

Statement of Consistency

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

February 2024



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1. Introduction

1.1 Context

This Statement of Consistency has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of Noel Frisby Construction Ltd. to accompany a planning application for a Large-Scale Residential Development (LRD) application for student accommodation on a site fronting on to the Cork Road, Kilbarry Road and Ballybeg Drive at Kilbarry, Cork Road, Waterford.

The proposed development consists of following:

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.

This report provides a statement of consistency in accordance with the Waterford City and County Development Plan 2022-2028. The statement addresses the relevant policy, assessing consistency with principles and relevant objectives in a matrix form. The cover letter considers compliance with policies based on relevant themes which emerge from relevant guidelines and policy documents.

Section 2 of this report reviews the following local planning policy documents:

2.1 *Waterford City and County Development Plan 2022*

1.2 Summary Statement of Consistency

This report provides a statement of consistency for the proposed development at Kilbarry, Co. Waterford, with reference to the relevant local planning policy documents, as detailed in Section 1.1

The layout has been informed by detailed site investigation works and assessment of the requirements of national, regional and local planning policy to ensure that it is in compliance with policy objectives. Furthermore, the layout has had full regard to the feedback from the Section 247 meetings and 32B Meeting held with Waterford City and County Council (WCCC).

This section summarises compliance with planning policy on the following themes, incorporating the 12 design principles set out in the Urban Design Manual.

1.2.1 Context

The proposed development, 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 on the outskirts of Waterford City, along the R680, Cork Road. The site is surrounded by a mix of uses, including residential and commercial development.

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.



Figure 1 Site Location 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 (SETU - formerly Waterford Institute of Technology) and 1.9km north of Waterford Retail Park. The site is closely located to 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.

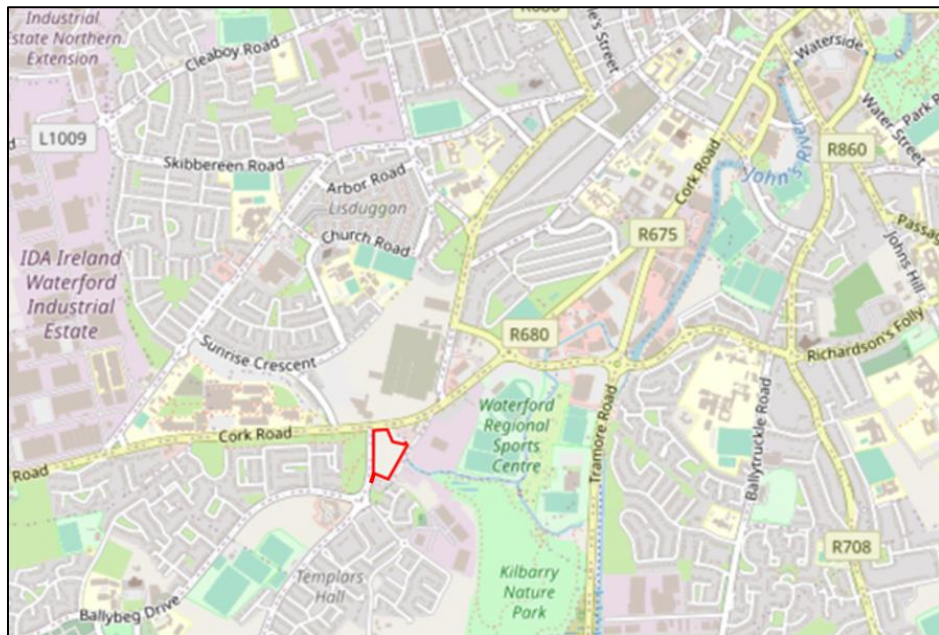


Figure 2 – Site Location in context of Waterford City. Site outlined in Red.

1.2.2 Density and Housing Mix

The ***Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)*** states that for ‘Public Transport Corridors’ (defined as lands within 500 metres walking distance of a bus stop), the greatest efficiency in land usage will be achieved by providing in general minimum net residential densities of 50 dwellings per hectare, subject to appropriate design and amenity standards, with the highest densities being located at bus stops, and decreasing with distance away from bus stops.

The proposed development is well served by public transport, with a number of bus stops operating in the local area with the closest stop relative to the development site, the W1, located on Ballybeg Drive, which is directly across the road from the development site. This bus route provides access to SETU, Railway Square and Waterford City Centre.

The proposed development provides for a mix of student bed types and sizes as outlined in Figure 3 below. The overall density of the proposed student accommodation scheme has been calculated at 65.3 units per hectare. It is considered that this density is appropriate given the sites location on a public transport corridor and within walking and cycling distance of SETU.

BED NO.

No. 5-Bed apartments	5
No. 6-Bed apartments	40
No. 7-Bed apartments	3
No. 8-Bed apartments	37
Total No. of apartments	85
total No. of beds	582

Figure 3 Proposed unit mix.

Statement of Consistency: DENSITY

An overall net residential density of 65.3 units per hectare has been achieved in accordance with the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) May 2009*. This density is also in line with the guidance set out in the Waterford City and County Development Plan which adheres to national guidelines.

1.2.3 Layout

Connectivity

The proposed development strategically located in close proximity to Southeast Technological University (SETU) and the City Centre and has strong pedestrian and cyclist connectivity to the services and amenities that both the local area and the city have to offer.

The vehicular activity on the site will therefore be kept to a minimum, with pedestrian and cyclist connectivity to be the priority within the scheme. Pedestrian circulation routes loop around the buildings to provide a short amenity walk for the students.

The proposed scheme includes shared surfaces and a quality public realm to enhance the pedestrian and cyclist focus of the development and ensure a safe and pleasant walking environment. Improvements are also proposed along Lacken road.

Inclusivity

The proposed amenity spaces have all been developed to meet the specific needs of third level students. Communal amenity spaces are provided within the scheme such as a gym, library, quiet room, prayer room and board rooms.

These high quality, attractive and liveable spaces are where the student residents will interact with each other ensuring an integrated student community within the scheme.

The design and layout of the proposed development will meet the requirements of all relevant documents, in particular Part M of the Technical Guidance Documents which deals with accessibility and inclusivity design. The proposed scheme has been designed so that it can be accessed and used to the greatest extent possible by all people regardless of their ability.

All areas, whether public, private or communal, are well defined and accessible to all, encouraging the use of the public realm by the students. All buildings are designed and sited to provide passive surveillance of the public realm, including a communal courtyard, paths and grassed open spaces.

Distinctiveness

A distinct and recognisable scheme is proposed through the architectural and design treatment of the form, fenestration and material colours and

finishes. The height of the blocks are set at an appropriate scale in relation to the roads and path widths surrounding the site

The central courtyard area in the middle of the proposed student accommodation blocks comprises high quality hard and soft landscaping, street furniture and planting and form a transition between the semi-public areas for residents and the public realm of the street. The proposed design and layout of the development will create an individual student neighbourhood which will complement the existing neighbourhood but be sufficiently individual to promote its own sense of place.

Parking

A total of 62 no. car parking spaces are proposed on site. This is to ensure that staff and students who require cars have access to car parking spaces. Given the large number of bedrooms proposed as part of the development, it is considered that 62 no. car parking spaces is suitable and will still allow for students to mainly use public or more sustainable modes of transport. The car parking will also provide convenient access for the visitors to the scheme for short-term letting outside of the academic year (as provided for in the statutory definition of student accommodation use).

In terms of bicycle parking, the 2022 Waterford City and County Development Plan requires 1 no. long stay bicycle space per 2 bedrooms and 1 no. visitor bicycle space per 5 bedrooms equating to a need for 408 no. bicycle spaces on site. The proposed development of 582 bed spaces proposes 510 no. bicycle parking spaces, which is in line with the minimum requirement.

Detailed Design

The proposed development is designed to complement the existing development in the surrounding area while also including some vernacular details. This is achieved by reflecting the form, detailing and material palette of existing buildings, often in a more contemporary manner, that will respect and enhance the local setting.

Statement of Consistency: LAYOUT

The layout and design of the proposed development is based on the principles and 12 design criteria of the Urban Design Manual and a detailed Design Statement is submitted with the LRD application. Overall, a high-quality layout and design has been achieved, based on the provision of a mix of high-quality apartments in a quality neighbourhood area and through the creation of a sustainable extension to envisioned University District of Waterford.

The layout of the development is also informed by the zoning of the lands as set out in the Waterford City and County Development Plan 2022.

The proposed design takes the form of a four-block model which establishes to northern and eastern boundaries of the site with a central shared amenity

courtyard, protected from the road traffic noise and which forms a suitable buffer to existing established residential uses. The strategy respects the requirement for suitable set-back from adjoining properties to avoid any undue overlooking. A student common area is located on ground floor level of Block A and is visible on entry to the site.

The entrance level to Block A comprises a lobby, WC, post room, office, laundry room, gym, staff canteen and WC's, a prayer room, board rooms, quiet room, library, plant, and service spaces. A café/retail unit is also provided in Block B at ground floor level. Open space is provided in the form of private balconies and shared amenity areas including a central courtyard at ground level and a grass area with paths and ponds to the south. Entrances to each residential block is from the shared courtyard. Part-M compliant stair/lift core provides access to all floors including roof level to access to solar PV and water storage tanks.

Each floor accommodates 4-6 apartments. Apartments vary in size from four to eight bedrooms. The proposal also includes for accessible apartments. Generously scaled openings in the facade create a sense of openness and relative transparency. The overall form and mass of the proposed development is mediated through four individual blocks which step in height from four storeys, five storeys and six storeys across the site.

1.2.4 Landscape and Amenity

Public Realm

The proposed development is set around a network of streets, pathways and open spaces that are of a high quality, that provide an attractive public realm for both future residents and visitors to the site. The apartments are arranged to overlook the central courtyard open space to the centre of the site which will increase the likelihood of being used and provides an invaluable extension to their private open space.

