Sqm. These units are divided into the following:

Block A – 16 no. apartments (112 no. Beds)

Block B – 23 no. apartments (148 no. Beds)

Block C – 30 no. apartments (213 no. Beds)

Block D – 16 no. apartments (109 no. Beds)

The development also includes amenity facilities, secured courtyard, landscaping and all associated site development works.

The purpose of this report is to provide an overview of the development under guideline compliances and how these requirements are being complied with. These guidelines will include a thorough breakdown of required and provided under their respected areas of special interest.

## 02 \_ Compliance of Regulations

### 2.1 Guidelines for Residential Developments for 3<sup>rd</sup> Level Students – Section 50 Finance Act 1999

6.0	Total Floor Areas of Qualifying Premises	Required	Provided
-	Accommodation under the scheme shall be provided by groupings of study bedrooms in "house" units. Each unit shall consist of a minimum of 3 bed spaces and an overall minimum gross floor area of 55 sq. metres, up to a maximum of 8 bed spaces and a maximum of 160 sq. metres	160 sq.m	178 sq.m *Please see Response Below*
6.1	Kitchen/Living Room	Required	Provided
-	The provision of shared kitchen/dining/living room space shall be based on a minimum of 4 sq. m per bedspace in the unit. This shall be in addition to any shared circulation. At a minimum, basic kitchen units, with sink, cooker and fridge shall be installed.	6 Bed Unit = 24 sq.m 8 Bed unit = 32 sq.m	6 Bed unit = 27.2 sq.m 8 Bed unit = 32.9 sq.m
6.2	Bedrooms	Required	Provided
-	These will be used as study bedrooms requiring desk space, and storage. Therefore, one of the following minimum areas shall apply depending on provision of bathroom facilities: Single study bedroom 8 sq. metres Single study bedroom with ensuite shower, toilet and basin 12 sq. metres Twin study bedroom 15 sq. metres Twin study bedroom with ensuite shower, toilet and basin 18 sq. metres Single Disabled study bedroom, with ensuite disabled shower, toilet and basin 15 sq. metres	Single Study Bedroom minimum area of 8 sq.m	Single Study Bedroom Areas = 10.6 sq.m – 12 sq.m
6.3	Bathrooms	Required	Provided
-	These shall be either ensuite with the study bedrooms or separately provided to serve a maximum of 3 bedspaces. Bathrooms shall have adult sized sanitary fittings, consisting of wash hand basin, water closet, and shower/bath, with sufficient room to ensure ergonomically adequate spacing in the layout.	Ensuite in each bedroom or 1 bathroom per 3 no. bedrooms	1 no. Ensuite in each Bedroom
6.4	Circulation and Storage	Required	Provided
-	In addition to the above minimum requirements an adequate entrance hallway and circulation space shall be provided within each unit. A hot press/store should also be provided to facilitate use of the unit.	1 no. hot press / store per unit	1 no. hot press / store per unit

8.0	Communal Facilities and Amenities	Required	Provided
-	<p>Communal facilities to service the needs of student residents should be provided for. The definition of qualifying developments includes "house" units and ancillary spaces including: - caretaker/security office and apartment; centralised storage; laundry facilities; drying rooms and utility rooms; and a seminar room. The floor area of these facilities shall not exceed 12% of the total area of the development, and their cost shall not exceed 12% of the total qualifying expenditure.</p>	<p>Total area of facilitating spaces = 12% of overall total area of Development</p>	<p>2.1%(359 Sq.m / 16898 sq.m)</p>
-	<p>Due consideration should be given to the needs of disabled students in the location, layout and design of any communal facilities. Developments should include reasonable provision for secure bicycle storage within the site.</p>	<p>Adequate Bike Storage</p>	<p>Provided 510 no. Bike storages</p>
-	<p>Facilities for the handling, storage and collection of refuse should be provided with access for frequent collection. Such facilities should be conveniently located, well-ventilated and comply with all fire safety and public health requirements. As a general guide in determining storage capacity required, an output of 0.1 cubic metres of refuse per unit per week may be assumed.</p>	<p>Adequate Bin storage with easy access for vehicle collection</p>	<p>70.7 sq.m Bin Storage located on site</p>
9.0	Internal Design and Layout	Required	Provided
-	<p>Entrance hallways and corridors in developments should be well designed with good lighting and ventilation. Vertical and horizontal circulation should be arranged so that corridors do not extend more than 15 metres from a widened "landing" area which should include natural lighting where possible. Corridors should be widened at entrances to apartments.</p>	<p>Unit Corridors does not exceed 15m in length.</p>	<p>6 bed unit = 9.9m &amp; 8 bed unit = 12.7m</p>
-	<p>Service ducts serving two or more apartments should as far as practicable be accessible from common circulation areas for maintenance purposes.</p>	<p>Minimum of 2 no. service ducts per unit</p>	<p>6 no. service ducts per unit</p>

