

Social Infrastructure Audit

For Development 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 | | Waterford Student Accommodation |
| Document Title | | Social Infrastructure Audit |
| Document Comprises | Volumes | 1 |
| | Pages | 33 |
| | Appendices | 0 |
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| Office of Issue | | Cork |
| Document Information | Revision | A |
| | Status | Final |
| | Issue Date | February 2024 |

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1. Introduction

This Social Infrastructure Audit (SIA) has been prepared by McCutcheon Halley Planning Consultants, on behalf of Noel Frisby Construction Ltd., to inform a proposed LRD student accommodation development at Kilbarry, Cork Road, Waterford.

The purpose of this SIA is to evaluate the existing facilities in the surrounding area of the subject site and to identify both shortages and opportunities to inform the potential ancillary uses for the proposed development in Kilbarry. The SIA will identify the existing provision of social and community facilities within the following categories:

- Education/Training
- Health
- Sport and Recreation
- Social/Community Groups
- Connectivity and Public Transport
- Arts and Culture
- Convenience Retail, Cafés, and Restaurants
- Hotels and Bars



2. Methodology

This social infrastructure report is based on a desktop study, site assessment, analysis of demographics and using common online resources;

- ✓ Google Maps;
- ✓ MyPlan.ie;
- ✓ 2022 Census Data;
- ✓ CSO SAPMAP;
- ✓ Pobal Maps;
- ✓ Waterford City and County Development Plan 2022-2028
- ✓ Myplan.ie

The methodology has been based on the following approach:

- Analysis of Site Context;
- Defining the Study Area;
- Assessment of the Census Data;
- Analysis of existing provisions of social infrastructure



3. Site Context and Proposed Development

The proposed development site which is 1.99 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 in the suburbs of Waterford City, along the R680, Cork Road adjacent to SETU Waterford. The site is surrounded by a mix of uses, including residential and commercial developments.

The site is bound 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.



The site is located approximately;

- ✓ 2 km south-west of Waterford City Centre
- ✓ 400 metres east of Southeast Technological University (SETU)
- ✓ 1.9 km north of Waterford Retail Park

The proposed development seeks permission for the construction of;

- 85 no. student accommodation apartments (ranging in size from 4-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,
- Student amenity facilities including communal areas, laundry rooms, reception, storage, sub/switch room, bin and general stores, plant rooms and retail unit.

The development also includes the provision of;

- Landscaping and amenity areas including a central courtyard space
- the provision of a set down area for deliveries and taxis
- 1 no. vehicular access point onto Ballybeg Drive,
- 61 no. car parking spaces, bicycle parking, footpaths, road improvements to Lacken Road and all associated ancillary development

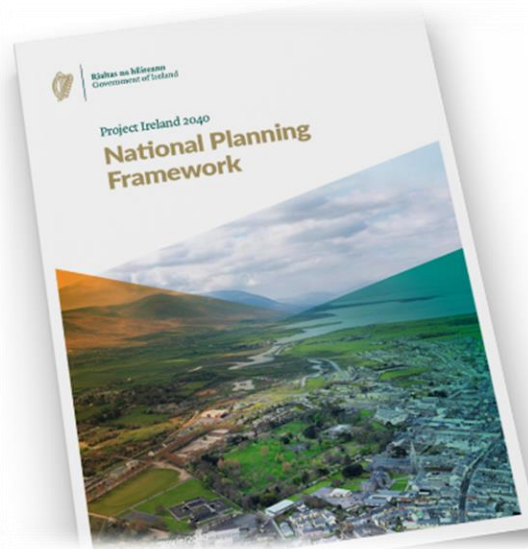


4. Planning Context

4.1 National Planning Framework 2040 (NPF)

The National Planning Framework 2040 (NPF)¹ aims to deliver at least 50% of all new housing development within the built-up city footprints of Cork, Dublin, Limerick, Galway and Waterford. The NPF outlines that the;

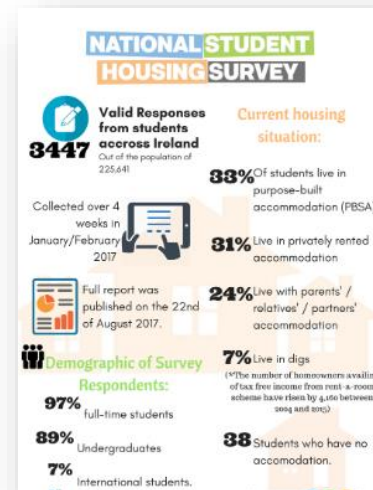
'Demand for student accommodation exacerbates the demand pressures on the available supply of rental accommodation in urban area. The location of purpose-built student accommodation needs to be as proximate as possible to the centre of education as well as being connected to accessible infrastructure such as walking, cycling and public transport.'



4.2 National Student Accommodation

Strategy

The Department of Housing, Planning, Community, and Local Government introduced the Circular PL 8/2016, intended to increase the housing supply rapidly. The document recognises the pressing need to address the housing supply within the "Rebuilding Ireland - the Action Plan for Housing and Homelessness" Plan. Specifically, the Circular identifies an additional strategy to enhance the supply of student accommodation, with an unmet need of 25,000 beds. This document presents conditions that planning authorities



should apply to student accommodation permissions. They are as follows:

"Planning authorities should aim to avoid making permissions for student accommodation complexes subject to restrictions on alternative summer or holiday uses, while at the same time ensuring that student accommodation is:

- 1) *Not used for residential accommodation of a permanent nature;*
- 2) *Safeguarded for use by student and other persons related to the HEI during the academic year; and*
- 3) *Capable of being used for legitimate occupation by other persons/groups during holiday periods, when not required for student accommodation purposes."*

4.3 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.



4.5 Waterford City and County Council 2022-2028

The Strategic Objectives of Chapter 4 of the 2022 WDP relating to Economy, Tourism, Education, and Retail states that:

"To develop and market Waterford as a 'UNESCO Learning City', and to provide the necessary infrastructure, education, and employment opportunities, complete with a university of significance, and associated accommodation, amenities and the quality of life to enable Waterford to compete at a national and international level as a modern European city of scale and significance. Key elements to this will be 'talent retention and talent attraction' with the Southeast Technological University, headquartered in Waterford City, playing an active part in creating the kinds of educational and employment opportunities required to support this Objective."

Section 7.10 of the WDP outlines the Council's approach to student accommodation. Policy H22 and H23 state the following:

Policy Objective H22:

"We will facilitate the 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."

