

Planning and Design Statement

For Development at Kilbarry Road, Cork Road and
Ballybeg Drive at Kilbarry, Cork Road, Waterford
on behalf of Noel Frisby Construction Ltd.

February 2024



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

Document Control Sheet

Client	Noel Frisby Construction Ltd.	
Project Title	Kilbarry LRD	
Document Title	Planning and Design Statement	
Document Comprises	Volumes	1
	Pages (Including Cover)	28
	Appendices	0
Prepared by	Andrea McAuliffe	
Checked by	Majella O'Callaghan	
Office of Issue	Cork	
Document Information	Revision	A
	Status	Final
	Issue Date	February 2024

CORK

6 Joyce House
Barrack Square
Ballincollig
Cork
P31 YX97

T. +353 (0)21 420 8710

DUBLIN

Kreston House
Arran Court
Arran Quay
Dublin 7
D07 K271

T. +353 (0)1 676 6971

www.mhplanning.ie

Contents

1. Introduction	3
2. Site Context and Development Description	4
2.1 Site Context	4
2.2 Development Description.....	5
3. Planning Policy Context.....	7
4. Planning History	17
5. Assessment.....	19
5.1 Compliance with Planning Policy.....	19
5.2 Need for Student Accommodation	19
5.3 Topography	21
5.4 Infrastructure and Services	22
5.4.1 Water	22
5.4.2 Wastewater.....	22
5.4.3 Surface Water Drainage.....	22
5.5 Traffic.....	23
5.6 Access and Connectivity.....	23
5.7 Recreation, Amenity and Open Space	25
5.8 Appropriate Assessment	26
5.9 EIA Screening.....	26
5.10 Archaeology.....	26
5.11 Flood Risk.....	27
5.12 Part V	27
6. Conclusion	27

1. Introduction

McCutcheon Halley Chartered Planning Consultants are appointed by Noel Frisby Construction Ltd. to prepare a Planning Report to accompany a 32B pre-application submission to Waterford City and County Council (WCCC) for the following Large-Scale Residential Development (LRD) comprising a student accommodation development on a site fronting on to the Cork Road, Kilbarry Road and Ballybeg Drive at Kilbarry, Cork Road, Waterford.

The proposed development 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, pedestrian and cycle improvements to Lacken Road (including a pedestrian crossing) and all associated 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.

This report has been prepared in conjunction with Fewer Harrington and Partners Architects, Malone O Regan Consulting Engineers, Coakley Consulting Engineers, Lawler Consulting Engineers and Cunnane Stratton Reynolds Landscape Architects.

The proposed development will see the sustainable development at the Kilbarry lands which are earmarked for development in the Waterford City and County Development Plan 2022-2028. The design and development of the proposed scheme has been informed by a pre-planning meetings with WCCC's Planning, Architectural and Engineering Departments. Key design aspects have been shaped directly by feedback and comments received from the Council, with the design and in particular the layout having been amended and altered to reflect the comments at previous meetings.

1. Introduction;
2. Site Context & Development Description;
3. Planning Context;
4. Planning History
5. Assessment
6. Design Approach
7. Conclusion

2. Site Context and Development Description

2.1 Site Context

The proposed development, which is 1.95 hectares in area, is located fronting on to the Cork Road, Kilbarry Road and Ballybeg Drive at Kilbarry, Cork Road, Waterford. The site is located on the outskirts of Waterford City, along the R680, Cork Road and is within close proximity and easy walking distance to the South-East Technological University (SETU). The site is surrounded by a mix of uses, including residential and commercial development.

The site is bounded to the north by the R680 and to the south by Kilbarry Civic Amenity site and residential developments. To the west of the site there is an established residential neighbourhood while to the east there is a mixture of agricultural/light industrial uses, and slightly further east is the Waterford Regional Sports Centre (RSC). To the north-east, the site is abutted to a service station.



Figure 1 Location of Site in proximity of surrounding uses and bus stops. Site outlined in red.

The site is located approximately 2km south-west of Waterford City Centre, 400 metres east of Southeast Technological University (formerly Waterford Institute of Technology) and 1.9km north of Waterford Retail Park. The site is closely located and within a short walking distance of several bus stops, including the 354, 360, W1 and W2 routes, which connects the site with Waterford City and other locations within the Metropolitan Area such as Portlaw and Tramore. These services operate on a high frequency basis, with the W1 and W2 routes to Waterford City Centre commencing at 6:30am and operating on a 20-minute frequency.

There are a number of local services located within close proximity of the site, including supermarkets, service stations, cafés, restaurants and open green spaces. These are all within approximately 15 minutes walking time of the site.

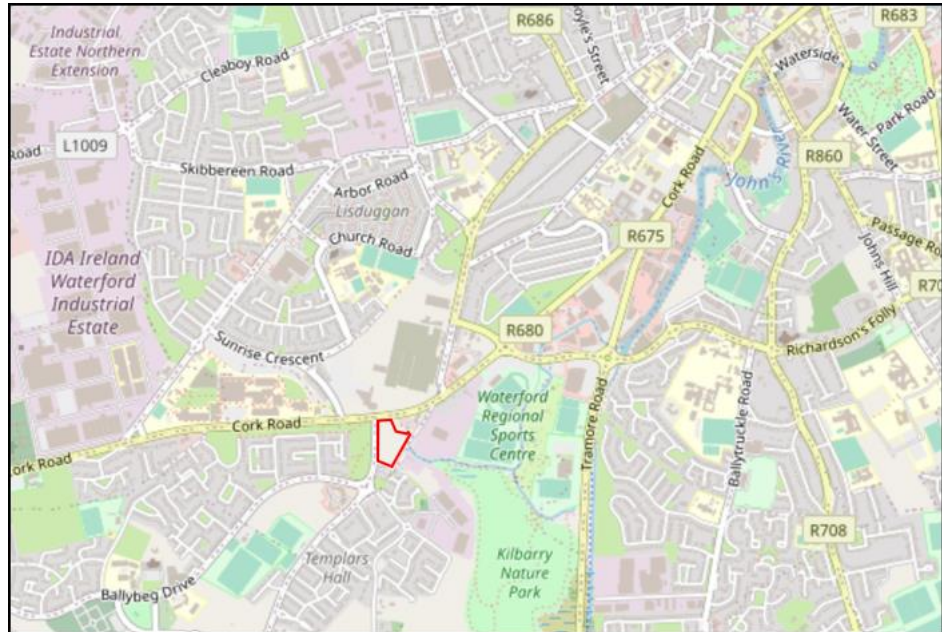


Figure 2 – Indicative Site Location in context of Waterford City. Site outlined in Red.