-	The number of apartment units per lift/core in a development should not exceed a maximum of 30.	Maximum of 30 no. units per Core/Block	16 no. – 30 no. of units per Core/Block
10.0	<b>Disabled Access and Provision of Accessible Bedrooms</b>	<b>Required</b>	<b>Provided</b>
-	Developments should provide a minimum of one out of every fifty, or part thereof, of the total number of bedspaces in a development designed for students with disabilities. These study bedrooms shall be fully wheelchair accessible complete with ensuite bathroom facilities.	Minimum of 1/50 of total bedspaces be wheelchair accessible	582 no. bedrooms / 50 = 11.64. 12 no. provided accessible bedrooms

#### **Response to Total Floor Areas of Qualifying Premises:**

The proposed student apartment spaces exceed the maximum gross floor area of 160 sq.m set by the Guidelines for Residential Developments for 3<sup>rd</sup> Level Students – Section 50 Finance Act 1999. While the proposed student apartment gross floor areas total 178 sq.m, slightly surpassing the required limit for 8 bed spaces, we firmly believe that the features and design elements incorporated into this accommodation warrant an exception based on their alignment with modern standards of comfort, accessibility, and well-being.

**Corridor Standards:** The proposed student accommodation spaces have been designed to adhere to the latest corridor standards, complying with hotel and wheelchair accessible design guidelines. By integrating these high-quality corridor standards, we ensure a safe, convenient, and comfortable environment for residents to navigate within the premises. The widened corridors not only enhance accessibility but also contribute to an overall sense of spaciousness and freedom of movement.

**En-Suite Facilities:** One of the distinguishing features of the proposed accommodation is the inclusion of en-suite facilities for each individual room. This crucial improvement offers a significant upgrade from the traditional shared en-suite arrangement commonly found in shared student accommodation. Individual en-suites provide a higher level of privacy, hygiene, and convenience, addressing the needs of the modern student population and promoting a more comfortable and accommodating living experience.

**Enhanced Quality of Life:** The additional space in the proposed accommodation goes beyond mere square metreage; it translates into an improved quality of life for the residents. The larger floor area allows for more natural light, ventilation, and personal space, contributing to a healthier and more conducive living environment. The well-being of students is of paramount importance, and the extra space is a direct investment in their physical and mental comfort.

**Premium Bedrooms:** One of our primary objectives is to offer students a higher standard of living within the accommodation. We envisioned premium bedroom spaces that not only provide ample room for studying and relaxation but also contribute to an enhanced student experience. Recognizing the importance of a balanced and comfortable living space in promoting academic success and overall well-being, we designed the apartments with slightly larger floor areas to accommodate these premium bedrooms.

Site Orientation: Our design approach was influenced by the orientation of the site itself. We aimed to optimize the layout and positioning of the buildings to harness natural light, ventilation, and energy efficiency. The site's unique location and characteristics presented both opportunities and challenges in terms of design. While we strived to adhere to the required regulations, certain design considerations were made to maximize the efficiency of the buildings and ensure an optimal living environment for the students.

Future-Proof Design: Our proposed accommodation is designed with a forward-thinking approach. By exceeding the current regulations, we ensure that the facility remains relevant and competitive in the years to come. The adaptability of the design allows for easy integration of emerging technologies and evolving accessibility requirements, ensuring the long-term viability and attractiveness of the student housing.

## 2.2 Waterford City & County Council Development Plan 2022 – 2028

This document was also created to show compliance to the Waterford City & County Council Development Plan 2022 – 2028 under Volume 2 - Development Standards Chapter.

-	Waterford Development Plan 2022 – 2028 – Development Standards	Required	Provided
7.3	Bicycle Parking – Student Accommodation	1 no. Spaces per 5 Bedrooms (Short Stay)	510 no. Bike Spaces
-	Cafés	1 per 100 sq.m & 1 per 5 staff	3 no. Bike Spaces(included in above figure)

## 3.1 Conclusion of Report

In conclusion, the applicant is fully committed to compliance with the Guidelines for Residential Developments for 3<sup>rd</sup> Level Students – Section 50 Finance Act 1999. The applicant recognises the importance of adhering to the guidelines and regulations outlined in these documents to ensure the successful development of our proposed Student Village. By aligning our operations with the Waterford Development Plan, we aim to contribute to the sustainable growth and enhancement of the local area while providing an exceptional experience for future students of South-East Technological University. By meticulously integrating sustainable practices, enhancing community engagement, and prioritizing the welfare of the future student residents, we aim to create a vibrant, inclusive, and environmentally responsible living environment that seamlessly integrates with the local community and contributes positively to the growth and prosperity of the surrounding area.