Policy Objective H23:

"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."*

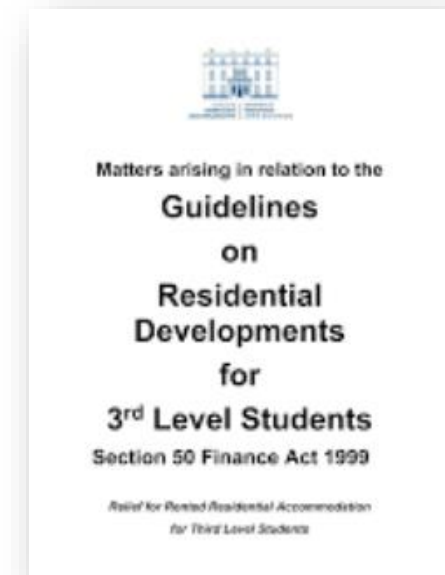
The Housing Mix Policy H17 requires the following;

'Require the submission of a 'Social Infrastructure Audit' for developments of 15+ residential units (or less depending on the site context) identifying the social and community facilities in the area, in order to ensure that they are sufficient to provide for the needs of the future residents. 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'

4.6 Guidelines on Residential Developments for 3rd Level Students

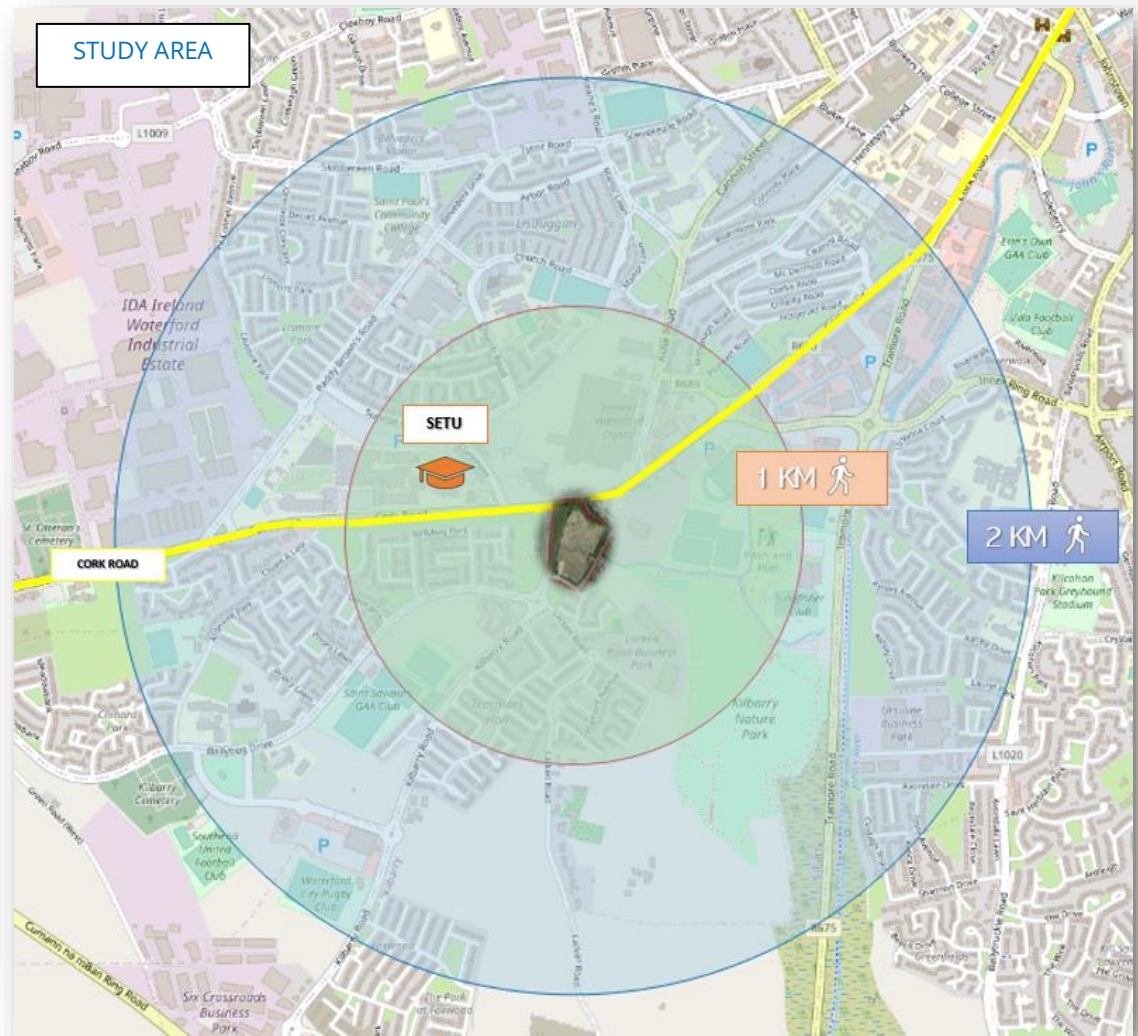
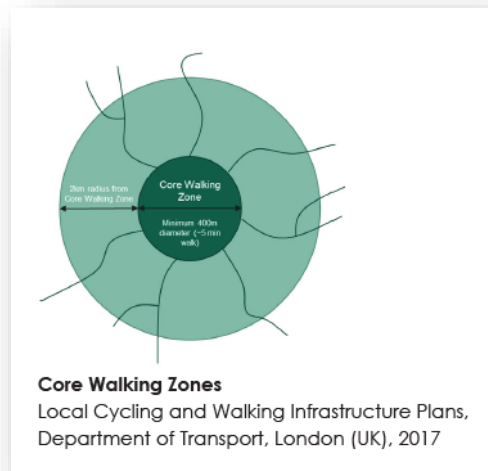
In 1999 the Minister for Education and Science, issued guidelines relating to the operation of the scheme of tax relief for investment in third level residential accommodation that is outlined in Section 50 of the Finance Act 1999.

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.



5. Study Area

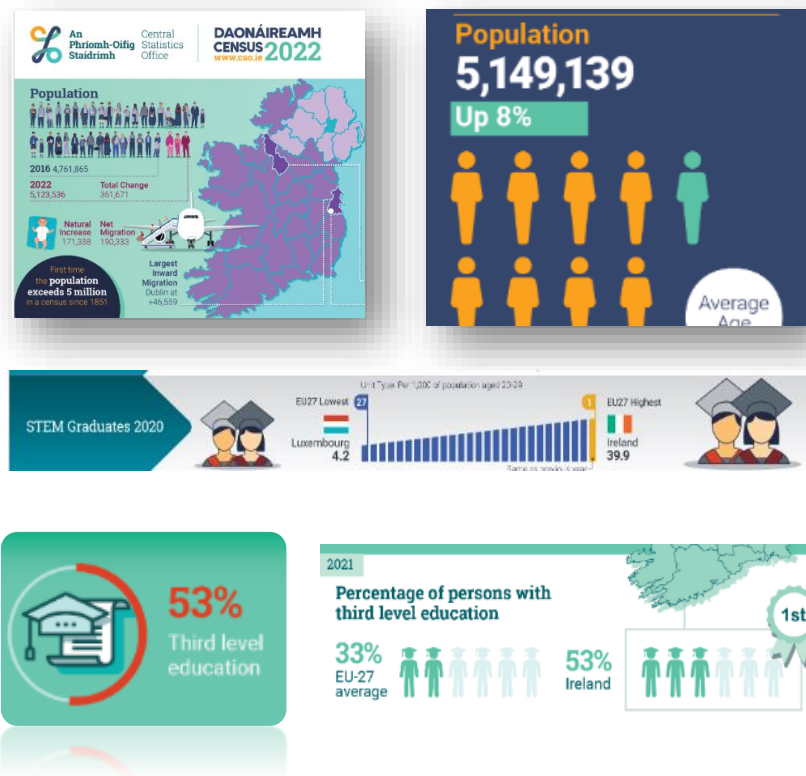
The research area is primarily focused on a radius of 2 km of a c. 20-minute walk or less. Within the context of this urban location and proximity of the educational facilities for students, this was considered an appropriate audit area which seeks to capture community infrastructure within a comfortable walking distance of the proposed student accommodation development.