2.2 Development Description

The proposed development comprises permission for a Large-Scale Residential Development (LRD) for a student accommodation development on a site fronting on to the Cork Road, Kilbarry Road and Ballybeg Drive at Kilbarry, Cork Road, Waterford. The proposed development 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, sub/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, the provision of a set down area, 1 no. vehicular access point onto Ballybeg Drive, car and bicycle parking, footpaths, road improvements to Lacken Road (including a pedestrian crossing) and all associated ancillary development including pedestrian/cyclist facilities, lighting, drainage, landscaping, boundary treatments and plant including PV solar at roof level.

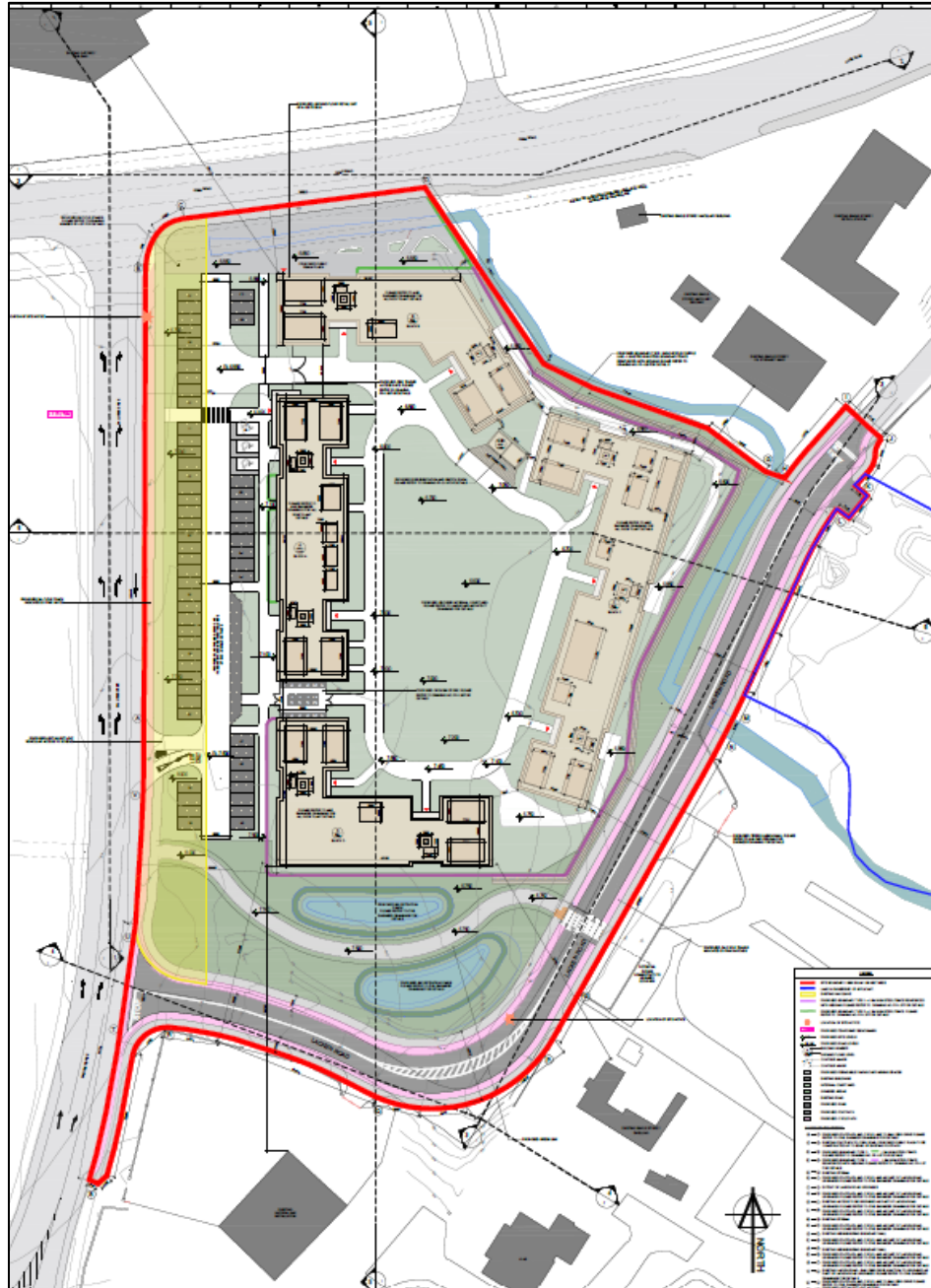


Figure 3 Proposed Site Plan prepared by FHP Architects.

Further details regarding the design approach of the proposed development are contained in Section 5 of this report, the pre-application pack prepared by Fewer Harrington & Partners Architects and in the Landscape Design Rationale submitted by Cunnane Stratton Reynolds as part of this 32B request.

3. Planning Policy Context

3.1 National Planning Framework Project Ireland 2040

The Department of Housing Planning and Local Government, on behalf of the Government, has prepared and published the finalised National Planning Framework (NPF) under Project Ireland 2040, the overarching policy and planning framework for the social, economic and cultural development of our country.

One of the ultimate objectives of the NPF is to guide the future development of Ireland, considering a projected 1 million increase in the Country's population, the need to create 660,000 additional jobs to achieve full employment and a need for 550,000 more homes by 2040.

A key aim of the NPF is to help deliver ambitious growth targets to enable the four cities of Cork, Limerick, Galway and Waterford to each grow by at least 50% to 2040 and to enhance their significant potential to become cities of scale.

3.2 Urban Development & Building Heights, Planning Guidelines, 2018

The Urban Development & Building Heights, Planning Guidelines, 2018 align with the existing planning guidelines and policies supporting sustainable and compact development. It is recognised that local authorities set generic maximum height limits across their functional areas. Such limits, if inflexibly or unreasonably applied, can undermine wider national policy objectives to provide more compact forms of urban development.

Chapter 3 of the Guidelines outlined Building Heights and the Development Management processes highlights that there is a presumption in favour of buildings of increased height in our town/city cores and in other urban locations with good public transport accessibility.

The Manual sets out 12 key design criteria (i.e. Context, Connectivity, Inclusivity, Variety, Efficiency, Distinctiveness, Layout, Public Realm, Adaptability, Privacy and Amenity, Parking and Detailed Design) – these criteria have been carefully considered in the design of the proposed development.