The open spaces to the south are overlooked by the student apartments and adjoin Ballybeg Drive and Lacken Road. These spaces will be available for use by the public and provide a green link through the site whilst maintaining a clear definition between public and semi-private space. This is facilitated by the incorporation of landscaping to define the various spaces, including low planting/walls and different boundary treatments.

Privacy and Amenity

The proposed layout has been designed to ensure that each residential unit within the development will have a high standard of residential amenity and privacy. This has been achieved by carefully locating, orientating and positioning the buildings and also by providing generous separation distances between the proposed blocks. Windows are sited to prevent direct overlooking into adjacent units.

Private amenity space is in the form of a central courtyard space and landscaped area to the south of the site. All apartments will have adequate storage areas and areas for sorting of recyclables.

These high quality, attractive and liveable spaces are where the residents will principally interact with each other ensuring an integrated student community within the scheme.

Statement of Consistency: LANDSCAPE AND AMENITY

The landscape and amenity provisions of the proposed development are based on the principles and criteria of the Urban Design Manual and a detailed Design Statement is submitted with the LRD application. The proposed apartments have been designed having regard to and are consistent with the *Student Accommodation Guidelines*. Overall high-quality landscaping and amenity areas have been provided which will help create an attractive development for residents to reside.

1.2.5 Sustainability

Efficiency

An appropriate balance has been struck in terms of achieving required densities alongside open space requirements to ensure that the land is used efficiently, whilst quality of environment and place is retained.

The proposed scheme has been carefully designed to ensure that it utilises the site to its maximum potential whilst ensuring that there will not be an adverse impact on the general residential amenities of the area including overlooking, loss of light and loss of privacy.

Landscaped areas consist of a courtyard area to the centre of the site and a larger landscaped open space area to the south. These will provide both passive and active amenity opportunities for the residents of the proposed development while also enhancing the biodiversity of the site. SuDs (Sustainable Urban Drainage Systems) principles have also been incorporated wherever possible.

All living spaces within the scheme are dual aspect which ensures adequate daylight and passive warmth, as well as access to direct sunlight at various parts of the day.

With regard to waste provision and collection, storage areas for bins are provided within the apartment blocks at ground floor level.

Adaptability

The building has been designed to allow a great deal of flexibility to reconfigure the internal arrangements in future. The floor areas have a tall

floor to ceiling height to allow for possible alternative uses. This is considered prudent in such a central urban location.

Statement of Consistency: SUSTAINABILITY

The sustainability of the proposed development is based on the principal criteria of the Urban Design Manual and a detailed Design Statement is submitted with this LRD application in accordance with Objective DM-02 of the Waterford City and County Development Plan. The proposed apartments have been designed having regard to national guidelines and Objectives H22 and H23 of the Waterford City and County Development Plan 2022-2028. Overall, a high-quality design has been achieved which makes efficient use of land and provides apartments which can be adapted to meet the future needs of residents.

2. Local Planning Policy

This section looks at consistency with the following Local Policy Documents:

- ✓ Waterford City and County Council Development Plan 2022-2028

2.1 Waterford City and County Council Development Plan 2022-2028

The 2022 Waterford City and County Development Plan (CDP) was adopted in July 2022. We include the objectives of the CDP relative to the subject site.

Reference	Policy Objective	Policy Provision	Statement of Consistency
Chapter 2: Core Strategy	CS 01: Enabling Growth	Through the Core Strategy and Housing Strategy, facilitate sustainable growth and support the delivery of key growth enablers and priorities for Waterford City and Waterford County, in a manner consistent with the provisions and policy objectives of the NPF (National Planning Framework), RSES (Regional Spatial and Economic Strategy) and MASP (Metropolitan Area Strategic Plan).	✓ The proposed development supports the enabling growth objectives of the Plan and will contribute to the growth of Waterford City.
Chapter 2: Core Strategy	CS 03: Compact Growth	In a manner consistent with NPO (National Policy Objective) 34 and 35, we will promote and support an efficient, equitable and sustainable pattern of residential and other development that delivers compact growth and critical mass	✓ The proposed development will promote the sustainable pattern of student accommodation development and will deliver a scheme which supports compact

Reference	Policy Objective	Policy Provision	Statement of Consistency
		for sustainable communities in Waterford, by managing the level of growth in each settlement	growth by utilising a brownfield site in the city of Waterford.
Chapter 2: Core Strategy	CS 05: Environmental Directives	We will require, where appropriate, all plans and projects within Waterford to comply with the requirements of the Strategic Environmental Assessment Directive, the Habitats Directive, Water Framework Directive and Floods Directive	✓ The proposed development provides an NIS (Natura Impact Statement) and Site-Specific Flood Risk Assessment with the planning application to ensure compliance with the Habitats Directive and Floods Directive
Chapter 2 Core Strategy	CS 08 Local Area Planning	To supplement the land use zoning objectives and other policy objectives of this Development Plan, through the provision of Local Area Plans (LAPs) for areas of Waterford City, Dungarvan/ Ballinroad, Tramore, Dunmore East, Portlawn, Lismore and Gaeltacht na nDéise (including Sean Phobal)	✓ The proposed development complies with the land use zoning objectives and other policy objectives of this Development Plan
Chapter 2 Core Strategy	CS 09 Low Carbon Future	Through the implementation of the Core and Settlement Strategies, we will put in place a pattern of land use and associated policy objectives and actions, which facilitate a just transition to a low carbon society.	✓ The proposed development promotes the objective of low carbon future by providing a low number of car parking spaces and encouraging sustainable modes of travel such as walking and cycling.

Reference	Policy Objective	Policy Provision	Statement of Consistency
<p>Chapter 2 Core Strategy</p>	<p>CS 13 Settlement Strategy</p>	<p>In a manner consistent with the settlement typologies and respective policy objectives of the SRSES, we will:</p> <ul style="list-style-type: none"> ✓ Support the development of Waterford City as the Regional Capital, a University City and international location of scale and primary driver of economic and population growth in the Southern Region. ✓ Support the development of our urban and rural settlements to provide for the demands of their communities and encourage networking between settlements to build economic resilience and rationalise the sustainable provision of services. while structuring and implementing the settlement hierarchy in a manner consistent with the RSES Sustainable Place Framework 	<ul style="list-style-type: none"> ✓ The proposed development supports the Councils aspirations to provide a University City by providing 582 student beds.
<p>Chapter 3 Waterford City and MASP</p>	<p>W City 06: City South West Neighbourhood Policy</p>	<p>We will require that all new development in the Kilbarry area adheres to the residential block layout set out in the design framework and Appendix 6 of the Development Plan while having regard to the policy objectives, residential densities and development management standards of the Development Plan.</p>	<ul style="list-style-type: none"> ✓ The proposed development has had full regard to the design framework and Appendix 6 of the Development Plan. The applicant has also engaged with the Planning

Reference	Policy Objective	Policy Provision	Statement of Consistency
			Authority in relation to designing a suitable development for the site.
Chapter 3 Waterford City and MASP	W City 11: Vibrancy & Vitality: Entertainment, Evening/ Night- Time Uses Policy	We will support proposals for development involving evening and late-night commercial, retail, cultural, food and beverage or entertainment uses within, or immediately adjacent to, the defined city/town centres or local service centre, where it can be demonstrated that the development will enhance the character and function of the area and will not have a detrimental impact on the existing amenities of the area (including residential); this may include but is not limited to; extended opening hours, proposals for outdoor dining and event spaces, and proposals for the greater utilisation and public access to existing heritage assets.	✓ The proposed development includes the provision of a café/retail unit to anchor the development on the Cork Road and provide a local retail/café unit for the students of the development but also the existing local residents of Kilbarry. The proposed café/retail unit will provide vibrancy along the Cork Road and in proximity of the proposed public plaza encouraging further footfall.
Chapter 3 Waterford City and MASP	W City 17: Strategic Employment Locations Policy	We will promote and support a diverse range of symbiotic land uses across the city and the City Centre in particular. We will facilitate the expansion of existing and establishment of new economic uses and clusters where appropriate in the interest of growing the City Centre as a dynamic and commercially resilient urban space and neighbourhood.	✓ The proposed development will provide a new student accommodation development and in turn create new jobs within the envisioned University District.