6. Demographic/Census

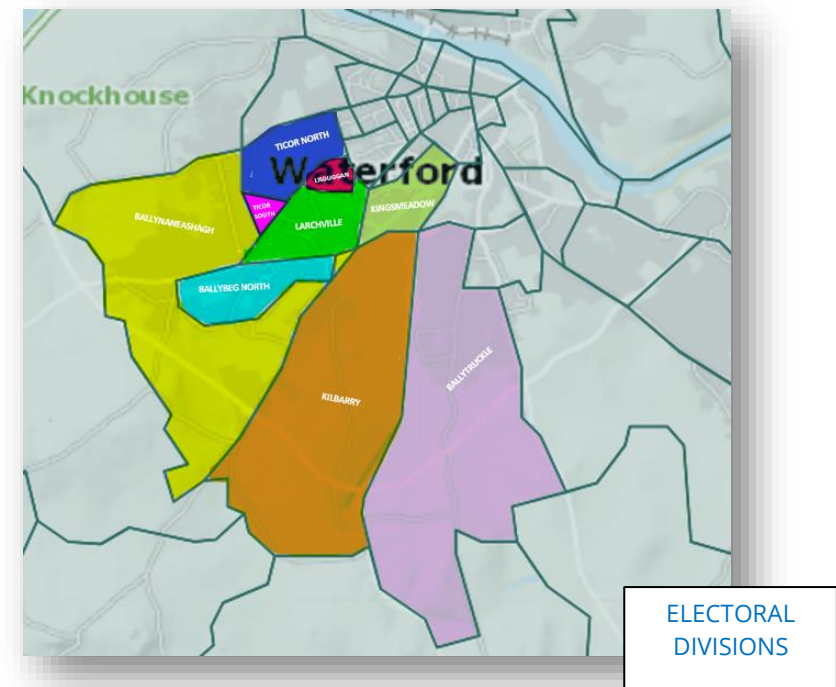
6.1 Population

To obtain a demographic profile of the area 9 no. Electoral Divisions (EDs) located within the 'study area' were examined and data from Census 2022. These included the ED areas of Ballynaneashagh, Ballybeg North, Kilbarry, Larchville, Lisduggan, Ticor North and South, Kingsmeadow and Ballytruckle.



The subject site is located within the 'Ballynaneashagh' ED and partially extends into the Kilbarry ED. Given the settlement's close proximity to Waterford City Centre, the study will consider facilities which are located just outside of the 2 km study area. The Kilbarry ED has a Census population of 2,758 persons; a total of 1,340 males and 1,418 females. Whilst Ballynaneashagh ED has a total population of 311 a combination of 161 males and 150 females.

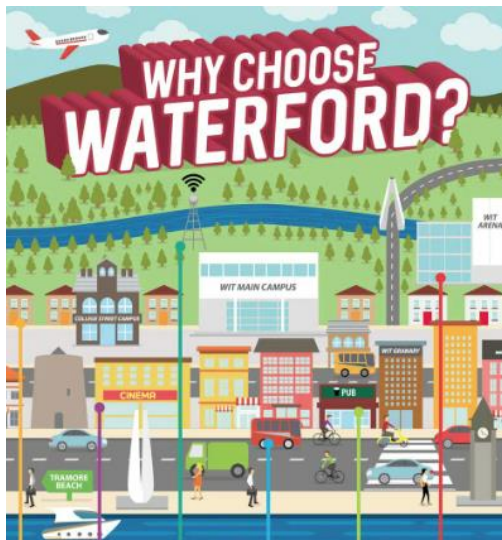
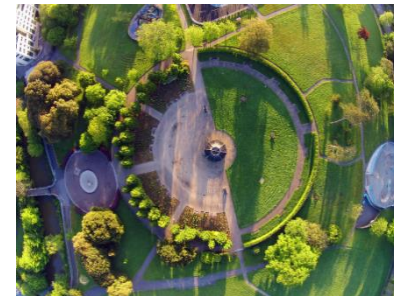
Census 2022 figures show the population totals 18,337 persons within the combined 9 no ED's.



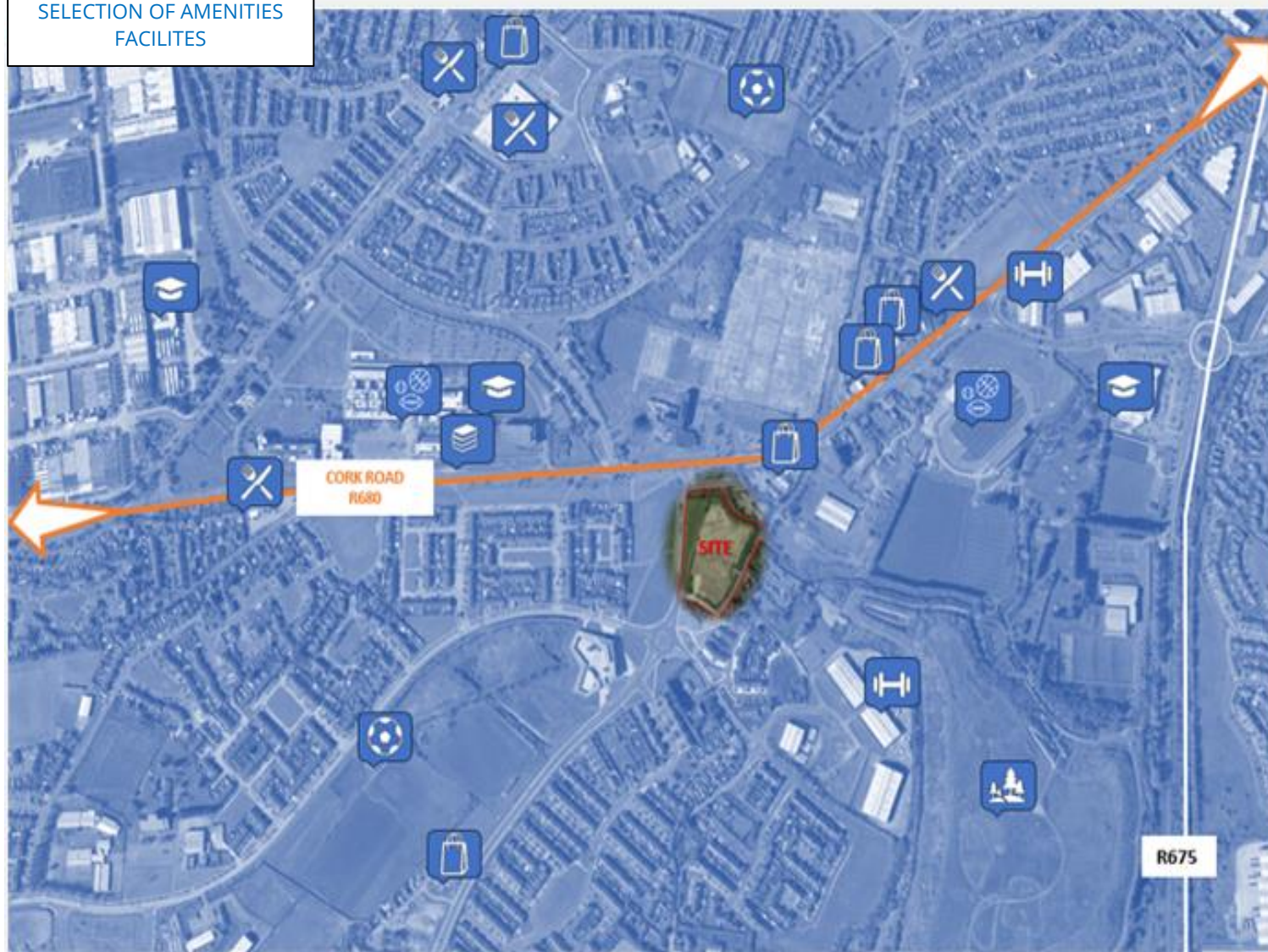
7. Social Infrastructure

This section of the audit identifies the existing social infrastructure facilities in the areas of:

- Education and Training
- Health, Sport and Recreation
- Social and Community Groups
- Convenience Retail, Cafes and Restaurants
- Arts and Culture
- Connectivity and Public Transport



SELECTION OF AMENITIES
FACILITIES



KEY

Educational Facility



Retail/Convenience
Facility



Bar, Café and/or
Restaurant



Sport/Recreational
Facility



Public Library



Gym Facility



Park and Recreational
Amenity



7.1 Education and Training

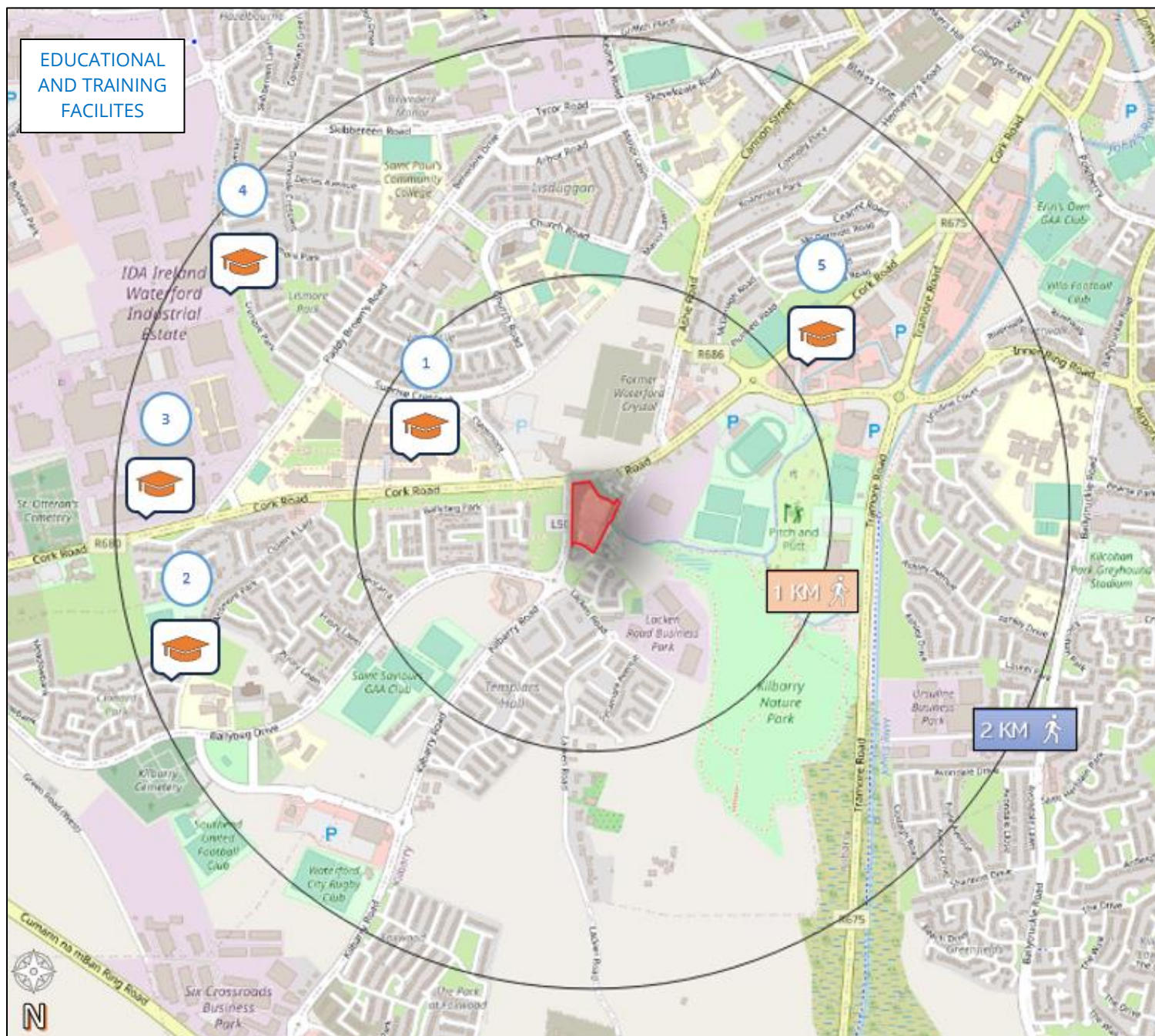


The area is well serviced by educational facilities and training centres. Third Level Colleges including SETU main campus are located less than 1 km from the subject site and the figure below illustrates all the educational and training facilities within the study area.



It should be noted the Waterford College of Further Education is located outside of the study area but have been included due to the relevance of these facilities to the proposed development.

| No. | Education and Training Facility | Distance from Subject Site |
|-----|---|----------------------------|
| 1. | SETU Centre for Technology and Learning | 400m |
| 2. | National Learning Network (Waterford) | 1.5 km |
| 3. | Waterford Youth Training and Education Centre | 1.9 km |
| 4. | Waterford Wexford Training Services | 1.8 km |
| 5. | Moor Driving School | 1.5 km |
| | Outside of the Study Area* | |
| 6. | Waterford College of Further Education** | 3.1 km |



| No. | Medical Centre | |
|-----|---|--------|
| 1. | Specsavers Opticians and Audiologists | 1.2 km |
| 2. | Waterford Medical Centre | 1.9 km |
| 3. | The Medical Centre, Cork Road | 1.3 km |
| 4. | Rowe Crevin Medical Practice | 1.8 km |
| 5. | Caredoc Waterford | 1.4 km |
| 6. | HSE South – Waterford | 1.4 km |
| 7. | Waterford Community Services | 1.4 km |
| No. | Pharmacies | |
| 8. | Mulligans Pharmacy, Tramore Road | 800 m |
| 9. | Mulligans Pharmacy | 750 m |
| 10. | Lismore Park Pharmacy | 1.2 km |
| 11. | Mulligans Pharmacy, Waterford Shopping Centre | 1.8 km |
| No. | Dental Practice | |
| 12. | Belvedere Dental Practice | 2.0km |