3.3 The National Student Accommodation Strategy 2017

The National Student Accommodation Strategy is designed to ensure that there is an increased level of supply of purpose-built student accommodation (PBSA) to reduce the demand for accommodation in the private rental sector by both domestic and international students attending our Higher Education Institutions (HEIs)

According to the Strategy, it is estimated that there is currently an unmet demand for 23,634 bed spaces. Drawing together the estimates of supply of, and demand for, PBSA shows that the demand for PBSA currently outstrips

supply, and this trend will continue to 2024. The Strategy projected that Waterford would have a supply of 2,365 PBSA bed spaces by 2024. However, it states that the demand would be 2,708 i.e. a deficit of 343 beds. However, this figure was calculated before the transition of Waterford Institute of Technology to South-East Technological University. It is likely that this transition will result in additional demand and need for further bed spaces.

3.4 Guidelines on Residential Developments for 3rd Level Students

In 1999 the Minister for Education and Science, in consultation with the Minister for the Environment and Local Government and with the consent of the Minister for Finance, issued guidelines relating to the operation of the scheme of tax relief for investment in third level residential accommodation that is outlined in Section 50 of the Finance Act 1999.

The guidelines were prepared with a view to ensuring that the overall standard of design and construction of accommodation being provided would promote the objectives of the Student Residential Accommodation tax incentives. They are also intended to be used to assist developers and designers in formulating proposals for student residential development.

3.5 Waterford City and County Development Plan 2022

The 2022 Waterford City and County Development Plan (CDP) sets out the strategy for the proper planning and sustainable development of the City and County over the plan period from 2022 to 2028.

In considering its approach to housing policy, the CDP recognises that over the course of the next 20 years, the population of Waterford is projected to rise to 153,000. Much of this growth is expected to be focused on Waterford City Centre, and as a result at least 50% of housing must be provided in Waterford City and Suburbs. While the need to meet this number of housing units is an important target of the CDP, it also states that this is not a standalone goal, rather the delivery of residential accommodation should result in the provision of new and/or enhanced communities and neighbourhoods.

Coinciding with the population targets of the NPF/RSES, the CDP states that a university would attract an estimated additional 1,500 learners annually and within five years this would amount to in excess of 6,000 students. In relation to this, the Plan adds the following;

“The scale of the population specifically in Waterford would grow to about 12,000- 14,000 learners over that period. A doubling of graduate student numbers and of international learners would bring that population to about 15,000. There would be expected to be a prorata growth both in faculty and professional/ managerial/ support staff along with the growth in students, with an estimated additional staff complement of about 500 (to a total complement of about 1,300) based in Waterford.”

In addition, the focus of developments must be to create areas of a high-quality design which includes the creation of sustainable, compact, accessible, attractive, healthy and multifunctional places in which to live with an appropriate mix, type and range of units.

Objective H 02 of the CDP states the following in this regard;

“In granting planning permission, we will ensure new residential development:

- *Is appropriate in terms of type, character, scale, form and density to that location.*
- *Is serviceable by appropriate supporting social, economic and physical infrastructure.*
- *Is serviceable by public transport and sustainable modes such as walking and cycling.*
- *Is integrated and connected to the surrounding area in which it is located; and,*
- *Is designed in accordance with the applicable guidance and standards of the time:*
 - *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009).*
 - *Delivering Homes, Sustaining Communities (2007).*
 - *Urban Design Manual A Best Practice (2009).*
 - *Permeability Best Practice NTA (2015); and,*
 - *Design Manual for Urban Roads (DMURS) (2020) or any update thereof.*
 - *National Disability Inclusion Strategy (NDIS) 2017-2022.*
 - *United Nations Convention on the Rights of Persons with Disabilities (UNCRPD)”*

In addition, the CDP is clear in its aim to promote and facilitate compact growth in its delivery of future residential units. Objective H 04 outlines the policy in this regard and states the following;

“We will promote and facilitate sustainable and liveable compact urban growth through the thoughtful consolidation and of infill/ brownfield sites in a way which promotes appropriate levels of compactness while delivering healthier and greener urban spaces and residential amenities. This will be achieved by:

Facilitating and supporting a range of residential densities and building heights appropriate to the context and residential amenity of a proposed development location.

Proximity to high-capacity public transport corridors and investment in sustainable and/ or active transport infrastructure.

Supporting the permeable integration and densification of existing built-up areas.

Supporting residential development proposals and urban design which incorporate clustering of mixed land use and co-location of services in appropriate location(s), or where quick and easy access to such services is available.

Promoting and ensuring qualitative design and technological solutions which deliver adaptable residential/living units/spaces and urban design.

Ensuing the integrated provision of quality green and blue infrastructure components/ public open space and networks of same so as to achieve distinctiveness and sense of place across our neighbourhoods; and,

Requiring the provision of support infrastructure/ facilities to encourage sustainable mobility."

The site itself is zoned as 'Regeneration' in the current Waterford City and County Development Plan where it is an objective to "provide for enterprise and/or residential led regeneration."

The site is also identified as a 'Regeneration and Opportunity' with the following set out as the vision for same:

Development on this infill site should provide strong architectural design as a key landmark/gateway to Waterford City; Create a mixed use medium/high density development on the site with an emphasis on apartments and residential city living; Any development on the site must adhere to the specific objective highlighted in the Appendix 6 City South West Design Framework; Any development on this site must provide for adequate open space and facilitate the development of a walkway/cycle route and green infrastructure links connecting the TUSE with Kilbarry Nature Park. Provide a strong architectural response and be designed to an exceptional standard with a desirable street edge addressing the Cork Road, Nature Park and the Kilbarry/Lacken; The site has potential to accommodate taller building(s) and has a potential yield of c. 170 units.

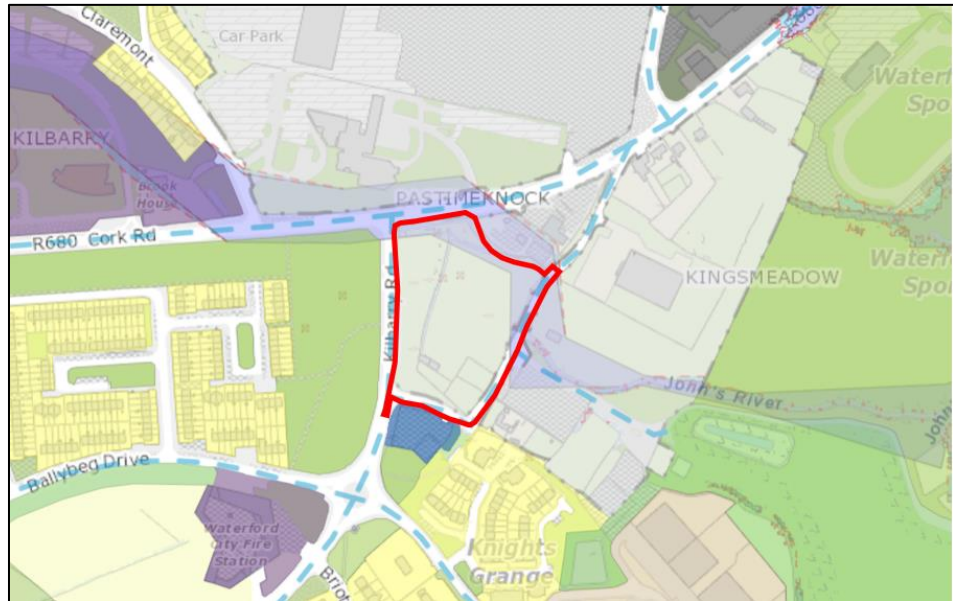


Figure 4 Location of site on WCCC zoning map. Subject site outlined in red.