Reference	Policy Objective	Policy Provision	Statement of Consistency
Chapter 3 Waterford City and MASP	W City 18: Strategic Employment Locations Policy	We will build on existing higher education infrastructure and establishment of SETU, seek to enhance third-level provision in the City, and expand and integrate education provision more broadly in support of the designation of the city as the Regional Capital, a University City and Learning City	✓ The proposed development will provide a new student accommodation development within the envisioned University District and will therefore enhance the third-level provision in the City.
Chapter 3 Waterford City Retail 05	W City Retail 05	Suburban and Neighbourhood Centres <ul style="list-style-type: none"> ▪ To promote retail provision in the following location: Suburban district centres, ▪ Neighbourhood centres, ▪ Local convenience shops in residential areas (where there is a clear deficiency of retail provision by permitting developments of up to 100m² net sales area), subject to protecting residential amenity, and ▪ Forecourt shops at service stations (up to 100m² net sales space). The type of retail should be of an adequate level, type, scale and the nature of the floorspace proposed should be appropriate to that centre in the context of the guidance set out in the Retail Planning Guidelines (2012) or any update thereof.	The proposed retail unit/café will provide a new retail/café development within the student accommodation complex and cater to the wider community.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		Any proposal for significant comparison floorspace should be supported by a clear assessment as to whether such development would have a material impact on Waterford City Centre. The sale of high and middle-high order comparison goods will be restricted to the City Centre area to protect and strengthen its retail primacy.	
<p>Chapter 3 Waterford City and MASP</p>	<p>W City 20: Citywide Amenity/ Recreation and Blue Green Infrastructure Strategy Policy</p>	<p>In support of MASP Policy Objective 21 and delivery a more climate resilient and sustainable city and metropolitan area for the county and region, we will prepare a Metropolitan Wide-Open Space and Greenbelt Strategy during the initial lifetime of the Development Plan in collaboration with key stakeholders such as Irish Water, NPWS (National Park and Wildlife Services), OPW (Office of Public Works), SRA, SETU, Wexford Co. Co. and Kilkenny Co. Co. This will include a Blue Green Infrastructure Strategy for the City. This will also identify a location for a Regional Scale Park within the Waterford Metropolitan Area as well as the development of neighbourhood parks and open spaces' in a manner consistent with Waterford MASP Policy Objective (PO) 21 (c) as identified in the RSES</p>	<p>✓ The proposed development supports blue and green infrastructure by providing ponds and pedestrian links to green areas.</p>
<p>Chapter 3</p>	<p>W City 21: Waterford</p>	<p>In order to ensure Waterford City fulfils its role as the Regional Capital and regional driver of change in terms of</p>	<p>✓ The proposed development promotes the objective of low</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
Waterford City and MASP	Decarbonising Zone Policy	economic and population growth in a manner that is sustainable in terms of reducing our carbon emissions in line with our international targets, we will collaborate with key stakeholders such as CARO, SEAI, EPA (Environmental Protection Agency), DECC, SETU, Kilkenny Co. Co., the SRA, NTA and other business operators and representative groups such as Waterford Chamber to fully devise and implement actions to achieve the Waterford City Decarbonising Zone. We will support and facilitate projects which contribute towards achieving the carbon emission reduction targets	carbon future by providing a low number of car parking spaces and encouraging sustainable modes of travel such as walking and cycling
Chapter 3 Waterford City and MASP	W City 23: Waterford City and MASP Policy	<p>New Sustainable Neighbourhoods</p> <p>We will promote and support consolidation of Waterford City in two new neighbourhoods as identified in the RSES i.e. City South West Neighbourhood (University/ Ballybeg/ Kilbarry/ Lacken), and City North West Neighbourhood (Carrickphierish/ Gracedieu), in a manner that implements the place making strategy and housing strategy of the Development Plan, and supports the role of Waterford City as an international location of scale, and a primary driver of economic and population growth in the Southern Region.</p>	<p>✓ The proposed development will provide a new student accommodation development within the envisioned University District and fully supports the role of Waterford City as an international location of scale, and a primary driver of economic and population growth in the Southern Region.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
<p>Chapter 3 Waterford City and MASP</p>	<p>W City 24: Waterford City and MASP Policy</p>	<p>The Regional Capital</p> <p>Utilise the opportunities and strengths of Waterford City and its key growth enablers, in order to secure a city of scale to drive broader regional economic growth, and to further develop a vital and vibrant city core which facilitates an appropriate mix of commercial, heritage, cultural, riverside, and residential uses.</p>	<p>✓ The proposed development will provide a new student accommodation development within the envisioned University District to promote a vibrant city.</p>
<p>Chapter 3 Waterford City and MASP</p>	<p>W City 28: Waterford City and MASP Policy</p>	<p>City Neighbourhood Strategy</p> <p>We will continue to implement the Neighbourhood Strategy in order to provide for the development of sustainable, inclusive and diverse neighbourhoods, focused on neighbourhood/ district commercial centres with a mix of uses, densities, community facilities and neighbourhood centre uses. Furthermore, we will implement measures to enhance permeability within and between neighbourhoods to deliver the 10-minute neighbourhood concept through active travel modes</p>	<p>✓ The proposed development will provide a new student accommodation development within the envisioned University District with a café/retail unit and student facilities to provide a new community in the area. the proposal also includes measures to enhance permeability within and between neighbourhoods to deliver the 10-minute neighbourhood concept through active travel modes.</p>
<p>Chapter 3</p>	<p>W City 29:</p>	<p>City Suburbs</p>	<p>✓ The proposed development will improve the environmental</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
Waterford City and MASP	Waterford City and MASP Policy	To retain, protect and improve the environmental qualities of the existing suburban areas; to reinforce their neighbourhood/district commercial centres and to provide for additional community youth and public services, amenities and facilities as required.	qualities of the existing suburban area and provide a new use in the area.
Chapter 4 Economy, Tourism, Education and Retail	ECON 06	Regeneration We will facilitate and participate in regeneration projects so as to revitalise under-utilised business parks and industrial estates and promote the regeneration of obsolete and/or under-utilised buildings and lands that could yield economic benefits and/or social enterprise, with appropriate uses, subject to compliance with the policies and development management standards of the Development Plan.	✓ The proposed development utilises a brownfield site in the Kilbarry area to provide a new student accommodation complex to provide economic and social benefits to the wider area.
Chapter 5 Transport & Mobility	Trans 01: Integration of Land Use Planning and Transport Policy	We will actively support the integration of land use planning and transport in the following way: • ✓ Ensure that land use zonings are aligned with the provision and development of high quality/ capacity public transport systems in a manner that reduces reliance on car-based travel, promotes more sustainable transport	✓ The proposed development includes upgrades to Lacken Road to promote sustainable transport modes and provides for a reduced number of car parking spaces along

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>choice and co-ordinates particular land uses with their accessibility requirements. •</p> <ul style="list-style-type: none"> ✓ Larger scale, trip intensive developments, such as offices, retail and education, will be focused into central and other locations highly accessible by sustainable transport modes. • ✓ Develop a 10-minute neighbourhood framework for all new and existing urban areas across Waterford and map and identify infrastructural requirements to facilitate its implementation. • ✓ Support the development of a low carbon transport system by continuing to promote modal shift (as per modal ambitions and potential as set out in Table 5.1 and Table 5.2) from private car use towards increased use of more sustainable forms of transport such as cycling, walking and public transport. • ✓ Designing and develop permeable links for walking and cycling in new development areas and retrospectively implement accessible, safe walking and cycling facilities and 	<p>with bicycle parking for residents.</p> <ul style="list-style-type: none"> ✓ The proposed development is located in proximity of sustainable modes of transport including access to buses and cycling links. ✓ The proposed development has had regard to the concept of the ten-minute neighbourhood. ✓ The proposed development promotes the objective of low carbon future by providing a low number of car parking spaces and encouraging sustainable modes of

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>infrastructure into existing neighbourhoods, particularly at peripheral locations of our urban areas, where feasible and practicable. This will be done through the provision of appropriate pedestrian and cycle facilities. All work to the public realm must take into account the 'whole journey approach' which refers to all elements that constitute a journey from the starting point to destination. All developments must ensure that universal design approach to the built environment is taken into account, including but not limited to footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters.</p>	<p>travel such as walking and cycling.</p> <ul style="list-style-type: none"> ✓ The proposed development includes appropriate pedestrian and cycle facilities and other measures to ensure that a universal design approach has been taken in relation to the proposed development.
<p>Chapter 5 Transport and Mobility</p>	<p>Trans 02 Waterford Metropolitan Area Transport Strategy and Local Transport Plans</p>	<p>We will support the priorities and strategies identified in WMATS/PLUTS subject to required appraisal, planning and environmental assessment processes for the sustainable development of transport infrastructure and services in the Waterford Metropolitan Area</p>	<ul style="list-style-type: none"> ✓ The proposed development supports the priorities and objectives set out in WMATS and includes improvements to Lacken Road along with space to the front of the site to facilitate improvements to the Cork Road.

Reference	Policy Objective	Policy Provision	Statement of Consistency
<p>Chapter 5 Transport and Mobility</p>	<p>Trans 07: Active Transport: Cycling and Walking Policy Objective</p>	<p>Supporting Active Travel</p> <p>We will promote walking and cycling as efficient, healthy and environmentally friendly modes of transport by delivering a comprehensive network of safe walking and cycling routes, and investigate the potential for quiet routes which will be a high quality, fully connected and inclusive, across the Waterford City and County with associated placemaking, green infrastructure corridors and public realm improvements in accordance with best accessibility practice and promotion of the initiatives contained within Smarter Travel, A Sustainable Transport Future 2009 – 2020 or any update thereof. All proposals shall ensure no adverse impacts on ecological integrity including the Natura 2000 Network</p>	<ul style="list-style-type: none"> ✓ The proposed development includes measures to improve pedestrian and cycling permeability in the area through the upgrading of the Lacken Road and providing bicycle parking on site.
<p>Chapter 5 Transport and Mobility</p>	<p>Trans 07 Active Transport: Cycling and Walking Policy</p>	<p>Supporting Active Travel</p> <p>We will promote walking and cycling as efficient, healthy and environmentally friendly modes of transport by delivering a comprehensive network of safe walking and cycling routes, and investigate the potential for quiet routes which will be a high quality, fully connected and inclusive, across the Waterford City and County with associated placemaking, green infrastructure corridors and public realm</p>	<ul style="list-style-type: none"> ✓ The proposed development includes measures to improve pedestrian and cycling permeability in the area through the upgrading of the Lacken Road and providing bicycle parking on site. ✓ As noted in the attached ecological reports, the proposed development

Reference	Policy Objective	Policy Provision	Statement of Consistency
		improvements in accordance with best accessibility practice and promotion of the initiatives contained within Smarter Travel, A Sustainable Transport Future 2009 – 2020 or any update thereof. All proposals shall ensure no adverse impacts on ecological integrity including the Natura 2000 Network	will not cause any significant negative impacts on the habitats, legally protected species designated sites or any other features of ecological important subject to the successful implementation of mitigation measures outlined.
Chapter 5 Transport and Mobility	Trans 09 Active Transport: Cycling and Walking Policy	Connectivity and Permeability Ensure that all developments can provide full connectivity/permeability to the adjacent road network (pedestrian, cycle and vehicular) and/or to adjacent lands which are zoned for development and lands which may be zoned for development in the future. Access should be also provided to adjoining amenities such as Greenways, Walkways and other recreational areas and have regard to 'Ireland's Government Road Safety Strategy 2021–2030	✓ The proposed development provides cycle connectivity along Lacken road and within the development site. Furthermore, the proposal will provide footpaths which will connect into the existing public footpath network in the area.
Chapter 5 Transport and Mobility	Trans 13 Active Transport: Cycling and Walking Policy	Support Facilities We will support the provision of accessible public amenities such as, showers, bike racks, safe cycle parking and bike	✓ The proposed development provides access to a bicycle rack to promote cycling