7.2 Health

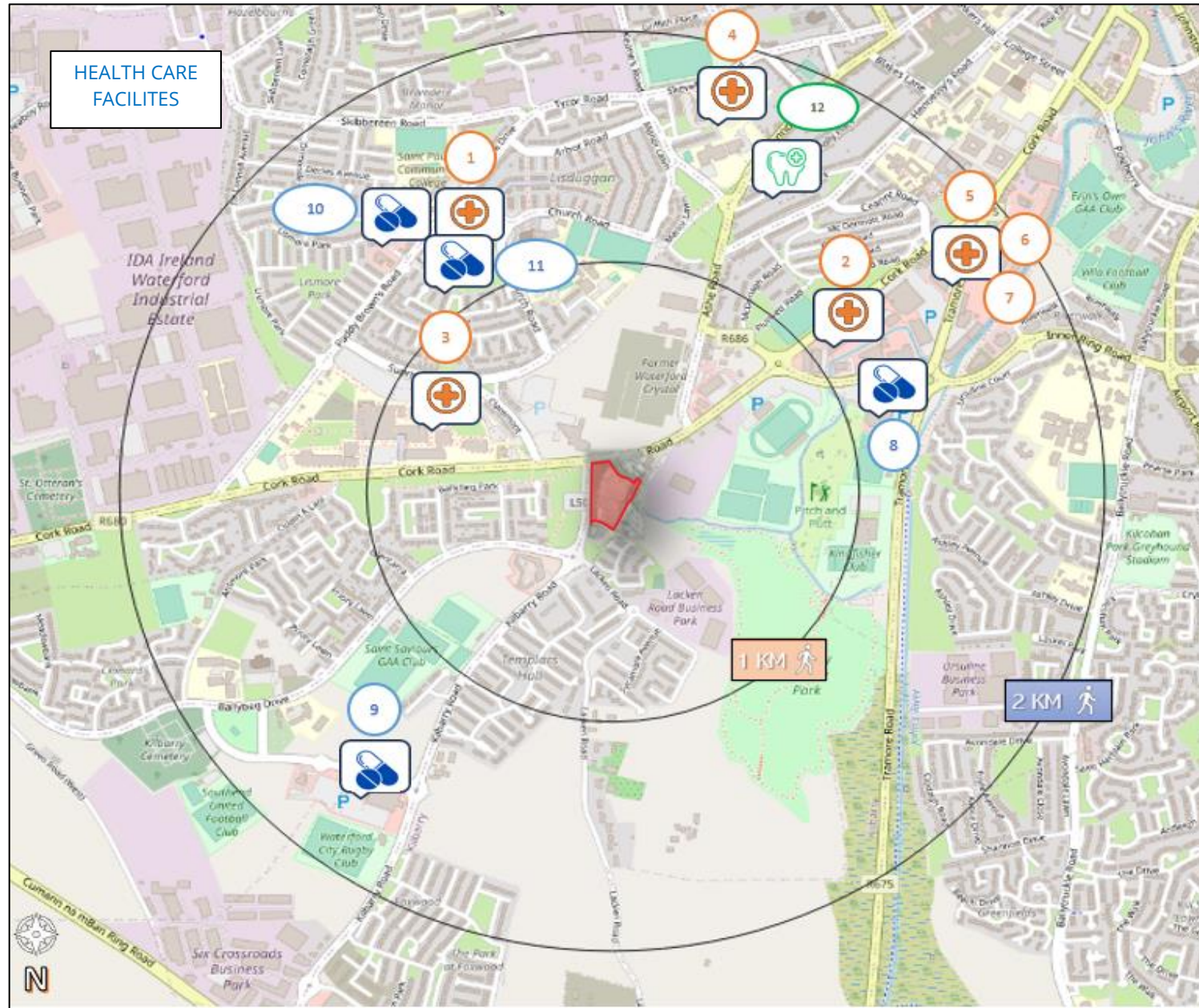
The subject site benefits from access to a wide range of health care facilities within 2 km of the subject site. A total of 12 no. health facilities are located within the study area including GP Services, Dental Practices, Opticians and Pharmacies.

Mulligans Pharmacy along Tramore Road is located less than a 10-minute walk from the subject site. Waterford University Hospital is located to the east of Waterford City, a distance of 4.4 km from the subject site, is connected by public transport.



MULLIGANS
PHARMACY
• SINCE 1957 •





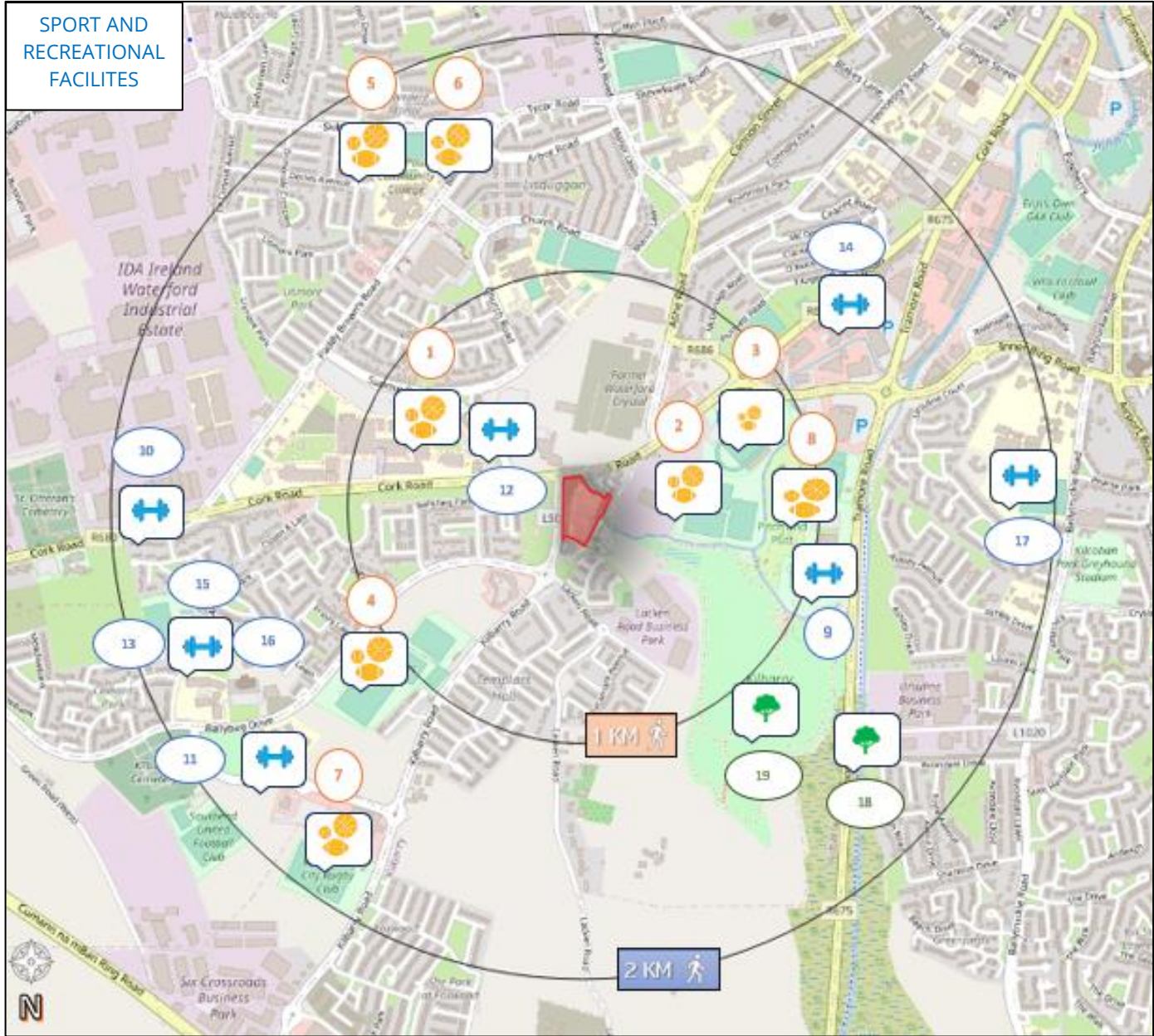
7.3 Sport and Recreation

A number of sports clubs, amenities and recreational facilities are located within the study area to cater for a wide selection of interests.