With specific reference to the provision of student accommodation in Waterford, the CDP has stated that in considering future applications, the Council will have regard to the existing surrounding residential character and amenity, as well as national guidance such as *The National Student Accommodation Strategy (2017)*. And the *Guidelines on Residential Developments for Third Level Students*.

Objective H22 of the CDP outlines the Council's position in relation to the provision of student accommodation within the lifetime of the Plan.

"We will facilitate provision of high-quality, purpose built and professionally managed student accommodation in line with the provisions of the National Student Accommodation Strategy (2017). Purpose built student accommodation should be provided on campus or in suitable locations that are easily accessible to relevant educational institutions/campuses by way of walking, cycling and high quality, convenient public transport."

Providing further details in relation to suitable sites and locations where future student accommodation may be provided, Objective H23 adds the following:

"The Council will support the sustainable distribution and provision of student accommodation in the city centre including through the development of 'over shop living' and the development of underutilised sites. Any development must have regard to the following:

- *The effect of the proposed development on the amenities of the area, including residential amenity.*

- *The effect of the proposed development on the existing mix of land uses and activities including the existing student accommodation, in the particular locality.”*

With regard to density, the CDP offers some general advice with regards to future proposals for residential developments. It states that in assessing applications for residential development, the Council will seek to implement the density standards set out in the ministerial guidelines ‘Sustainable Residential Developments in Urban Areas’ (DoEHLG 2009), the Specific Planning Policy Requirements (SPPR) of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) and Circular Letter NRUP02/2021 along with those provided in the Core Strategy of the CDP.

Table 2.4 of the CDP identifies the population and housing unit target as envisaged for Waterford City and County in the RSES (Regional Spatial and Economic Strategy), NPF, Section 3(a) and (b) of the Implementation Roadmap for the National Planning Framework and the Housing Supply Target Methodology for Development Planning: Guidelines for Planning Authorities DHLGH (Department of Housing, Local Government & Heritage, 2020).

A minimum target residential density of 35 units/ha is identified for development in Waterford City and Suburbs with no upper target limit .

Table 2.4 Core Strategy Table												
Settlement		Population & Minimum Housing Target			RSES Population Ambition		Land Zoning Requirement to Deliver Minimum Housing Target					
Settlement Class	Settlement Type	Census 2016 Pop	Census 2016 (%)	Minimum Housing Target Units 2028 (Based on HST/ HNDA)	Population 2022 (Based on RSES targets)	Population Ambition 2028 (Based on RSES targets)	Existing Zoning (ha)	Zoned land required for Minimum Housing Target (ha)	Target residential density (UPH)	Minimum 50% / 30% infill lands (ha) (Based on minimum housing target)	Remaining 50% / 70% (non-infill) (ha) (Based on minimum housing target)	Shortfall / Excess of Zoned Land
1	Regional City											
	Waterford City & Suburbs	48,216	41.57	3,169	55,299	62,382	254.36	90.6	35	45.3	45.3	163.8
2	Key Town											
	Dungarvan/ Ballinroad	10,388	8.96	330	11,616	11,864	72.61	11.0	30	3.3	7.7	61.6
	Clonmel Environs	925	0.80	29	991	1,056	40	1.0	30	0.3	0.7	39.0
3A	Large Urban Town (>1500 Pop)											
	Tramore	10,381	8.95	261	10,965	11,549	44.04	8.7	30	2.6	6.1	35.3
3B	Urban Towns (>1500 Pop)											
	Dunmore East	1,808	1.56	43	1,905	2,002	76.6	1.7	25	0.5	1.2	74.9
	Portlaoise	1,742	1.50	42	1,863	1,929	7.04	1.7	25	0.5	1.2	5.4
	Lismore	1,374	1.18	33	1,448	1,521	5.93	1.3	25	0.4	0.9	4.6
4A & 4B	Gaeltacht na nDéise	499	0.43	20			32.48	1.0	20	0.3	0.7	31.5
	Rural Towns & Villages (<1,500)			350					20			
5	Rural Nodes/ Other Rural Areas											
				516								
Overall Total		116,162		4,824			533.06	117.0				416.1

Figure 5 Table 2.4 of the CDP indicating density guidance for new developments

In relation to Car-Parking, the CDP outlines its standards in Table 7.1. There are no specific requirements for student accommodation parking. The Plan notes that in the case of any specific uses not listed in the above table, WCCC will specify its requirements in relation to parking. Secure cycle parking facilities shall be provided in new office blocks, public buildings, **student accommodation**, shopping centres, hospitals, employment generating developments etc. Bicycle racks shall be provided in all cases where the

Council consider such parking facilities necessary. Standards for bicycle spaces are outlined in Table 7.3 of the Plan.

Table 7.1 Car Parking Standards	
Land Use – Residential	Car Spaces
House/Dwelling/Apartment	Waterford City Centre/Urban Town Centres/ Neighbourhood Centres - (unless otherwise deemed to be required on a site by site basis): 0 spaces required
	In all other areas in the City - (unless otherwise not deemed to be required on a site by site basis): 1 space required
	In all other areas in the County - (unless otherwise not deemed to be required on a site by site basis and excluding apartment developments): 1-2 bedrooms: 1 space 3 bed +: 2 spaces
	For every 4 residential units provided with only 1 space, 1 visitor space shall be provided in addition.
	*Parking areas should be designed in accordance with Section 4.4.9 of the DMURS Guidelines. A mix of on-street and in-curtilage parking is encouraged in residential settings.
Hotel Accommodation (excluding bars, function rooms, etc.)	1 per 2 bedrooms in Waterford City Centre* 1 per bedroom in all other locations
B&B/ Guesthouse	1 per 2 bedrooms in Waterford City Centre* 1 per bedroom in all other locations
Motel Accommodation	1 per 2 bedrooms in Waterford City Centre* 1 per bedroom in all other locations
Hostel accommodation	1 per 8 bed spaces
Self-Catering Accommodation	1 per unit

Table 7.3 Bicycle Parking Standards for residential developments		
Residential Development type	1 short stay (visitor) parking space per: (Min. of 2 spaces)	1 long stay parking space per: (Min. of 2 spaces)
Apartments, Flats, Sheltered housing	5 units	1 unit
Houses - 2 bed dwelling	5 units	1 unit
Houses - 3+ bed dwelling	5 units	1 unit
Sheltered housing	5 units	1 unit
Student Accommodation	5 bedrooms	2 bedrooms

Figure 6 Table 7.1 and 7.3 of the CDP

3.6 City Southwest (Kilbarry, Ballybeg and Lacken) Design Framework

As part of the Waterford City and County Development Plan, Volume 2, Appendix 6 contains a Design Framework for the South-West of Waterford City, for areas Kilbarry, Ballybeg and Lacken.