Reference	Policy Objective	Policy Provision	Statement of Consistency
		storage to enable and promote walking, cycling and other forms of mobility in new and existing developments	
Chapter 5 Transport and Mobility	Trans 16: General Public Transportation Policy	We will require appropriate public and active modes of transport infrastructure be incorporated as part of any significant residential, educational, community or commercial development proposal. The extent of infrastructure required will depend on the nature, scale and location of the proposal and the current level of infrastructure and frequency of the public transport service. We will also seek to ensure such proposals make provision for appropriate, well-designed permeable walking and cycling links to other residential developments, amenities and facilities in pursuit of the 10-minute neighbourhood concept	✓ The proposed development has included active modes of transport infrastructure within the development of the student accommodation complex. The proposal also includes the provision of upgrades to Lacken Road.
Chapter 5 Transport and Mobility	Trans 32: Road and Street Network Policy	In conjunction and co-operation with other transport bodies and authorities such as the TII and the NTA, we will improve the City and County Road network – including improved pedestrian and cycle facilities, subject to the outcome of environmental assessment (SEA (Strategic Environmental Assessment), EIA (Environmental Impact Assessment) and AA (Appropriate Assessment)), flood risk assessment and the planning process	✓ The proposed development includes improvements to Lacken Road. A TTA, RSA (Road Safety Audit), FRA (Flood Risk Assessment), EIA and NIS have been completed as part of the application material.

Reference	Policy Objective	Policy Provision	Statement of Consistency
Chapter 5 Transport and Mobility	Trans 33: Road and Street Network Policy	We will ensure that the planning, design and implementation of all road/street networks across the city and county accord with the principles set out in the Design Manual for Urban Roads and Streets (2020), the National Cycle Manual (2010) and other relevant standards where appropriate, or any future update thereof.	✓ The proposed development has had regard to the Design Manual for Urban Roads and Streets (2020), the National Cycle Manual (2010) and other relevant standards where appropriate
Chapter 5 Transport and Mobility	Trans 34: Road and Street Network Policy	We will protect national, regional, local roads and urban streets free from adverse development that may compromise the development of route options or the construction of preferred routes or add to the overall costs associated with new road schemes	✓ N/A. All road improvements have been discussed with WCCC.
Chapter 5 Transport and Mobility	Trans 35: Road and Street Network Policy	We will preserve free from development proposed road/street realignment/improvement lines and associated corridors as identified during the life of the Development Plan where such development would prejudice the implementation of Transport Infrastructure Ireland (TII) or Local Authority road schemes	✓ N/A
Chapter 5 Transport and Mobility	Trans 37: Road and Street Network Policy	We will prioritise road and traffic safety measures on all roads/streets across the City and County. In particular we will support and facilitate 'School Streets' in the vicinity and	✓ A Traffic and Transport Assessment and Road Safety Audit have been provided as part of the application

Reference	Policy Objective	Policy Provision	Statement of Consistency
		on the approaches to school premises based on the Fingal School Streets Pilot Project (2019)	material to ensure all road and traffic safety measures are in place.
Chapter 5 Transport and Mobility	Trans 38: Road and Street Network Policy	We will implement traffic calming measures on roads/streets in appropriate location in urban areas across the County, to reduce the speed of traffic in the interest of public safety, traffic safety and residential amenity. We will ensure that all streets and street networks within urban areas are designed to passively calm traffic through the creation of a self-regulating street environment. Proposals for new development should provide for appropriate traffic calming measures	✓ The proposed development includes traffic calming measures where appropriate.
Chapter 5 Transport and Mobility	Trans 41: Road and Street Network Policy	<ul style="list-style-type: none"> ✓ National Roads: Avoid the creation of any additional access points from new development or the material increase in traffic using existing access points to National Roads, to which a speed limit of greater than 60 kph applies in accordance with the requirements set out in the Spatial Planning and National Road Guidelines, DECLG (2012). ✓ Transitional Zones: New access to facilitate orderly urban development on appropriately zoned land on the approach to or exist from 	<ul style="list-style-type: none"> ✓ The proposed development does not include any new access points onto a National Road. ✓ N/A

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>towns, villages or settlements that are subject to a speed limit of 60 kph before a lower 50 km limit is encountered may be permitted subject to road safety audit carried out in accordance with the requirements set out in the Spatial Planning and National Road Guidelines, DECLG (2012).</p> <ul style="list-style-type: none"> ✓ Lands adjoining National Roads within 50kmh speed limits: New access to lands adjoining national roads within the 50 kph speed limits may be considered in accordance with normal road safety traffic management and urban design criteria for built up areas. 	<ul style="list-style-type: none"> ✓ N/A
<p>Chapter 5 Transport and Mobility</p>	<p>Trans 47: Regional and Local Roads/Urban Streets Policy</p>	<p>Ensure that all new streets in housing and mixed-use schemes are designed, in accordance with the most up-to-date requirements:</p> <ul style="list-style-type: none"> ✓ Design Manual for Urban Roads and Streets (2020). ✓ Sustainable Residential Development in Urban Areas (2009) and accompanying Best Practice Design Manual (2009). 	<ul style="list-style-type: none"> ✓ The proposed development has been design in accordance with the Design Manual for Urban Roads and Streets, Sustainable Residential Development in Urban Areas (2009) and accompanying Best Practice Design Manual, Architecture 2009-2015

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> ✓ Architecture 2009-2015 Towards a Sustainable Future: Delivering Quality within the Built Environment (2009). ✓ Any new guidance / standards from the DECLG; and • Any other relevant design standard 	Towards a Sustainable Future: Delivering Quality within the Built Environment and all new guidance and standards from the Department.
Chapter 5 Transport and Mobility	Trans 49: Regional and Local Roads/Urban Streets Policy	To investigate reducing speed limits in appropriate urban area to 30km in collaboration with key stakeholder	<ul style="list-style-type: none"> ✓ A 'Slow Zone' speed limit of 30km/h is proposed for Lacken road considering the low traffic flows and also the likely pedestrian/cycle demand across this road.
Chapter 5 Transport and Mobility	Trans 50: Regional and Local Roads/Urban Streets Policy	<p>It is an objective to support the following transport priorities across Waterford County and in the Waterford Metropolitan Area subject to their consistency with the recommendations of the WMATS or any future LTPs and or County Transport Plan, the outcome of environmental assessments and the planning process including mitigation under SEA/AA as appropriate:</p> <ul style="list-style-type: none"> ✓ R710 Waterford city Outer Orbital Route. 	N/A

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> ✓ R671/R672 Regional Road from Dungarvan to Clonmel. ✓ Dunmore Link Road. ✓ R685 Glen Road from Waterford Road to Quarry Road. ✓ Enhanced link from Cumann na mBan Road at SETU Arena to Industrial Zoned Lands east of the Roundabout. ✓ Quarry Road (L15011), Waterford City – Improvement ✓ R666 Ballyduff Road Junction with the N72 at Ballyrafter 	
<p>Chapter 5 Transport and Mobility</p>	<p>Trans 51: Mobility Management Plans, Traffic and Transport Assessment (TTA) and Road Safety Audit</p>	<p>We will require all applications for significant development proposals in accordance with DM Standard set out in Volume 2 to be accompanied by Mobility Management Plans (MMPs), Traffic and Transport Assessment (TTA) and Road Safety Audits, to be carried out by suitably competent persons, in accordance with the 'National Transport Authority the preparation of workforce</p>	<ul style="list-style-type: none"> ✓ The proposed application material includes a Traffic and Transport Assessment (TTA) and Road Safety Audit to ensure that the development is designed in accordance with all the relevant guidelines.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		travel plans a guide for implementers' and TII's Traffic and Transport Assessment Guidelines	
Chapter 5 Transport and Mobility	Trans 57: Bicycle Parking Policy	Where new bicycle parking facilities are to be provided, we will locate these near bus stops and bus/ rail stations to facilitate an increase in inter - modal journeys by cycling and public transport.	✓ There are number of proposed bicycle racks located throughout the site in close proximity of bus stops.
Chapter 5 Transport and Mobility	Trans 63: Bicycle Parking Policy	We will require all new developments to provide appropriate cycle parking facilities in central, accessible and safe locations so as to assist with supporting modal shift away from private cars to more sustainable modes of transport i.e. Cycling, Walking, and Public Transport in accordance with the bicycling parking standards set out in Volume 2	✓ There are 510 no. bicycle spaces located throughout the site to encourage sustainable modes of transport. Bicycle parking has been provided in accordance with the standards set out in Volume 2 of the CDP.
Chapter 5 Transport and Mobility	Trans 64: Bicycle Parking Policy	The provision of e-bike chargers in public locations will be supported subject to the availability of funding.	✓ N/A

Reference	Policy Objective	Policy Provision	Statement of Consistency
<p>Chapter 6 Utility, Energy & Communication Policy</p>	<p>UTL 01: Utility, Energy & Communication Policy</p>	<p>New Development and Strategic Development Growth Areas</p> <ul style="list-style-type: none"> ✓ Ensure that new development across the urban and rural settlements of Waterford is infrastructure led in a manner which: <ul style="list-style-type: none"> ✓ Supports communities and economic growth and development, - Enhances environmental quality, ✓ Complies with the tiered approach to land use zoning which underpins the Development Plan. ✓ Encourages and provides opportunities to improve and implement sustainable modes of travel. ✓ Integrates nature-based solutions and climate change considerations into the design, planning, and implementation of infrastructure provision/ works and development proposals. ✓ Incorporates green infrastructure to provide for carbon offset and carbon 	<ul style="list-style-type: none"> ✓ The proposed development will support the economic growth and development of the area ✓ The proposed development complies with the land use zoning objectives for the site. ✓ The proposal includes nature-based solutions. ✓ The proposed development includes