The Southeast Technological University of Waterford located less than 400 m from the subject site is home to the SETU Waterford Arena catering for all health, fitness and sporting needs. The newly built facility in 2016, is one of the largest Sport Hall's in the South of Ireland and includes multiple indoor sporting facilities to host volleyball, badminton, soccer, basketball and numerous other sports. SETU Waterford Arena also boasts a state of the art commercial "Edge Gym" and Fit Zone.



| No. | Sports Facilities | |
|-----|--|--------|
| 1. | SETU Sports Hall and Grounds | 400m |
| 2. | Waterford Regional Sports Centre | 400 m |
| 3. | RSC Waterford | 650 m |
| 4. | St. Saviour's GAA Club and Boxing Club | 1.0 km |
| 5. | St. Paul's Sports Grounds | 1.0 km |
| 6. | St. Paul's Boxing Club | 1.0 km |
| 7. | Waterford City Rugby Club | 1.3 km |
| 8. | RSC Waterford Pitch and Putt | 750m |
| No. | Gym Facilities | |
| 9. | Kingfisher Club Waterford | 1.3km |
| 10. | Motiv8 Fitness | 2.0 km |
| 11. | Cill Bara Gym | 1.8 km |
| 12. | Edge Gym | 400 m |
| 13. | Waterford Warriors | 2.0 km |
| 14. | Fuse | 1.5 km |
| 15. | Ganbaru Jiu Jitsu | 2.0 km |
| 16. | Goldstone Fitness | 2.0 km |
| 17. | Xtreme CSC Fitness | 300 m |
| No. | Recreational | |
| 18. | Waterford Nature Park | 1.0 km |
| 19. | St. John's River Greenway | 1.0 km |



7.4 Social/Community Groups

There is a number of social and community facilities nearby the subject site such as the SETU library, St. Paul Community Centre and Anchor Baptist Church Waterford.

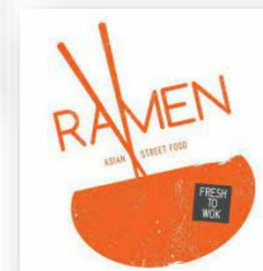
The Southeast Technological University of Waterford is located a short walk from the subject site and offers a diverse range of societies for students to join. These range from political, academic and cultural societies.

As noted previously, some facilities are outside of the 2 km radius chosen for the study area. These include the Theatre Royal and Garter Lane Arts Centre hosts exhibitions spaces which bring acclaimed artists to Waterford City Centre and provide free exhibitions throughout the year.