The document considers the existing pattern of development in the study area and its wider context and aims to formalise a shared approach to the future development of public spaces, mixed use areas, a neighbourhood

centre, and pedestrian connectivity, providing the foundation for future growth of the neighbourhood and its communities.

The vision for the area according to the Framework is as follows:

‘Kilbarry/ Ballybeg will become a vibrant and sustainable neighbourhood which will support and encourage economic, social and cultural development and community interaction in an area which is attractive to residents and which attains a high level of environmental quality to ensure an excellent standard of living for all.’

According to the CDP, the area is expected to significantly increase its population within the lifetime of the Plan, rising by 5,800 persons to give a total population of circa. 10,000 people. This will require the delivery of 2,225 homes. The Framework also acknowledges the third level education transition from Waterford Institute of Technology to Southeast Technological University.



Figure 7 Extract taken from Appendix 6 of the CDP.

The subject site is located within the Character Area referred to as **University District** as per the Design Framework.

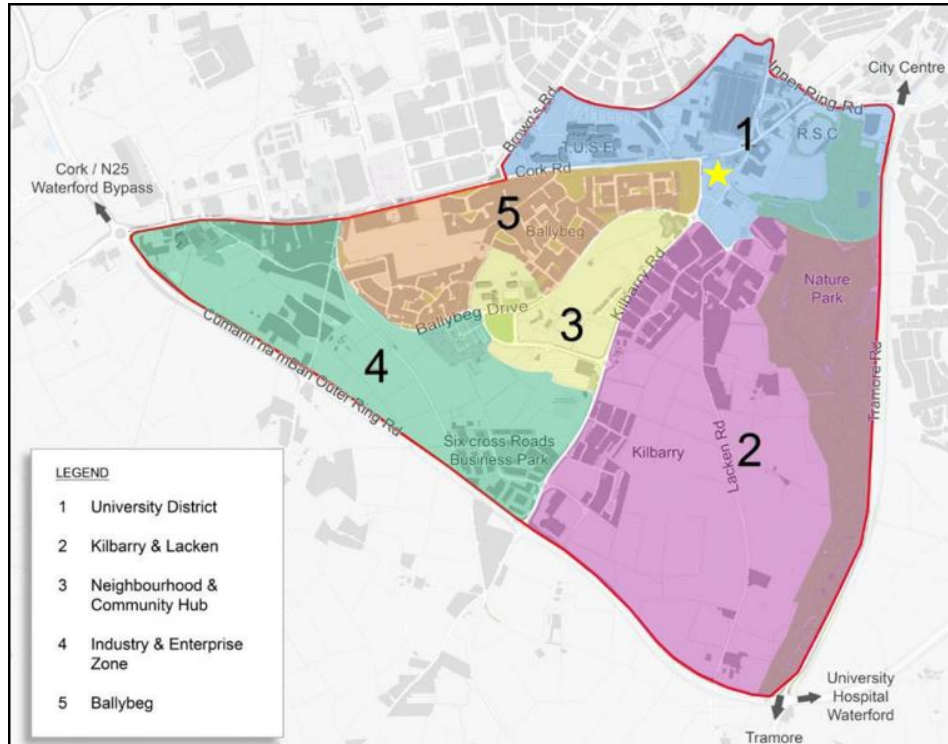


Figure 8 Character Areas as defined by the Design Framework. Site denoted by Yellow Star. Extract taken from Appendix 6 of the CDP.

Much of the vision for this Character Area is to develop the ‘Cork Road/University Mile’ into an area of mixed-use development, with pedestrian friendly streets and a strong public realm presence. The subject site contains a specific objective (UD01) which states the following:

“Support the development of taller/landmark buildings of mixed commercial/residential uses along Ballybeg Drive within the zoned opportunity site and along the Cork Road to create streetscape, enclosure and sense of place in and around the TUSE campus.”

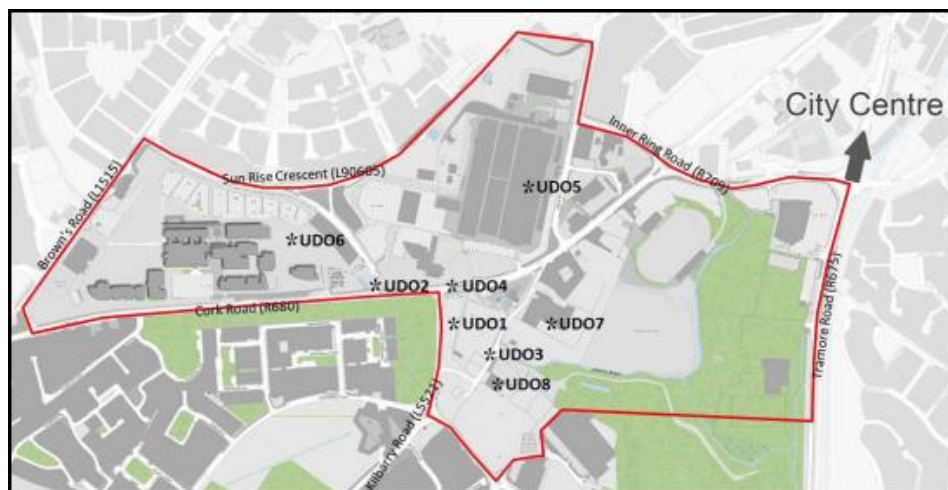


Figure 9 Key Objectives for different Character Areas including subject site (UD01). Extract taken from Appendix 6 of the CDP.

With regard to the design approach for sites within these Character Areas, parameters have been set out in relation to design, block size, block form, street frontage, topography, urban grain and street design.

Some of these parameters also include details with regards to the following:

- Connections
- Urban Grain and Façade Treatment
- Dwelling Type
- Universal Design
- Permeability and Legibility
- Landmark Building; and
- Corner Buildings.

Many of these items will be addressed in the design approach of the proposed development during the various stages of the LRD process, with this to be shaped as part of discussions with WCCC, prior to the lodgement of the application.