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>sinks and wider environmental benefits, including providing shade to alleviate heat stress, supporting urban biodiversity, water retention and flood alleviation.</p> <ul style="list-style-type: none"> ✓ Promotes and integrates energy efficiency and low carbon technologies and solutions; and, ✓ Ensures sufficient heat density (e.g. compact growth) and diversity of connected heat loads (egg hospital, leisure centre, large retail, electricity production, industry) to facilitate the economic provision, viability and integration/ implementation of low carbon heating technologies in development proposals 	<p>green infrastructure to provide wider health benefits for the area.</p> <ul style="list-style-type: none"> ✓ The proposed development promotes and integrates energy efficiency and low carbon technologies and solutions.
<p>Chapter 6 Utility, Energy & Communication Policy</p>	<p>UTL 03: Utility, Energy & Communication Policy</p>	<p>Water Supply & Drinking Water Regulations</p> <ul style="list-style-type: none"> ✓ We will collaborate with Irish Water in contributing towards compliance with the European Union (Drinking Water) Regulations 	<ul style="list-style-type: none"> ✓ The proposed development will connect to the public water supply. Uisce Eireann have confirmed that capacity is available for the proposed

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>Drinking Water Regulations 2014 (as amended) and compliance of water supplies with the parameters identified in these Regulations. All new developments must be satisfactorily served by either a mains water supply, or by a private water supply. The preferred option will always be a public water supply and drainage solution. It will be the responsibility of the developer to demonstrate that any new supply is adequate to serve the proposed development and that for domestic use; it is safe to be consumed as drinking water. Groundwater abstractions must comply with EPA policies and guidelines</p>	<p>development subject to upgrades.</p>
<p>Chapter 6 Utility, Energy & Communication Policy</p>	<p>UTL 06: Utility, Energy & Communication Policy</p>	<p>Urban Wastewater Treatment Regulations</p> <p>We will collaborate with Irish Water in contributing towards compliance with the relevant provisions of the Urban Wastewater Treatment Regulations 2001 and 2004 and the Wastewater Discharge (Authorisation) Regulations 2007 as amended.</p>	<p>✓ The proposed development will connect to the public wastewater supply. Uisce Eireann have confirmed that capacity is available for the proposed development subject to upgrades</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>It is the Council's preference that all new development connects to existing public wastewater treatment facilities without the need for upgrades being required to the facilities, and wastewater network connections are provided by the developer. Development will only be permitted in instances where there is sufficient capacity for appropriate collection, treatment and disposal (in compliance with the Water Framework Directive and River Basin Management Plan) of wastewater.</p> <p>All new developments shall ensure that:</p> <ul style="list-style-type: none"> ✓ A separate foul and surface water drainage system is provided - the discharge of additional surface water to existing combined (foul and surface water) sewers is prohibited in order to maximise the capacity of these collection systems for foul water. ✓ Where permitted, private wastewater treatment plants, are operated in compliance with: 	

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> ✓ 2021 Code of Practice for Domestic Wastewater Treatment Systems EPA, as may be amended. ✓ EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels (1999) and EPA Guidance on the Authorisation of Discharges to Groundwater (EPA 2011), as may be amended. ✓ Where a connection to public drainage infrastructure is demonstrated to be unfeasible, and/ or is not available, alternative developer-provided infrastructure, developed in collaboration with the Local Authority or otherwise, may be required/ facilitated if it is satisfactorily demonstrated that disposal of foul water can be achieved without negative impacts on public health, amenity or the environment. The detailed design of any such alternative developer provided infrastructure to service new development within our settlements should meet the technical requirements of Irish 	

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>Water and may be considered in the following order of priority preferences:</p> <p>i). Where the proposed development exceeds the capacity of the existing treatment plant, the developer shall provide for the upgrade of the treatment plant and connection to the public network. This may be best achieved in settlements such as Lemybrien where the existing ICW (Integrated Constructed Wetlands) can be extended as a low tech/low risk design solution. (Note from Table 6 Irish Water proposal to upgrade the WWTP (Wastewater Treatment Plant) in Lemybrien as part of the STVGP).</p> <p>ii). Where no existing public treatment system exists (certified or otherwise), the developer shall be responsible for developing a new ICW – preferably outside the respective settlement boundary. Such provision will involve the laying of a new network.</p> <p>iii). Where no, or inadequate, public waste-water treatment facilities exist, serviced sites</p>	

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>may be supported. In such instances, serviced site developments on 0.20 hectares (½ acre) plots with individual treatment systems will be required as a temporary measure, until such time as waste-water facilities become available. The serviced sites should be designed to permit the subdivision of each of the 0.20 hectare plots into two 0.10 hectare sites once adequate services become available. The residual land can then be developed for additional serviced sites in the future. Risk and maintenance lie with the individual homeowner. Note: As per Section 5.3 of the Draft Water Services Guidelines for Planning Authorities, 'Alternative solutions such as private wells or wastewater treatment plants should not generally be considered by planning authorities.</p> <p>Planning permission may be granted on the condition that private drainage infrastructure may be used temporarily, with the requirement to connect to public drainage infrastructure when it becomes available</p>	

Reference	Policy Objective	Policy Provision	Statement of Consistency
<p>Chapter 6 Utility, Energy & Communication Policy</p>	<p>UTL 07: Utility, Energy & Communication Policy</p>	<p>Water Conservation</p> <p>To require that developments incorporate demand management and water conservation measures such as rainwater harvesting and grey water use, among all users, to minimise wastage of water supply, and as viable alternatives to attenuation, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements.</p>	<p>✓ It is proposed to provide two bio retention ponds to act as attenuation tanks.</p>
<p>Chapter 6 Utility, Energy & Communication Policy</p>	<p>UTL 10: Utility, Energy and Communication Policy</p>	<p>Flooding/ SFRA (Strategic Flood Risk Assessment)</p> <p>To reduce the risk of new development being affected by possible future flooding by:</p> <ul style="list-style-type: none"> ✓ Increase the application of SuDS such as permeable paving, bioretention/infiltration ponds, swales and Natural Water Retention Measures, and the identification of existing areas which may be suitable for temporary storage/overflow of water during heavy storms, ✓ Where development in floodplains cannot be avoided, taking a sequential approach to flood 	<ul style="list-style-type: none"> ✓ The proposed development includes SuDS measures including permeable paving, permeable gravel, landscaping and bio-retention attenuation ponds. ✓ A Flood Risk Assessment is included with the application material and confirms that the

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>risk management based on avoidance, reduction, and adaptation to the risk; and,</p> <ul style="list-style-type: none"> ✓ Ensuring that all proposals for development falling within Flood Zones A or B are consistent with the “The Planning System and Flood Risk Management –Guidelines for Planning Authorities 2009”, “Climate Action and Low Carbon Development Act” (2021), and any amendment thereof, and the “Waterford Strategic Flood Risk Assessment” (2021) as included in Appendix 13. 	<p>proposed development site is not susceptible to fluvial, pluvial or groundwater flooding. The area of the proposed development falls within flood zone C and is not expected to result in an adverse impact to the existing hydrological regime of the area, will not impact or impede access to a watercourse, flood plain or flood protection and management facilities and would not increase the risk of flooding to adjacent lands or properties.</p>
<p>Chapter 6</p>		<p>Storm and Surface Water Management</p>	<ul style="list-style-type: none"> ✓ The proposed development includes SuDS measures

Reference	Policy Objective	Policy Provision	Statement of Consistency
Utility, Energy & Communication Policy		<p>Development proposals shall be accompanied by a SuDS assessment, which includes details of runoff quantity and quality and impacts on habitat and water quality and shall demonstrate how runoff is captured as close to source as possible with subsequent slow release to the drainage system and watercourse, as well as the incorporation of appropriate measures to protect existing water bodies and remove pollutant materials. The detail of the assessment should be commensurate with the scale of the development proposed.</p> <p>Storm/ surface water management and run-off design should be carried out in accordance with Sustainable Urban Drainage Systems (SuDS) standards such as:</p> <ul style="list-style-type: none"> ✓ The SuDS Manual "(CIRIA (Construction Industry Research and Information Association), 2015), "Sustainable Drainage: Design and Evaluation Guide" (McCloy Consulting & Robert Bray Associates). 	<p>including permeable paving, permeable gravel, landscaping and bio-retention attenuation ponds.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> ✓ “Dublin Corporation Storm Water Management Policy Technical Guidelines”. ✓ “Greater Dublin Regional Code of Practice for Drainage Works” incorporating “Greater Dublin Strategic Drainage Study, Volume 2, New Development” or any future updates; and ✓ The capacity and efficiency of the strategic road network drainage regimes in County Waterford will be safeguarded for national road drainage purposes. ✓ Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas: Water Sensitive Urban Design Best Practice Interim Guidance Document 2022 (DHLG&H) and updates of same. <p>In all instances the use of Nature Based Solutions is preferred to engineered solutions</p>	
<p>Chapter 6</p>	<p>UTL 13: Utility, Energy & Communication Policy</p>	<p>Renewable Energy</p> <p>It is the policy of Waterford City and County Council to promote and facilitate a culture of adopting energy efficiency/ renewable energy</p>	<ul style="list-style-type: none"> ✓ The proposed development supports renewable energy by providing PV panels at