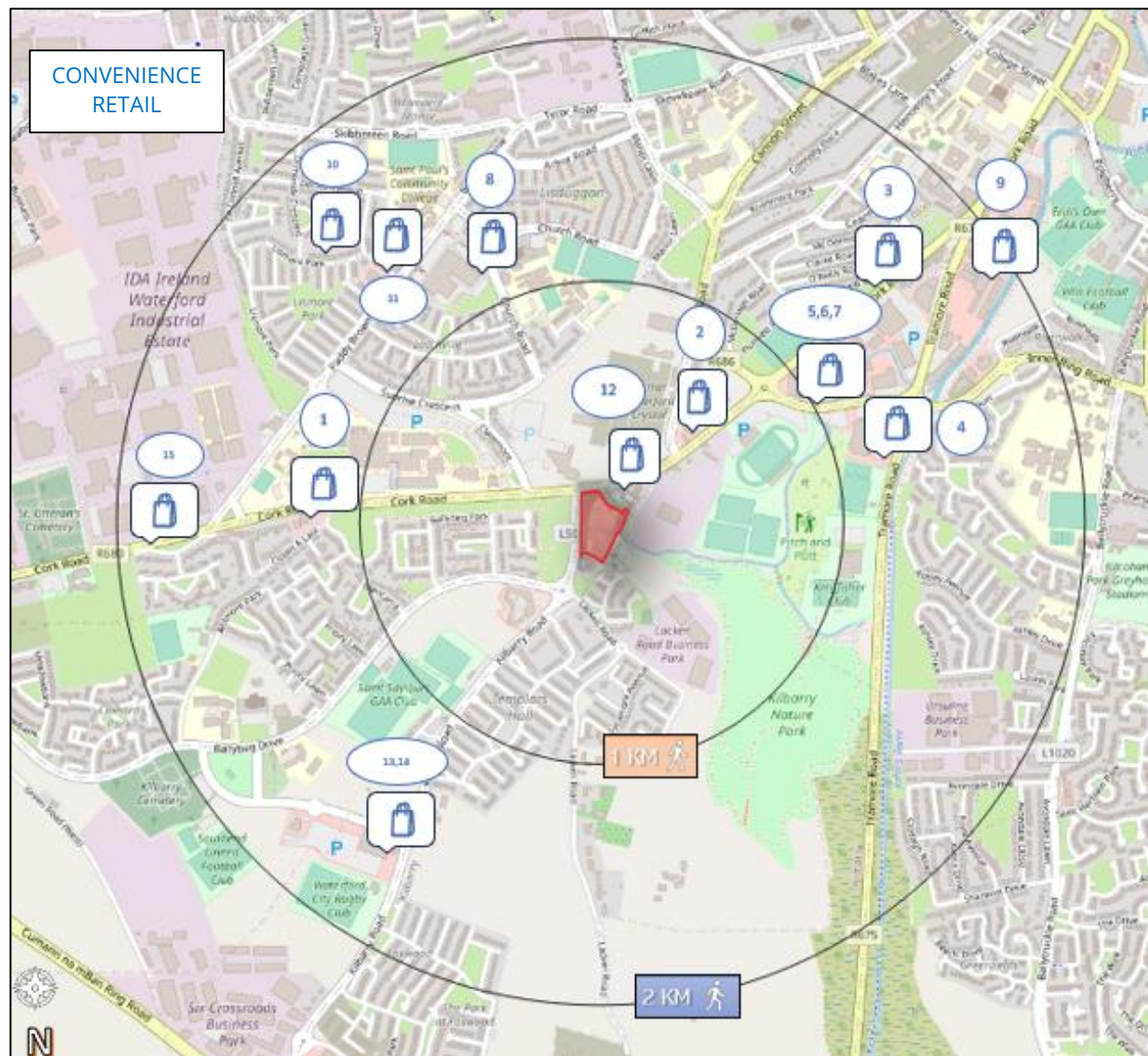


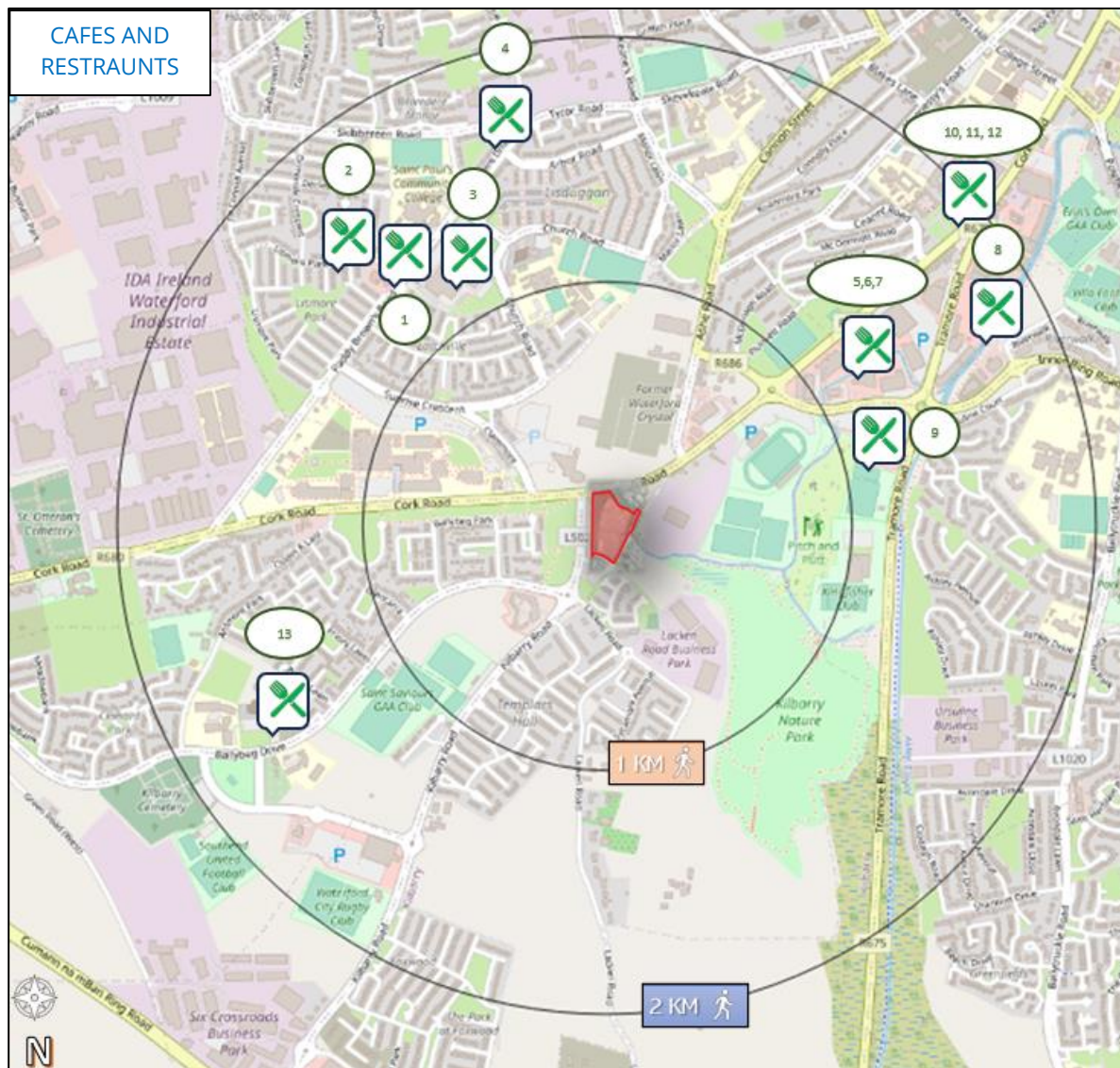
7.5 Convenience Retail, Cafes and Restaurants

The proposed student accommodation development is well served by a range of outlets, retail stores and other amenities within walking/cycling distance with the majority of outlets located within 1.2 km of the subject study area.



| No. | Convenience Retail | Distance from Subject Site |
|-----|-----------------------------------|----------------------------|
| 1. | EMO Fuels and Shop | 850m |
| 2. | Maxol Service Station Kingsmeadow | 220m |
| 3. | Aldi | 300m |
| 4. | Supervalu Shopping Centre | 800m |
| 5. | Mr Price Store | 900m |
| 6. | Homesavers | 900m |
| 7. | Lidl | 1.1 km |
| 8. | Waterford Shopping Centre | 1.2 km |
| 9. | Tesco Superstore | 1.2 km |
| 10. | Spar | 1.6 km |
| 11. | Inver | 1.8 km |
| 12. | Circle K Crystal | 100 m |
| 13. | Tesco Superstore (Kilbarry) | 1.2 km |
| 14. | Ballybeg Stores | 1.5 km |
| 15. | Select Asia | 1.1 km |





| No. | Cafes and Restaurants | Distance from Subject Site |
|-----|----------------------------------|----------------------------|
| 1. | The Craftsman | 1.2 km |
| 2. | Paddy Browne's | 1.2 km |
| 3. | Lismore Fast Food Takeaway | 1.2 km |
| 4. | Costa Coffee | 1.3 km |
| 5. | Supermac's Papa John's Cork Road | 650 m |
| 6. | Shake Dog | 800m |
| 7. | McDonald's | 850m |
| 8. | Hook & Ladder Coffee | 1.2 km |
| 9. | Café Aroma | 1.0m |
| 10. | Ramen | 1.2 km |
| 11. | Imperial Garden | 1.4 km |
| 12. | Avo Cafe | 1.5 km |
| 13. | Ballybeg Pizza and Kebab House | 1.5 km |

7.6 Connectivity and Public Transport

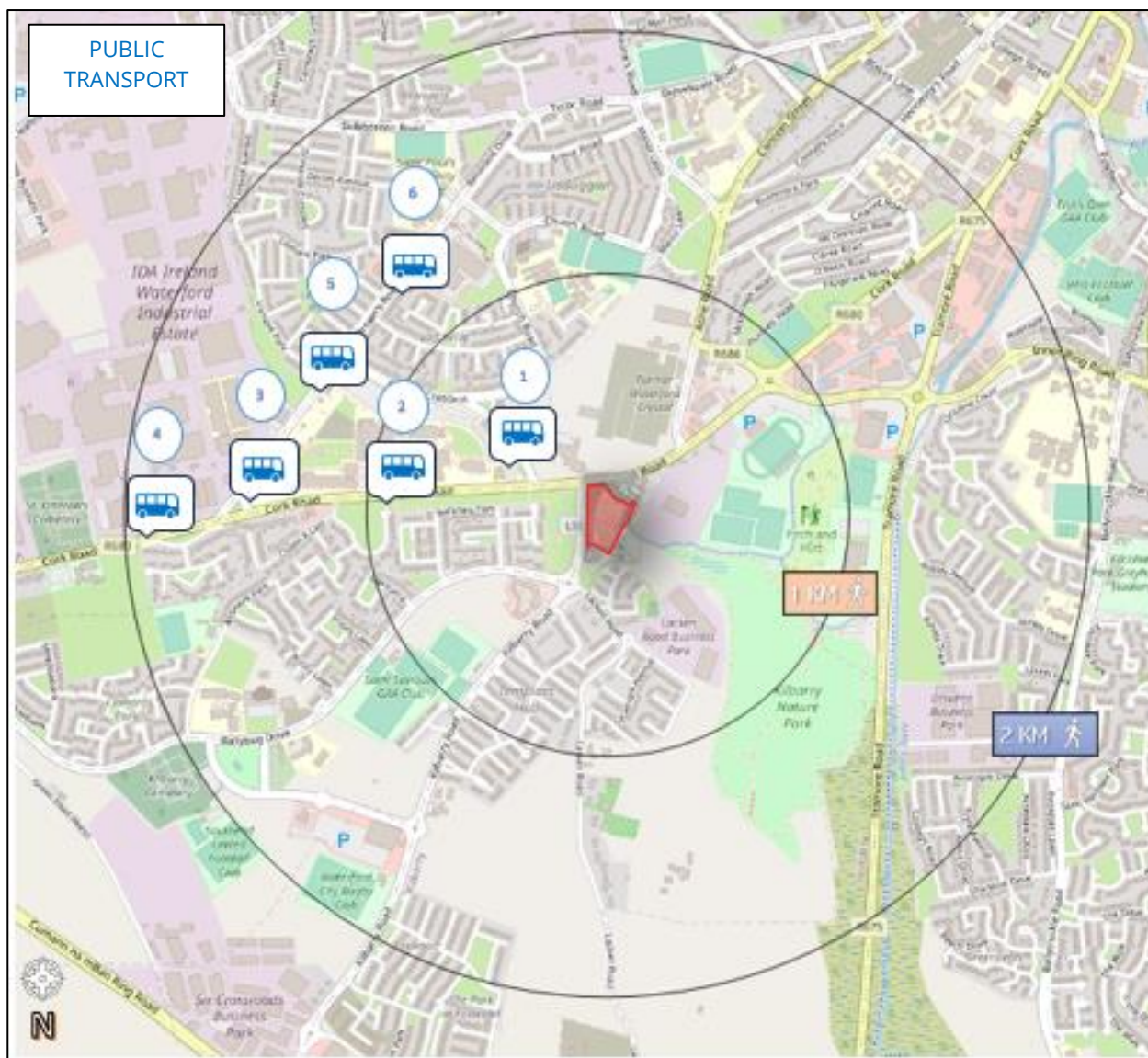
The proposed student accommodation is located along the Cork Road (R680) approximately 2.0 km south-west of Waterford City Centre and 400 metres from Southeast Technological University (formerly Waterford Institute of Technology).