4. Planning History

4.1 Subject Site

4.1.1 Waterford City and County Council (WCCC) Reference No. 19/517

In September 2019, a decision to grant was issued by Waterford City and County Council to increase levels of filling (using clean inert soil and stones EU Waste Class 17 0504) from that originally granted under planning permission no. 18/726 at Kilbarry, Cork Road, Waterford.

4.1.2 WCCC Reference No. 18/726

In February 2019, a decision to grant was issued by WCCC for the construction of a vehicular access to Ballybeg Drive and the raising of existing levels of a derelict site using clean inert soil and stones (EU Waste Class 17 0504) for the purposes of future development of the site at Kilbarry, Cork Road Waterford.

4.2 Adjacent Sites

4.2.1 WCCC Reference No. 19/425

In October 2019, a decision to grant was issued by WCCC the replacement of the cladding and glazing on all elevations of the existing three storey office block, alterations to existing internal layout and elevations to include removal and relocation of existing windows and doors, the construction of a 920m² office extension at ground floor, first floor and second floor level, the construction of a 1760m² third floor level over the existing and extended office block, the change of use of a section of the former showrooms to office use, the provision of a food court and retail unit in a section of the former showrooms, the demolition of a single storey former restaurant, the construction of an outside tiered seating along with a new pedestrian access to the Cork Road. Planning permission was also sought for car parking, lighting, drainage connections and all associated site works at the Former Waterford Crystal Offices and Showrooms, Cork Road, Kilbarry, Waterford.

4.2.2 WCCC Reference No. 17/886

In February 2018, a decision to grant was issued by WCCC for the construction of 55 no. two-storey dwelling units, new entrance, drainage and all associated site development works at Lacken Road, Kilbarry, Waterford.



Figure 10 Proximity of site to adjacent sites and planning history

5. Assessment

The proposal is for a student accommodation development comprising a total of 582 no. bed spaces, retail unit, student amenity facilities, landscaping areas and all associated ancillary development works on a site fronting on to the Cork Road, Kilbarry Road and Ballybeg Drive at Kilbarry, Cork Road, Waterford.

5.1 Compliance with Planning Policy

The proposed development is consistent with the zoning for the site and the general objectives of the Waterford City and County Development Plan 2022 (CDP). The development also complies with Appendix 6 of the Plan identifying the character area of the site as a University District as part of the Design Framework for the South-West of Waterford City, for areas Kilbarry, Ballybeg and Lacken. The density of the proposed development is in line with that identified for the city and the site benefits from good public transport links along the Cork Road. The scheme is also in full accordance with the other policies of the CDP 2022 as well as the relevant departmental guidance. At a strategic level, the proposed development will contribute to the realisation of the student accommodation needs for Waterford and deliver a much-needed new development within an upcoming and new neighbourhood in the Southwest of the city.

5.2 Need for Student Accommodation

The provision of purpose-built student accommodation is particularly acute in areas close to Southeast Technological University (SETU) due to the built-up nature of the area around the University and lack of development sites/opportunities in the area and due to competition with other residential and commercial sectors. The 582 no. bed spaces proposed by the applicant in this submission, are situated in a prime location within very close proximity to the SETU main campus and will help to address the significant shortfall in student accommodation in the city.

An estimated 57% of the student population in Waterford are housed in private rental accommodations, digs, or travel from home¹. In 2021 Waterford Institute of Technology's Student Union assessed that 10% of their student population was struggling to find accommodation², with over 1,000 students on waiting lists requiring assistance locating private rental housing or waiting for college accommodation rooms. The increasing housing demand in the private rental sector is unmanaged. It has resulted in high anti-social behaviour incidents and increased stress levels for often expensive and low-quality housing.

¹ This figure was calculated as over 8,000 students are attending SETU, over 10% were struggling to find accommodation (ie: approx. 1000 students), and there are 2,365 student accommodation beds which accounts for 43% of students.

² Interview with WIT student Union President Rachel McCartney, 2021, [Independent.ie](https://www.independent.ie)

Regarding SETU, the areas with the highest housing demand for private rental accommodation are generally within 3km of the campus's centre. Private rental accommodation tends to be located in the following areas, which are within 30 minutes' walk or a 10-minute drive to SETU³:

- Lismore Park
- St Stephan Terrace
- Norwood
- Foxwood
- Poleberry
- Morrisons Avenue
- Mary St.
- Henry Street
- Dunmore East
- Ferrybank
- Penrose Lane
- Lismore Park
- Cork Road
- Dunmore Road
- Templars Hall

Waterford City is home to the new Southeast Technological University (SETU) and several training and further education centres, including Waterford College of Further Education and the Adult Education Centre. Due to the establishment of SETU and the lack of student accommodation, the city is experiencing increasing pressure as students struggle to find suitable housing. Waterford's student population is expected to grow to about 12,000 -14,000 students over the next five years, a significant increase from the current 8,000 students in the region. The majority of students are based in SETU's main Waterford campus, located approximately 300 m from the proposed site.

³ [Daft.ie](https://www.daft.ie) accessed on 15/03/2023.

Table 1 Waterford City Current Student accommodation types and beds.

SETU Campus Accommodation	No of beds	Private PBSA	No of Beds
College Campus	66	Riverwalk Accommodation	776
City Campus	360	Priory House Student Accommodation	1,163

There are 2,365 student beds owned by SETU Campus and Private PBSAs. SETU currently owns and manages 426 beds between 2 different complexes. Of the 2 SETU accommodation facilities, College Campus comprises 66 Single En-suite rooms, and City Campus contains 94 apartments with 360 beds (see table 1). Private PBSAs account for the majority of purpose-built student accommodation providing 1,939 beds. The most common form of accommodation consists of privately owned rental housing, and there is an acute lack of purpose-built student complexes within Waterford. The *Waterford City and County Development Plan 2021- 2027* recognises the need for student accommodation and the increasing demand for purpose-built housing due to the expected growth in the student population. It is an objective in the plan to "*facilitate the provision of high-quality, purpose-built and professionally managed student accommodation*". Sufficient purpose-built accommodation must be provided to support the expansion of the University and ensure the Development Plan objectives are met.

5.3 Topography

The Site relatively flat in nature and slopes from north to south. To the immediate north lies the Cork Road with Ballybeg Drive located to the west. Ballybeg Drive is bound by a large green space that is used by the residents of Ballybeg Park. Lacken Road is located to the east and south of the site which is further bound by Kilbarry Civic Amenity Centre and Local Authority services (Treatment Plant and ESB substation).



Figure 11 Proposed development site at Kilbarry

5.4 Infrastructure and Services

The subject lands are currently underutilised and form part of a brownfield site. There is a sizeable gas line and associated wayleave along the western boundary. There is no development proposed over this wayleave. Other infrastructure/services are outlined below.