Reference	Policy Objective	Policy Provision	Statement of Consistency
<p>Utility, Energy & Communication Policy</p>		<p>technologies and energy conservation and seek to reduce dependency on fossil fuels thereby enhancing the environmental, social and economic benefits to Waterford City and County. It must also be recognised that other sources of electricity generation such as natural gas, particularly renewable and indigenous gas, will continue to have a role to play in the transition to a low carbon economy. As such, renewable energy developments may require support from such sources in times of high energy demand. This will be achieved by:</p> <ul style="list-style-type: none"> ✓ Supporting the delivery of renewable energy to achieve the targets identified in Table 6.3 of the Development Plan. ✓ Facilitating and encouraging, where appropriate, proposals for renewable energy generation, transmission and distribution and ancillary support infrastructure facilities including the necessary infrastructure required for the development of offshore renewable energy developments developed fully in accordance with the Waterford 	<p>the roof level of accommodation blocks and will therefore reduce the dependency on fossil fuels.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>Renewable Energy Strategy, the wind energy designation map (Appendix 2 of the RES), the Waterford Landscape and Seascape Character Assessment undertaken to inform this Development Plan, and the National Wind Energy Guidelines, or any subsequent update/ review of these</p> <ul style="list-style-type: none"> ✓ Promote and encourage the use of renewable energy, and low carbon resources, namely solar photovoltaic, geothermal, heat pumps, district heating, solar thermal, hydro, tidal power, offshore and onshore wind, biomass as well as micro-generation among business, agriculture, education, health, and other sectors ✓ Promoting, encouraging, ensuring, and facilitating community engagement, participation and implementation of/ in renewable energy projects. <p>At initial design stage full consideration should be to reasonable alternatives and existing infrastructural assets. In this regard</p>	

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>environmental assessments should address reasonable alternatives for the location of new energy developments, and where existing infrastructural assets such as sub-stations, power lines and roads already exist within proposed development areas, then such assets should be considered for sustainable use by the proposed development where the assets have capacity to absorb the new development. All planning applications for Renewable Energy Projects such as wind farms and solar farms shall be accompanied by a Decommissioning and Restoration Plan (DRP) consistent with the Wind Energy Guidelines 2006 or any update thereof. Issues to be addressed shall include details of proposed restorative measures, the removal of above ground structures and equipment, the restoration of habitats, landscaping and/or reseeded roads etc</p>	
<p>Chapter 6</p>	<p>UTL 17</p>	<p>Waste Services (Infrastructure & Management) The Council will continue to promote and facilitate the principles of the circular economy in</p>	<p>✓ A Waste management Plan has been prepared for the proposed development</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
Utility, Energy & Communication Policy	Utility, Energy & Communication Policy	<p>minimising waste going to landfill and maximise waste as a resource, with prevention, preparation for reuse, recycling and recovery prioritised in that order, over the disposal of waste. This will be assisted by:</p> <ul style="list-style-type: none"> ✓ Ensuring all developments have adequate space to facilitate storage and segregation of waste arising from the development 	
Chapter 6 Utility, Energy & Communication Policy	UTL 21 Utility, Energy & Communication Policy	<p>Construction and Environmental Management Plan</p> <p>Construction Environment Management Plans shall be prepared in advance of the construction of relevant projects and implemented throughout. Such plans shall incorporate relevant mitigation measures which have been integrated into the Plan and any lower tier Environmental Impact Statement or Appropriate Assessment. CEMPs (Construction Environmental Management Plan) typically provide details of intended construction practice for the proposed development, including:</p>	<ul style="list-style-type: none"> ✓ A Construction and Environmental Management Plan has been prepared with the application material and provides details on site location, office and compound locations, security, car parking, traffic routes, spillage prevention measures, pedestrian and vehicular safety, mitigation measures, fuel and oil,

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>a) location of the sites and materials compound(s) including area(s) identified for the storage of construction refuse.</p> <p>b) location of areas for construction site offices and staff facilities.</p> <p>c) details of site security fencing and hoardings.</p> <p>d) details of on-site car parking facilities for site workers during the course of construction.</p> <p>e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage.</p> <p>f) measures to obviate queuing of construction traffic on the adjoining road network.</p> <p>g) measures to prevent the spillage or deposit of clay, rubble or other debris.</p> <p>h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public right of way during the course of site development works.</p>	<p>waste, water management, prevention for the spread of any invasive species and ecology.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.</p> <p>j) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained (such bunds shall be roofed to exclude rainwater).</p> <p>k) disposal of construction/demolition waste and details of how it is proposed to manage excavated soil, including compliance with 'Best Practice Guidelines for the preparation of Resource Management Plans for Construction & Demolition Waste Projects' EPA: 2021, (or any final updates thereof).</p> <p>l) a water and sediment management plan, providing for means to ensure that surface water runoff is controlled such that no silt or other pollutants enter local watercourses or drains.</p> <p>m) details of a water quality monitoring and sampling plan.</p>	

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>n) if peat is encountered - a peat storage, handling and reinstatement management plan.</p> <p>o) measures adopted during construction to prevent the spread of invasive species (such as Japanese Knotweed).</p> <p>p) appointment of an ecological clerk of works at site investigation, preparation and construction phases. and</p> <p>q) details of appropriate mitigation measures for lighting specifically designed to minimise impacts to biodiversity, including bats</p>	
<p>Chapter 6 Utility, Energy & Communication Policy</p>	<p>UTL 21 Utility, Energy & Communication Policy</p>	<p>Construction Wastes</p> <p>We will safeguard the environment by seeking to ensure that residual waste is disposed of appropriately. All waste arising during construction will be managed and disposed of in a way that ensures the provisions of the Waste Management Acts and the Southern Waste Management Plan 2015-2021.</p>	<p>✓ All waste generated from the site will be disposed of appropriately in compliance with the Waste Management Plan prepared for the proposed development.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
<p>Chapter 7 Housing & Sustainable Communities</p>	<p>H 01: General Housing Policy</p>	<p>To promote compact urban growth through the consolidation and development of new residential units on infill/ brownfield sites and mews and townhouse developments and support the most efficient use of publicly owned lands for residential and mixed-use developments. This will be achieved through working in collaboration with landowners, the Land Development Agency, The Housing Agency and other statutory and voluntary agencies and by the utilisation of available funding (URDF and RRDF) for plan and nature-based infrastructure led development</p>	<p>✓ The proposed development will promote the sustainable pattern of student accommodation development and will deliver a scheme which supports compact growth by utilising a brownfield site in the city of Waterford.</p>
<p>Chapter 7 Housing & Sustainable Communities</p>	<p>H 02: General Housing Policy</p>	<p>In granting planning permission, we will ensure new residential development:</p> <ul style="list-style-type: none"> ✓ Is appropriate in terms of type, character, scale, form and density to that location. ✓ Is serviceable by appropriate supporting social, economic and physical infrastructure. 	<p>✓ The proposed student accommodation development is appropriate in terms of type, character, scale, form and density to that location, is serviceable by appropriate supporting social,</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> ✓ 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: <ul style="list-style-type: none"> ✓ 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. 	<p>economic and physical infrastructure, promotes sustainable modes of transport and is designed to integrate with the surrounding area.</p> <ul style="list-style-type: none"> ✓ The proposed student accommodation development has been designed in accordance with all relevant guidance and standards.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> ✓ United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) 	
<p>Chapter 7 Housing & Sustainable Communities</p>	<p>H 03: General Housing Policy</p>	<p>We will require that new development be in accordance with the principles of Universal Design and the National Disability Authority's publication 'Building For Everyone: A Universal Design Approach' and shall have regard to the Government's 'National Disability Inclusion Strategy 2017-2021'</p>	<ul style="list-style-type: none"> ✓ The proposed development has been designed to cater for everyone and includes student beds to facilitate people with a disability.
<p>Chapter 7 Housing & Sustainable Communities</p>		<p>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:</p> <ul style="list-style-type: none"> ✓ Facilitating and supporting a range of residential densities and building heights appropriate to the context and residential amenity of a proposed development location. 	<ul style="list-style-type: none"> ✓ The proposed development will promote the sustainable pattern of student accommodation development and will deliver a scheme which supports compact growth by utilising a brownfield site in the city of Waterford.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> ✓ 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. ✓ Ensuring 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, 	<ul style="list-style-type: none"> ✓ The proposed development ranges in height from 4-6 storeys and has a density of 65.3 units per hectare. ✓ The proposed development is located in proximity of development will promote the sustainable pattern of student accommodation development and will deliver a scheme which supports compact growth by utilising a brownfield site in the city of Waterford.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> ✓ Requiring the provision of support infrastructure / facilities to encourage sustainable mobility 	
<p>Chapter 7 Housing & Sustainable Communities</p>	<p>H 05: Regeneration Policy</p>	<p>To maximise the efficient use of existing infrastructure and services and promote a positive modal shift towards sustainable transport use, we will facilitate the sustainable, compact, sequential regeneration and redevelopment of urban areas through the appropriate development of identified key infill and brownfield sites as per Table 3.2 and Appendix 21 for a mix of uses appropriate to the location. To assist in this regard, we will carry out a viability assessment for key brownfield sites during the lifetime of the development plan with a view to assisting in delivery of regeneration projects. Development proposals which are not fully consistent with the provisions of the land use zoning matrix (Volume 2 – DM Standards Table 11.2) will be considered on their own merits where it can be demonstrated that the proposed development is consistent with the 'Vision' for the site, and is in accordance with the</p>	<ul style="list-style-type: none"> ✓ The proposed development will provide student accommodation in an urban area of Waterford.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		proper planning and sustainable development of the area	
<p>Chapter 7 Housing & Sustainable Communities</p>	<p>H 17: Housing Mix Policy</p>	<p>We will encourage the establishment of attractive, inclusive and sustainable residential communities in existing built up areas and new emerging areas by:</p> <ul style="list-style-type: none"> ✓ Ensuring a suitable variety and mix of housing and apartment types, and sizes/tenures is provided in individual developments to meet the lifecycle adaptation of dwellings and the differing needs and requirements of people and families. ✓ Having regard to current demographic, social and market needs and changes throughout the City and County, in accordance with the provisions of the Housing Strategy and Housing Need Demand Assessment (HNDA) and any future Regional HNDA. ✓ Require the submission of a report which shall have regard to the HNDA and Housing Strategy with particular reference to: 	<ul style="list-style-type: none"> ✓ The proposed development will provide a new student accommodation development within an existing built-up area of Waterford within the envisioned University District and will therefore enhance the third-level provision in the City.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> ✓ How the proposed development contributes to meeting the future housing requirements as set out in Table 7.1. ✓ How the proposed development has had regard to both the existing and permitted house types and tenures within the surrounding and adjoining neighbourhoods and/or district. ✓ How the proposed development will contribute positively to the housing mix and adaptability of the area. ✓ The number/percentage of housing units to be made available for purchase by owner occupiers. ✓ Require that the housing mix in any new development has regard to the provisions of 'Housing Options for Our Ageing Population, Policy Statement', (2019) or any update thereof, and makes provision for appropriate residential accommodation for older people and persons with disabilities in line with the 	