The site is located a short walking distance from several bus stops including the 354, 360, W1 and W2, which connects the site to Waterford City and locations within the Metropolitan Area such as Portlaoise 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.



| BUS SERVICES | |
|--------------|---|
| 360 | Waterford - Tramore (Bus Éireann) |
| 360a | Frequency: Weekday 30 min / Saturday 30 min / Sunday 30-60 min |
| W1 | The Clock Tower - Merchants Quay (via WIT) (Bus Éireann) |
| | Frequency: Weekday 20 min / Saturday 20-30 min / Sunday 30 min |
| W2 | The Clock Tower - Meagher's Quay (via WIT) (Bus Éireann) |
| | Frequency: Weekday 20 min / Saturday 20-30 min / Sunday 30 min |
| W3 | The Clock Tower - Meagher's Quay via St. Johns Park (Bus Éireann) |
| | Frequency: Weekday 20 min / Saturday 20-30 min / Sunday 30 min |
| W4 | Peter Street - Browne's Road (Bus Éireann) |
| | Frequency: Weekday 30 min / Saturday 30 min / Sunday 30 min |
| W5 | Waterford Hospital - Oakwood (Bus Éireann) |
| | Frequency: Weekday 30 min / Saturday 30 min / Sunday 30 min |



| No. | Buses Service |
|-----|---|
| 1. | 40, 354, 360A, 362, 367A, 600, 736, W1 |
| 2. | 340, 609, 354, 355, 360A, 367A, 370, 600, 736, W2 |
| 3. | W2 |
| 4. | 354, 360A, 609, W1 |
| 5. | W4 |
| 6. | W2 |

BUS SERVICES

- 360** Waterford - Tramore (*Bus Éireann*)
Frequency: Weekday 30 min
Saturday 30 min / Sunday 30-60 min
- 360a**
- W1** The Clock Tower - Merchants Quay (via WIT) (*Bus Éireann*)
Frequency: Weekday 20 min
Saturday 20-30 min / Sunday 30 min
- W2** The Clock Tower - Meagher's Quay (via WIT) (*Bus Éireann*)
Frequency: Weekday 20 min
Saturday 20-30 min / Sunday 30 min
- W3** The Clock Tower - Meagher's Quay via St. Johns Park (*Bus Éireann*)
Frequency: Weekday 20 min
Saturday 20-30 min / Sunday 30 min
- W4** Peter Street - Browne's Road (*Bus Éireann*)
Frequency: Weekday 30 min
Saturday 30 min / Sunday 30 min
- W5** Waterford Hospital - Oakwood (*Bus Éireann*)
Frequency: Weekday 30 min
Saturday 30 min / Sunday 30 min

8. Conclusion

This social infrastructure audit outlines the numerous facilities in the surrounding area of the subject site and informs the concept of uses for the proposed development.

The map accompanying this section of the assessment illustrates that there is a vast number of facilities and amenities within close proximity of the site which students can avail of.

As identified throughout the audit, there are a range of services, facilities and amenities located within the 2 km study area. These are accessible via foot, bicycle and bus networks which have been all incorporated into the design of the proposed student accommodation development.



Education

The Southeast Technological University (SETU) is a new university for the southeast of Ireland, located 400m from the subject site. Formerly known as Waterford Institute of Technology, SETU offers a diverse range of facilities to cater for a wide variety of current and future students' interests. These include Dance Studio's, Weight Room's, Athletic Tracks, Library and Swimming Pool.



Health

The subject site benefits from access to a wide range of health care facilities within 2 km of the subject site including GP Services, Dental Practices, Opticians and Pharmacies.

Mulligans Pharmacy along Tramore Road is located less than a 10-minute walk from the subject site.

Sport and Recreation

A wide variety of sports clubs, amenities and recreational facilities are located within the walking distance of the subject site to cater for a wide selection of interests for future residents of the student accommodation. SETU Sports Centre, Waterford Regional Sports Centre and RSC Club are located less than a 5-minute walk from the subject site.

A total of 9 no. gym facilities are located within a 20-minute walking distance, with 'Edge Gym' and 'Xtreme Fitness' located within 400m from the site.



Social and Community Facilities

There are a number of social and community facilities nearby the subject site such as the SETU library, St. Paul's Community Centre and Anchor Baptist Church Waterford.

WITSU Social provides a student zone which is accessible and welcoming to all. The new 'social zone' enhances the experience for students on campus creating a social centre between lectures and study times.

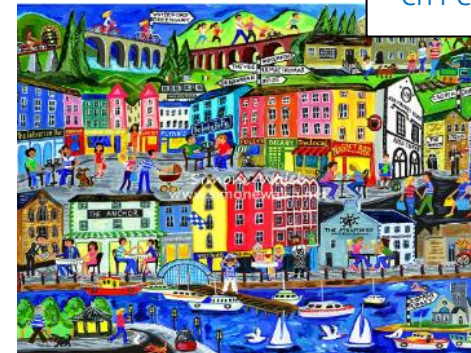


Outside of the SETU Campus, a range of faith and community groups are located within 2 km of the subject site. The closest church is the 'Russian Orthodox Church' located 1.2 km north of the subject site.

The site is located a short walking distance from several bus stops including the 354, 360, W1 and W2, which connects the site to Waterford City. Waterford City has a rich cultural and heritage core which includes landmark attractions such as Clock Tower and Edmund Rice Heritage Centre which can be visited free of charge.



WATERFORD
CITY CENTRE



Convenience Retail, Cafes and Restaurants

A wide selection of retail stores, cafes and restaurants are located within walking distance of the subject site. A total of 9 facilities are located within 1 km of the subject site. A selection of the closest including; McDonalds, Aldi, Homesavers, Shake dog, Supermac's and Maxol.



Public Transport and Connectivity

The site is located a short walking distance from several bus stops including the 354, 360, W1 and W2, which connects the site to Waterford City and locations within the Metropolitan Area such as Portlaw and Tramore.

The subject site is located 400m from SETU encouraging a sustainable active travel mode to access the nearby college.



8.1 Proposed Uses of the Proposed Development

The proposed development will consist of 85 no. student accommodation apartments (ranging in size from 5- bed apartments to 8 – bed apartments). The 4 no. blocks will include student amenity facilities which are outlined below.

The layout takes advantage of proximity of the subject site to SETU, whilst providing communal and residential support facilities.

Retail/Café Unit

A retail/café unit has been incorporated into the design of the proposed student accommodation, providing another facility for the surrounding area and for future students.

Communal and Amenity Areas

Communal Areas for the proposed student accommodation will be dispersed throughout the 4 no. blocks of apartments. The scheme incorporates green links throughout the development which will enhance safety and provide easy access to the Waterford Nature Park.

We consider that the proposed development at Kilbarry, Cork Road, Waterford to be consistent with Waterford City and County Development Plan and the National Planning Framework's Planning Guidelines. The central location of the proposed student accommodation encourages a shift towards sustainable modes of transport and an opportunity for students to avail of the generous range of amenities, facilities and services within the community.