5.4.1 Water

A Confirmation of Feasibility has been issued Irish Water and forms part of Appendix F of the Engineering Report by Malone O Regan Consulting Engineers and confirms that a connection can be facilitated subject to upgrade works.

5.4.2 Wastewater

The foul sewer for the proposed development will be collected via a new 225mm and 315mm diameter foul sewer which will flow by gravity to the existing pumping station located to the south of the sites. Irish Water has confirmed that capacity is available subject to upgrade works.

5.4.3 Surface Water Drainage

The surface water will be collected in a surface water sewer consisting of 225mm pipes. 2 no. bio retention ponds will also be located to the south of the site to act as attenuation tanks and a hydrobrake will be installed to restrict the discharge flow. The stream which runs to the north of the site will be culverted to allow surface water flow. A precast concrete culvert box will be installed and discharge to the existing drain at a point further downstream of the drain.

Please refer to the enclose material by Malone O Regan for full details on the proposed surface water drainage for the proposed development.

5.5 Traffic

A single vehicular access will be provided off Ballybeg Drive to the west of the site. This will include the provision of a footpath and cycleway to tie into the existing and proposed facilities for the area.

Vehicular access to the proposed development will be from Ballybeg Drive as part of Phase 1 of the overall development and will provide 61 no. car parking spaces for the proposed development. Phase 1 also includes the construction of a public plaza to the north and the construction of the boundary and internal courtyard. Phase 2 includes the construction Blocks C and D, the construction of a secondary substation, road, cycle and pedestrian improvements to Lacken Road and a green infrastructure link identified in Figure 12 below.

The proposal also facilitates the road improvements/widening of the Cork Road to be undertaken by the Local Authority. These improvements include the widening of the road to allow a two-way driving route accompanied by dedicated lanes for cyclists and pedestrian footpaths.

A Traffic and Transport Assessment (TTA) has been prepared by Coakley Consulting Engineers. The TTA concludes that roads, traffic and junction capacity, would operate in a safe and efficient manner, with minimal impact on other road users and on the capacity of local road network well into the future with the proposed development.

Dedicated spaces for bicycle storage is provided outside the building block and within the internal courtyards. The proposal will also provide 510 no. bicycle spaces and pedestrian routes to encourage sustainable modes of transport and travel.

5.6 Access and Connectivity

The site will have one vehicular access off Ballybeg Drive. Pedestrian access will be facilitated across the site from the Cork Road, Ballybeg Drive and Lacken Road to promote permeability through the sites.

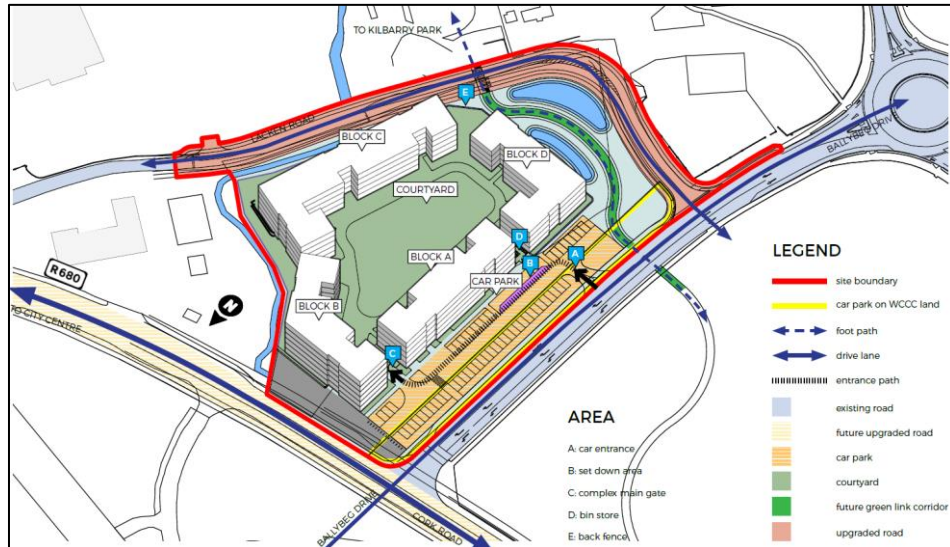


Figure 12 Access and Connection points.

The site is also located within close proximity of existing cycleways along the Cork Road. It is proposed to construct new cycle lanes along Lacken Road and Ballybeg Drive as part of the proposed development to further encourage sustainable modes of transport.

The site benefits from being in close proximity of a number of bus services providing further transport options for residents on site.

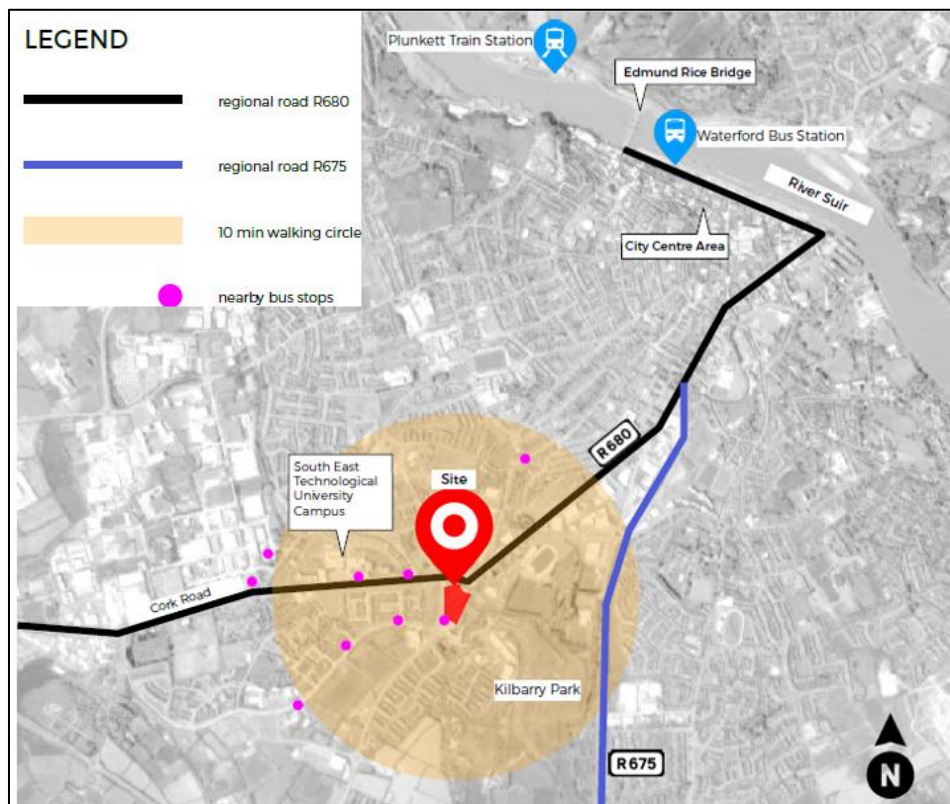


Figure 13 Site in proximity of existing bus stops

5.7 Recreation, Amenity and Open Space

As part of the overall amenity provision, it is proposed that a number of accessible and usable public open spaces with excellent passive surveillance will be provided within the proposed development. The quantum open space provided for the student accommodation development will comply with the requirements set out in the CDP.