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>Centre for Excellence in Universal Design – Universal Design Guidelines (2015) or any update thereof for Homes in Ireland and for wheelchair users in line with the Irish Wheelchair Association Best Practice Access Guidelines (2020) or any update thereof.</p> <ul style="list-style-type: none"> ✓ The Council will require where different tenures are provided that these will be integrated and designed to create tenure neutral homes and spaces, where no tenure type is disadvantaged. ✓ Facilitating the provision of ‘self-build’/ serviced sites opportunities where feasible. ✓ Require the submission of a ‘Social Infrastructure Audit’² for developments of 15+ residential units (or less depending on the site context) identifying the social and community facilities in the area (or any deficiency thereof) 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, 	<ul style="list-style-type: none"> ✓ A Social Infrastructure Audit has been prepared for the proposed development and is

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>or suitably restrict or phase the development in accordance with the capacity of existing or planned services</p>	<p>included with the LRD application material.</p>
<p>Chapter 7 Housing & Sustainable Communities</p>	<p>H 18: Climate Resilient Housing Policy</p>	<p>We will require all new residential development to incorporate the following measures to enhance climate resilience:</p> <ul style="list-style-type: none"> ✓ An ecosystems services approach utilising Sustainable Urban Drainage Systems (SuDS) to reduce runoff at source and apply site and regional SuDS measures to enhance water quality by the use of inter alia green roofs, rain gardens, bioretention measures/swales, tree trenches and water butts and other such measures; ✓ Incorporate the use of solar energy infrastructure such as photo voltaic (PV), solar thermal, district heating and other appropriate measures as a renewable energy generation resource which can contribute to the just transition to a low carbon climate resilient Waterford. 	<ul style="list-style-type: none"> ✓ The proposed development has included SuDs measures within the design. ✓ The proposed development includes PV panels at roof level.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> ✓ Provides lifetime adaptable homes to accommodate the changing needs of a household over time and thereby build sustainable communities. ✓ Housing units by way of their internal floor area and volume should seek to minimise the need for unnecessary use of building materials, the associated generation of waste, and the need for space heating and cooling. House sizes should be within a margin of 25% the national average house unit size. ✓ Incorporates element of green building design through choice of efficient renewable materials, waste reduction, siting and design. ✓ Maximise orientation & passive solar gain. We will also encourage the application of new NZEB (nearly zero energy building) standards to all new residential dwellings (Houses and apartments) as per the Climate Action Plan 2021 and Building regulations applicable at the time 	<ul style="list-style-type: none"> ✓ N/A ✓ Student units have been designed to minimise the need for unnecessary use of building materials, the associated generation of waste, and the need for space heating and cooling. ✓ The development has been designed to maximise orientation and passive solar gain. A Climate Resilient Plan has been prepared and submitted with the application.

Reference	Policy Objective	Policy Provision	Statement of Consistency
Chapter 7 Housing & Sustainable Communities		<p>Where institutional lands are proposed to be developed the following should be provided for:</p> <ul style="list-style-type: none"> ✓ Minimum of 25% retained as open space; and, ✓ The extent of retained open space should be sufficient to maintain the character of the site and principle buildings thereon with development proposals structured around existing features and layout, particularly with regard to retention of trees, boundary walls and other important features. 	<ul style="list-style-type: none"> ✓ N/A
Chapter 7 Housing & Sustainable Communities	H 22: Student Accommodation Policy	<p>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</p>	<ul style="list-style-type: none"> ✓ The proposed development provides for high-quality, purpose built and professionally managed student accommodation within the envisioned University District and promotes sustainable modes of transport.

Reference	Policy Objective	Policy Provision	Statement of Consistency
<p>Chapter 7 Housing & Sustainable Communities</p>	<p>H 23: Student Accommodation Policy</p>	<p>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:</p> <ul style="list-style-type: none"> ✓ 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 	<ul style="list-style-type: none"> ✓ The proposed development provides for high-quality, purpose built and professionally managed student accommodation within the envisioned University District.
<p>Chapter 7 Housing & Sustainable Communities</p>	<p>SC 01: Sustainable Communities Policy</p>	<p>To support the development of socially and economically balanced sustainable communities and assist in delivering and implementing the objectives and actions of the Local Economic and Community Plan (LECP) in collaboration with the Local and Economic Development Committees.</p>	<ul style="list-style-type: none"> ✓ The proposed development will support the development of socially and economically balanced sustainable communities and assist in delivering and

Reference	Policy Objective	Policy Provision	Statement of Consistency
			implementing the objectives and actions of the Local Economic and Community Plan.
Chapter 7 Housing & Sustainable Communities	SC 03 Sustainable Communities Policy	To collaborate, support and work, in conjunction with local communities, social and community service providers, Waterford Council Arts Office, The Arts Council and other key stakeholders to provide for the provision of social, community, cultural and recreational facilities throughout the City and County, which are easily accessible, to ensure that all communities have access to a range of facilities that meet the needs, including changing places bathrooms'	✓ The proposed development includes a number of staff and student facilities and also provides a retail/café unit at ground level of Block B to provide a facility for the local community.
Chapter 7 Housing & Sustainable Communities	SC 05: Healthy Waterford Policy	To support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan, through integrating such policies, where appropriate and at the applicable scale, with planning policy.	✓ The proposed development will support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan.

Reference	Policy Objective	Policy Provision	Statement of Consistency
Chapter 7 Housing & Sustainable Communities	SC 06: Healthy Waterford Policy	To support and facilitate the creation of a Healthy City and County in accordance with the Healthy Waterford Strategic Plan 2018 – 2021 and any subsequent revision thereof. The Council will also support the development of the Waterford Active City Initiative as a key partner and stakeholder	✓ The proposed development will support and facilitate the creation of a Healthy City and County in accordance with the Healthy Waterford Strategic Plan 2018 – 2021.
Chapter 7 Housing & Sustainable Communities	SC 07: Equality, Social Inclusion and Participation Policy	Consider cultural diversity and ethnic minorities in planning for the needs of communities and ensure community facilities and social services provided are accessible for all individuals, communities and sectors of society, including people with disabilities, people with special needs, elderly, youth, marginalised and disadvantaged groups	✓ The proposed development allows for equality and social inclusion for all including those with special needs, youth, marginalised and disadvantaged groups.
Chapter 7 Housing & Sustainable Communities	SC 09: Community Facilities Policy	Maintain and, where possible, improve and expand the provision of community facilities across the City and County to ensure that facilities are adequate to meet the needs of the	✓ The proposed development includes a number of staff and student facilities and

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>communities they serve, are safely accessible by walking and cycling, are within walking or cycling, distance and physically integrated with residential and employment areas and are provided concurrently with new residential development. A policy of shared and multi-use of facilities will be promoted.</p>	<p>also provides a retail/café unit at ground level of Block B to provide a facility for the local community.</p>
<p>Chapter 8 Placemaking</p>	<p>Place 01 General Placemaking Policy</p>	<ul style="list-style-type: none"> ✓ Identify obsolete and potential opportunity sites within the City and County and encourage and facilitate the re-use and regeneration of derelict land and buildings in the urban centres. ✓ Work with landowners and development interests to pursue the potential of suitable, available and viable land and buildings for appropriate development/ renewal. ✓ Support 'active land management' by making the regeneration and development of existing built up areas as attractive and as viable as Greenfield development through investment in infrastructure where appropriate. 	<ul style="list-style-type: none"> ✓ The proposed development will allow for an opportunity site to be developed for student accommodation within the envisioned University District.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> <li data-bbox="719 300 1346 874">✓ Provide for, protect and strengthen the vitality and viability of town centres, through consolidating development, encouraging a mix of uses and maximising the use of land whilst promoting sympathetic reuse of structures. In considering development applications within the designated town centres we will have particular regard to the impact the proposed development on the streetscape and urban layout in relation to compatibility of design, materials and use and the impact of the proposed development on existing amenities having regard to traffic and parking and the amenity and utility value of public and private spaces including open spaces <li data-bbox="719 898 1346 1155">✓ Ensure all urban and rural settlements develop in such a way as to provide a sustainable mix of local services such as commercial, community and cultural activities including provision for enterprise, residential, retail, commercial, tourism, and leisure and community facilities. 	

