

Large-Scale Residential Development  
Planning and Development Directorate  
Waterford City and County Council  
The Mall  
Waterford

28th February 2024

**Re: Large-scale Residential Development (LRD) - Application for permission for a student accommodation development on a site fronting on to the Cork Road, Kilbarry Road and Ballybeg Drive at Kilbarry, Cork Road, Waterford**

Dear Sir/Madam,

We act on behalf of Noel Frisby Construction Ltd., and wish to apply to Waterford City and County Council for planning permission for the following Large-Scale Residential Development (LRD) comprising of the construction of a student accommodation development which will consist of the construction of 85 no. student accommodation apartments (ranging in size from 5-bed apartments to 8-bed apartments) comprising a total of 582 no. bed spaces in 4 no. blocks ranging in height from 4-6 storeys, with student amenity facilities including 1 no. retail/cafe unit, communal areas, laundry room, reception, student and staff facilities, storage, ESB substation/switch room, bin and general stores and plant rooms. The development also includes the provision of landscaping and amenity areas including a central courtyard space, public realm/plaza (fronting on to the Cork Road), the provision of a set down area, 1 no. vehicular access point onto Ballybeg Drive, car and bicycle parking, footpaths, signage, boundary treatment, pedestrian and cycle improvements to Lacken Road (including a pedestrian crossing) and all ancillary development including pedestrian/cyclist facilities, lighting, drainage (including 2 no. bio retention ponds and upgrades to existing culverts), landscaping, boundary treatments and plant including PV solar at roof level.

In addition to this cover letter, please find the following documentation and information:

- **Cover letter** by McCutcheon Halley Planning Consultants;
- **Completed Application Form** and **Form 19** prepared by McCutcheon Halley Planning Consultants;
- **Letter of Consent** from Waterford City and County Council;
- **Site Notice and Press Notice** prepared by McCutcheon Halley Planning Consultants;
- **Planning and Design Statement** by McCutcheon Halley Planning Consultants;
- **Statement of Consistency** by McCutcheon Halley Planning Consultants;
- **Social Infrastructure Audit** by McCutcheon Halley Planning Consultants;

- **Statement of Compliance** with Guidelines for Residential Development for Third Level Students by McCutcheon Halley Planning Consultants;
- **Response to Waterford City and County Council Opinion and Copy of WCCC Opinion** by McCutcheon Halley Planning Consultants;
- **Site Location Maps, Site Layout Plans, Floor Plans, Elevations and Site Sections** prepared by Fewer Harrington and Partners Architects;
- **Architectural Design Statement with Schedule of Accommodation** prepared by Fewer Harrington and Partners Architects;
- **Compliance Statement** by Fewer Harrington and Partners Architects;
- **Engineering Report with Confirmation of Feasibility (appendix of Report)** by Malone O Regan Consulting Engineers;
- **Engineering Drawings** by Malone O Regan Consulting Engineers;
- **Landscape Report, Landscaping Masterplan and Landscape Sections** by Cunnane Stratton Reynolds;
- **Traffic and Transport Report** by Coakley Consulting Engineers;
- **Quality Audit Report** by Coakley Consulting Engineers;
- **DMURS Compliance Statement** by Coakley Consulting Engineers
- **Site Specific Flood Risk Assessment** by IE Consulting;
- **Environmental Impact Assessment (EIA) Screening Report** by Russell Environmental & Sustainability Services Ltd;
- **Ecological Impact Assessment** by Russell Environmental & Sustainability Services Ltd;
- **Natura Impact Statement (NIS)** by Russell Environmental & Sustainability Services Ltd;
- **Photomontages and CGIs** by G-Net 3D;
- **Climate Resilient Plan** by Noel Frisby Construction Ltd;
- **Construction, Environmental Management Plan** by Noel Frisby Construction Ltd;
- **Operational Waste Management Plan** by Noel Frisby Construction Ltd;
- **Public Lighting Plans, Plant Layout Plans Lighting Impact Assessment Report and Utility Report** by Lawler Consulting Engineers;
- Banking Receipt for €49,532.44 fee applicable.

Please contact the undersigned if you require any further details.

Yours sincerely



Tom Halley

**McCutcheon Halley**