Cunnane Stratton Reynolds have prepared a Landscape Masterplan for the site which complies with the Council's Recreation and Amenity Policy. The scheme proposes a public plaza to the north fronting onto the Cork Road with an internal courtyard provided within the student accommodation blocks that can provide multifunctional spaces. Following the completion of Phase 1, the Phase 2 development includes Green Links which will enhance safe and easy pedestrian and cyclist access to Waterford Nature Park.

Enhancing biodiversity on the site is an important feature of this proposed development. This will be achieved by introducing a number of measures including pollinator friendly landscaping schemes, nesting boxes for birds and mammals, promote retention and creation of open drainage ditches, promote the integration of SuDS in design concept, quality public realm to create individual identity, along with planning and boundary treatments to maximise privacy. Please refer to the enclosed material by Cunnane Stratton Reynolds for further details.



Figure 14 Proposed Landscape Plan

5.8 Appropriate Assessment

A Stage 1 Appropriate Assessment Screening and Stage 2 Natura Impact Statement (NIS) has been prepared by Russell Environmental for the proposed development. The NIS concludes that the proposed development will not have any adverse impact on the integrity of any European sites. Please refer to NIS by Russell Environmental for further details.

5.9 EIA Screening

An Environmental Impact Assessment (EIA) Screening Report has been prepared for the proposed development by Russell Environmental. This assessment has been prepared to accommodate the student accommodation application.

The EIA Screening Report has assessed the potential impact of the proposed development on the environment. The assessment concludes that the development is appropriate in the context of the site's zoning objective and aligns with national policies.

Having regard to the nature, extent and characteristics of the likely impacts identified for the construction and operational phases of the proposed development, it is considered that the proposed student accommodation at Kilbarry, will not give rise to a likely significant environmental effect and accordingly a sub-threshold EIA is not required.

5.10 Archaeology

A search of the National Inventory of Architectural Heritage (NIAH) and the National Monuments Services confirms there are no recorded archaeological sites or monuments recorded within the red line boundary.

Section 2.1 of Malone O'Regan's Engineering Report noted ground investigations have not yet been completed to determine the existing sub-surface conditions on site, these will be completed post planning.

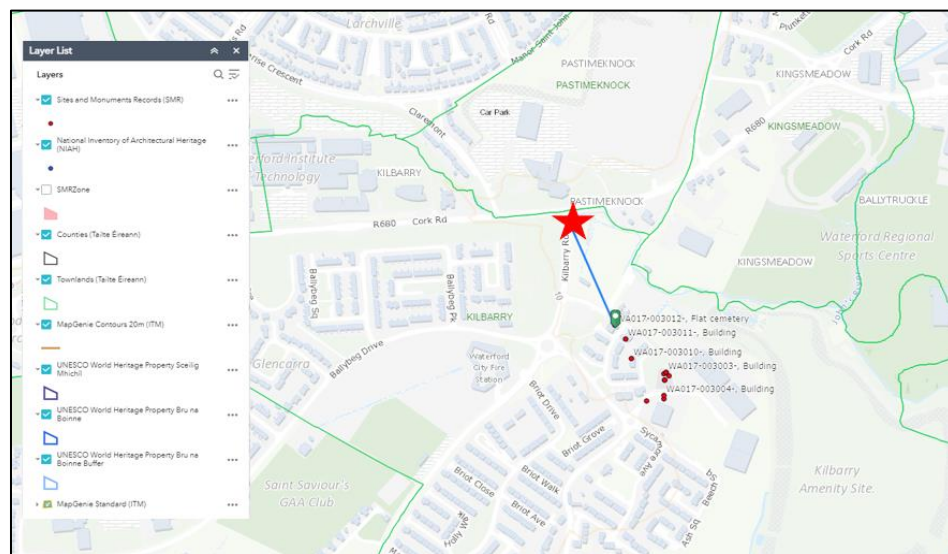


Figure 15 Historic Environment Viewer: Subject Site outlined in Red

5.11 Flood Risk

A Site-Specific Flood Risk Assessment has been undertaken by IE Consulting in relation to the proposed development. A SSFRA was submitted to WCCC as part of the 32B consultation meeting and following this, an addendum has been submitted as part of the LRD application to address and provide a response to the Councils opinion issued by Waterford City and County Council.

A Site-Specific Flood Risk Assessment (SSFRA), appropriate to the type and scale of development proposed, and in accordance with 'The Planning System and Flood Risk Management Guidelines – DoEHLG-2009' has been undertaken. The site of the proposed development has been assessed for flood risk in accordance with the above guidelines.

In consideration of the findings of the SSFRA, in the context of 'The Planning System & Flood Risk Management Guidelines – 2009', the area of the proposed development site does not fall within a predictive Flood Zone 'A' or Flood Zone 'B'.

In the conclusion of the report it states the following

- The proposed Cork Road and Lacken Road culverts are not predicted to result in an adverse impact to the existing hydrological regime of the area or to increase flood risk to the proposed development site or elsewhere. Please refer to submitted Flood Risk Assessment report by IE Consulting for further information.
- In consideration of the existing topography of the site, the site does not partially fall within a (NCFHM) High End Future Climate Change Scenario 0.1% AEP (1 in 1000 year) coastal flood zone.

5.12 Part V

As the proposed development is for student accommodation only, Part V of the Planning and Development Act does not apply for the proposed development.

6. Conclusion

The proposed development is for a student accommodation development comprising a total of 582 no. bed spaces, retail unit, student amenity facilities, landscaping areas and all associated ancillary development works with Waterford City's development boundary. The proposed layout presents a design that is in accordance with the policies and objectives of the Waterford City and County Development Plan and will deliver a much-needed new development of purpose-built student accommodation within an upcoming and new neighbourhood in the Southwest of the city in close proximity to

Southeast Technological University (formerly Waterford Institute of Technology).

We consider that the proposed development at Kilbarry, Waterford is consistent with the Waterford City and County Development Plan and other relevant policy documents at national levels, including the National Planning Framework and planning guidelines such as the Urban Development and Building Heights Guidelines, The National Student Accommodation Strategy and Guidelines for Residential Developments for 3rd Level Students.