

# Statement of Compliance with Guidelines for Residential Development for Third Level Students

For Development at Kilbarry, Waterford  
on behalf of Noel Frisby Construction Ltd.

February 2024



McCutcheon Halley  
CHARTERED PLANNING CONSULTANTS

# Document Control Sheet

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# 1. Introduction

This Statement of Compliance with Guidelines for Residential Development for Third Level Students has been prepared by McCutcheon Halley Planning Consultants to accompany a planning application 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, 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.

This report has been prepared in response to feedback issued by the Local Authority (Waterford City and County Council) who requested that a Statement of Compliance with Guidelines for Residential Development for Third Level Students be prepared as part of the LRD application.

## 1.1 Waterford City and County Development Plan 2022

Reference	Relevant Policy / Principle/ Guideline	Statement of Compliance
<b>Chapter 7 H22</b>	<ul style="list-style-type: none"> <li>✓ The Council e 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.</li> </ul>	<ul style="list-style-type: none"> <li>✓ The proposed development will provide a high-quality, purpose built and professionally managed student accommodation in line with national guidelines. The proposed development is located 500m from SETU and promotes sustainable mode of travel.</li> </ul>
<b>Chapter 7 H23</b>	<ul style="list-style-type: none"> <li>✓ 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: <ul style="list-style-type: none"> <li>○ The effect of the proposed development on the amenities in the area, including residential amenity.</li> <li>○ The effect of the proposed development on the existing mix of land uses and activities including the existing student accommodation, in the particular locality.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>✓ The proposed development has had full regard to the existing residential amenity in the area and will not negatively impact same. Furthermore, the proposed development will provide much needed purpose-built student accommodation in close proximity of SETU.</li> </ul>
<b>Appendix 6 UDO1</b>	<ul style="list-style-type: none"> <li>✓ Support the development of taller/landmark buildings<sup>3</sup> of mixed commercial residential uses along Ballybeg Drive within the zoned opportunity site and</li> </ul>	<ul style="list-style-type: none"> <li>✓ The proposed development will provide a new student accommodation complex comprising four blocks</li> </ul>

	along the Cork Road to create streetscape, enclosure and sense of place in and around the TUSE campus	ranging in height from 4-6 storeys.
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## 1.2 Quarter 3 (Q3) 2019 Progress Report on the National Student Accommodation Strategy

Reference	Relevant Policy / Principle/ Guideline	Statement of Compliance
	<ul style="list-style-type: none"> <li>✓ <i>"The National Student Accommodation Strategy 2017"</i> projected that there would be no PBSA bed spaces completed in Waterford by 2019 equating to 2,365, with a short fall of 219 bed spaces. According to the Q3 2019 update, no bed-spaces were completed in Waterford between 2016 and 2019, which resulted in a short fall or excess demand of 219 bed spaces by the end of 2019.</li> <li>✓ According to the Q3 2019 update no additional beds will be delivered by the end of 2020 in Waterford.</li> <li>✓ On that basis, taking into account the change of status of Waterford third level institution from an Institute of Technology to a Technological University and the level of demand currently experienced in Waterford for Student Accommodation, it is considered that there is currently a significant demand for PBSA within Waterford.</li> </ul>	<ul style="list-style-type: none"> <li>✓ The Update to the National Student Accommodation Strategy indicates that no bed-spaces were completed in Waterford between 2016 and 2019, which resulted in a short fall or excess demand of 219 bed spaces.</li> <li>✓ The proposed scheme is intended to come on stream for the 2025/2026 academic year.</li> <li>✓ Even if all extant permissions were constructed, there is still a need to reduce the significant gap between demand and supply in the city and the dependency on the existing housing stock in the city. The proposed development of an additional 582 no. bed spaces will make a positive contribution to the shortage of student accommodation in the city and will 'free up' a significant proportion of the private rental stock, which is critical to reducing the overall pressure on the housing sector in the city.</li> </ul>

### 1.3 National Student Accommodation Strategy, 2017

Reference	Relevant Policy / Principle / Guideline	Statement of Compliance
7	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 will have a supply 2,365 PBSA bed spaces by 2019. However, it states that the demand would be 2,585 i.e. a deficit of 219 beds.	The proposed scheme will contribute towards delivery of the projected purpose-built student accommodation numbers for Waterford and will therefore make a positive contribution to the shortage of student accommodation in a key urban area, which is critical to reducing the overall pressure on the housing sector in the city.
	By developing and utilising an appropriate Management Plan for PBSA, the managers of PBSA can minimise any potential negative impacts from the development and its occupants on surrounding properties and neighbourhoods and can create a positive and safe living environment for students and develop and enhance the neighbourhoods in which they are situated for the betterment of the whole community.	The proposed development will be accompanied by a Student Management Plan, which identifies the main objectives for the managed procedures which are required to ensure the provision of a safe environment in which students can live, whilst taking into account the sensitivities of the local area.
	Construction of at least an additional 7,000 PBSA bed spaces by end 2019. This is in line with the target set in Rebuilding Ireland.	The proposed scheme will assist in addressing a shortfall of student accommodation, currently estimated at 343 student bed spaces (according to 2024 demand in the National Student Accommodation Strategy 2017).
	All developers and managers of PBSA should put in place an appropriate Management Plan for PBSA in order to minimise potential negative impacts of the development and its occupants on surrounding properties and neighbourhoods and to create a positive and safe living	The proposed scheme will be accompanied by a Student Management Plan, which highlights the applicant's model proactively working with and developing a constructive relationship with the nearest residents, businesses and representatives of the local community. The applicant views this



	<p>environment for students and develop and enhance the neighbourhoods in which they are situated for the betterment of the whole community.</p>	<p>approach as critical to ensuring that as far as possible, the numerous local interest groups co-exist harmoniously. It is of paramount importance that the surrounding local businesses and occupiers can continue to operate and live alongside the scheme.</p>
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### 1.4 Guidelines on Residential Development for 3rd Level Students (1999) and the supplementary review document of July 2005

Reference	Guidance/Requirement	Statement of Compliance
	Student accommodation shall be provided by grouping study bedrooms in 'house' units, with a minimum of 3 bed spaces with an overall minimum gross floor area of 55m <sup>2</sup> up to a maximum of 8 bed spaces and a maximum gross floor area of 160m <sup>2</sup> .	The apartments have been grouped in varying sizes, namely 5-bed, 6-bed, 7-bed and 8-bed configurations. Floor areas provided are well in excess of those outlined, having been exceeded. Please refer to Compliance Statement by Fewer Harrington & Partners Architects
	Study bedrooms shall share a common entrance hall and kitchen/living room, in accordance with the aforementioned guidelines. In turn, 'house' units shall share common entrances, access stairs, corridors and ancillary facilities.	This has been complied within the proposed design. Each apartment benefits from a shared communal kitchen/dining/living area. Each floor contains 4-6 no. apartments which then share access to the vertical lift/stair core and access to ancillary facilities at ground floor level.
	A shared kitchen/living/dinning room shall be provided based on a minimum 4m <sup>2</sup> per bed space in the unit, in addition to any circulation space.	Relative to each individual apartment, the minimum floor area requirement for the respective communal areas have been exceeded. Please refer to Compliance Statement by Fewer Harrington & Partners Architects
	<p>Bedroom Sizing</p> <ul style="list-style-type: none"> <li>▪ Single Study Bedroom: 8m<sup>2</sup></li> <li>▪ Single Study Bedroom with ensuite shower, toilet and basin: 12m<sup>2</sup></li> <li>▪ Twin Study Bedroom: 15m<sup>2</sup></li> <li>▪ Twin Study Bedroom with ensuite shower, toilet and basin: 18m<sup>2</sup></li> </ul> <p>Single Disabled study bedroom, with ensuite disabled shower, toilet and basin: 15m<sup>2</sup></p>	All bedrooms vary in size but are all in excess of the required minimum standard. Please refer to Compliance Statement by Fewer Harrington & Partners Architects. Accessible bedrooms have also been provided.

	<p>Bathrooms</p> <p>Either ensuite with study bedrooms or to serve a maximum of 3 bed spaces.</p>	<p>All bedrooms are ensuite with no shared WC facilities.</p>
	<p>Communal facilities and services which serve the needs of students shall be provided for, which include laundry facilities, caretaker/security office, refuse facilities.</p>	<p>An array of communal facilities have been provided at ground floor level including communal areas, laundry room, reception, WC's, prayer room, gym, quiet room, board rooms, library, lobby, etc. Separate waste/recycling facilities have also been provided.</p>
	<p>In all permissions for student accommodation the applicant will be required to provide appropriate documentation outlining how the scheme will be professionally managed.</p>	<p>A Student Accommodation Management Plan will be prepared for the proposed development as part of compliance if permission is received by the Planning Authority.</p>
	<p>When not located on campus, adequate open space of a suitable orientation shall be provided within the development for the amenity of the students.</p>	<p>A generous communal open space has been provided at ground floor level in the form of a central courtyard. This has been designed to benefit from passive surveillance from the surrounding apartments. Also, due to the location of the blocks generally to the north of the site, the space will benefit from adequate levels of sunlight / daylight throughout most of the day.</p> <p>This space will be landscaped to a high standard, with the provision of informal and formal seating areas as well as planting to soften the hard landscaping. This space will act as a central place for students to meet as well as an attractive focal point for the development.</p> <p>There is also a landscaped open space area located to the south of the development site</p>

		with ponds and walking / cycling routes.
	All proposals for student accommodation shall provide appropriate indoor and outdoor communal and recreational facilities for the amenity of the students.	In addition to the communal facilities and open space identified above, communal spaces have been provided to allow future residents to gather and socialise within the development.
	Developments should provide a minimum of one out of every 50, or part thereof, of the total number of bedspaces in a development designed for students with disabilities.	The minimum requirement of accessible/disability friendly bed has been exceeded in the proposed development, with the provision of 10 no. dedicated bedspaces.