Reference	Policy Objective	Policy Provision	Statement of Consistency
<p>Chapter 8 Placemaking</p>	<p>Place 02 Legislative Placemaking Policy</p>	<p>Ensure that all development is of high quality design with a focus on placemaking consistent with NPO 2, 4, 6, 7 16,18a, 18b, 26 and 27 of the NPF, and RPO (Regional Policy Objective) 31 – Sustainable Place Framework, RPO 34 – Regeneration, Brownfield and Infill Development, Section 4.7 Placemaking for enterprise development, RPO 61 – Health Place Audit for Placemaking, RPO 176 – “10-minute City and Town Concepts” and Good Practice example 10-minute city and town neighbourhoods at Section 3.9 of the RSES</p>	<p>✓ The proposed development is consistent with all relevant national, regional and local policies.</p>
<p>Chapter 8 Placemaking</p>	<p>Place 03 Legislative Placemaking Policy</p>	<p>Promote the guidance principles set out in relevant Ministerial Guidelines especially the ‘Urban Design Manual – A Best Practice Guide’ (2009), and in the ‘Design Manual for Urban Roads and Streets’ (2020) and Permeability Best Practice NTA (2015)</p>	<p>✓ The proposed development has been designed in accordance with the ‘Urban Design Manual – A Best Practice Guide’ (2009), the ‘Design Manual for Urban Roads and Streets’ (2020) and</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
			Permeability Best Practice NTA.
<p>Chapter 8 Placemaking</p>	<p>Place 04 Legislative Placemaking Policy</p>	<p>Provide for a high-quality public realm and public spaces by promoting quality urban design that accommodates creative patterns of use having regard to the physical, cultural, and social identities of individual settlements</p>	<p>✓ The proposed development includes a high quality central shared amenity courtyard and ancillary landscaped areas and ponds to promote physical, cultural, and social identities of individual settlements.</p>
<p>Chapter 8 Placemaking</p>	<p>Place 05 Legislative Placemaking Policy</p>	<p>Ensure that development proposals are cognisant of the need for proper consideration of context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, way finding and detailed design</p>	<p>✓ The proposed development has considered context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, way finding and detailed</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
			design when designing the scheme.
Chapter 8 Placemaking	Place 07 Principles of Placemaking Policy	<p>Ensure that all new and existing developments, where possible and necessary, are located within urban and rural settlement and follow the four principles of placemaking by creating places which are:</p> <ul style="list-style-type: none"> ✓ Accessible and well connected to other places in the area. ✓ Are comfortable, well designed and safe. ✓ Green and Sustainable and attract people to participate in multiple activities there. ✓ Are sociable and Inclusive 	<ul style="list-style-type: none"> ✓ The proposed development is accessible and well connected, is comfortable and designed in a safe manner, provides for green and sustainable activities and is sociable and inclusive.
Chapter 8 Placemaking	Uni Des 01 Access for All/ Universal Design Policy	<p>To ensure that all new developments are connected and integrated to both existing and proposed developments by:</p> <ul style="list-style-type: none"> ✓ Providing for safe and convenient alternatives to the car in their design. 	<ul style="list-style-type: none"> ✓ The proposed development provides for car and bicycle parking.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> ✓ Prioritising permeability, walking, cycling and public transport accessibility, and ✓ Integrating physical activity for and between all ages 	<ul style="list-style-type: none"> ✓ The proposed development prioritises permeability, walking, cycling and public transport accessibility. ✓ The proposed development includes for physical activity for and between all ages.
<p>Chapter 8 Placemaking</p>	<p>Uni Des 02 Access for All/ Universal Design Policy</p>	<p>Require all new developments, including proposals for public realm enhancements incorporate principles of universal design. The Council will require the submission of an 'Accessibility Audit1', carried out by a suitably qualified and competent person, in residential developments of 15+ units (or less depending on the site context), commercial and/or mixed use schemes in order to ensure that all roads and streets, parking areas, pavements and pedestrian crossings, buildings, facilities, open spaces, amenities etc. are fully accessible by all users</p>	<ul style="list-style-type: none"> ✓ A Quality Audit has been prepared for the proposed development and addresses the principles of universal design.
<p>Chapter 8 Placemaking</p>	<p>Uni Des 03</p>	<p>To ensure all developments are designed around a clear hierarchy of connected streets and</p>	<ul style="list-style-type: none"> ✓ The proposed development include several access points,

Reference	Policy Objective	Policy Provision	Statement of Consistency
	Access for All/ Universal Design Policy	buildings to promote legibility and permeability. Streets should be designed to include: <ul style="list-style-type: none"> ✓ Several access points. ✓ Frequent crossings. ✓ A preference for priority junctions for sustainable modes of transport. ✓ Means to encourage walking/cycling. (Please reference design/ placemaking guide in Appendix 5) 	crossing points, sustainable modes of transport and encourages walking and cycling.
Chapter 8 Placemaking	Uni Des 04 Access for All/ Universal Design Policy	All new and existing developments in urban and neighbourhoods centres should enhance access and optimise use of public transport where available, or planned and sustainable transport modes such as walking and/ cycling in order to achieve the delivery of 10 minute neighbourhoods as envisaged in RPO 176 and Section 3.9 of the RSES	✓ The proposed development enhances sustainable modes of transport and benefits from being in proximity of public transport including the 354, W1 and W2 bus routes.
Chapter 8 Placemaking	Uni Des 05	The design of places and buildings should meet the needs of all users and make people feel	✓ The design of the proposed development meets the needs of all

Reference	Policy Objective	Policy Provision	Statement of Consistency
	Access for All/ Universal Design Policy	welcome and safe regardless of their gender, ability, age or ethnicity	users and will make people feel welcome and safe regardless of their gender, ability, age or ethnicity.
Chapter 8 Placemaking	Place 08 Safe Places Policy	To ensure new development is consistent with the model of compact growth envisaged in NSO No1 and NPO 3a, 3b and 3c. 6, 7 of the NPF, and is of a high-quality design, bringing people together to support local public transport, facilities and services	✓ The proposed development is consistent with the model of compact growth envisaged in NSO No1 and NPO 3a, 3b and 3c. 6, 7 of the NPF, and is of a high-quality design, bringing people together to support local public transport, facilities and services.
Chapter 8 Placemaking	Place 09 Safe Places Policy	Promote excellent urban design responses to achieve high quality, sustainable urban and natural environments, which are attractive to residents, workers and visitors, and are in	✓ The proposed development has been designed in accordance with the 12 urban design

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>accordance with the 12 urban design principles set out in the Urban Design Manual – A Best Practice Guide (2009) or equivalent.</p>	<p>principles set out in the Urban Design Manual.</p>
<p>Chapter 8 Placemaking</p>	<p>Place 10 Safe Places Policy</p>	<p>All medium to-large scale and complex planning applications (15 + residential units (or less depending on the site context), commercial development over 500 sqm. or as otherwise required by the Planning Authority) shall submit a 'Design Statement' and shall be required to demonstrate how the proposed development addresses or responds to the design criteria set out in the 'Urban Design Manual - A Best Practice Guide' (DoEHLG (Department of the Environment, Heritage and Local Government), 2009) and incorporates adaptability of units and/ or space within the scheme. The design statement would include how the circular economy could be addressed from design through to planned end-use and beyond.</p> <p>In addition, where the development is proposed on a regeneration site or other site identified as being suitable for taller buildings and higher</p>	<p>✓ A Design Statement has been prepared by Fewer Harrinton and Partners Architects and accompanies this LRD application and demonstrates how the proposed development addresses or responds to the design criteria set out in the 'Urban Design Manual - A Best Practice Guide' (DoEHLG, 2009) and incorporates adaptability of units and/ or space within the scheme.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>densities (Table 3.2 of the Development Plan, landmark sites within newly developing city neighbourhoods or other such sites identified in Local Area Plans to be made during the lifetime of the Development Plan) the Design Statement will be required to demonstrate full compliance with the Specific Planning Policy Requirements of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) or other such S 28 Ministerial Guidelines applicable at the time</p>	
<p>Chapter 8 Placemaking</p>	<p>Place 08 Safe Places Policy</p>	<p>Proposed developments, including public realm works (and improvement works of existing areas), should include elements of vernacular, local or regional character and materials, including existing built form, landscape and local architectural precedents. These should include, but are not limited to, the following (please also reference design/placemaking guide in Appendix 5):</p> <ul style="list-style-type: none"> ✓ the composition of street scenes/ streetscape, individual buildings and their elements. 	<ul style="list-style-type: none"> ✓ The proposed development has had regard to the local and regional vernacular of the area when designing the proposed development and will provide a new contemporary building on a prominent corridor in the city.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<ul style="list-style-type: none"> ✓ the height, scale, plot size, massing and relationships between buildings and spaces. ✓ views, vistas and landmarks. ✓ roofscapes. ✓ façade design, such as the degree of symmetry, variety, the pattern and proportions of windows and doors, and their details. ✓ the hierarchy, function, scale of streets and spaces. ✓ high quality public realm, hard landscape and street furniture. ✓ soft landscape, landscape setting and backdrop. ✓ nature and wildlife, including water. ✓ light, shade, sunshine and shadows; and ✓ colours, textures, shapes and patterns 	
Chapter 8	Place 12	Developments are designed on a multi-functional basis incorporating ecosystem services, climate	✓ The proposed development has been

Reference	Policy Objective	Policy Provision	Statement of Consistency
Placemaking	Creating Attractive Places Policy	change mitigation and adaptation measures, utilise green/blue infrastructure elements and provide interlinking high quality, accessible green/blue open spaces with a variety of landscapes, habitats and activities in their design.	designed on a multi-functional basis incorporating ecosystem services, climate change mitigation and adaptation measures, utilise green/blue infrastructure elements and provide interlinking high quality, accessible green/blue open spaces with a variety of landscapes, habitats and activities.
Chapter 8 Placemaking	Place 14 Creating Attractive Places Policy	All new developments shall retain, protect, and ensure the effective management of trees and groups of trees in their design	✓ There are no trees of significance located on the site. The proposed development includes a number of trees and plants to be provided in accordance with the All-Ireland Pollinator Plan.

Reference	Policy Objective	Policy Provision	Statement of Consistency
<p>Chapter 8 Placemaking</p>	<p>Place 16 Creating Attractive Places Policy</p>	<p>To encourage a mix of uses, activities and key destinations in appropriate locations, for example – in our town centres and neighbourhood centres to encourage social interaction and the use of more sustainable transport modes.</p>	<p>✓ The proposed development provides for a student accommodation development with student and staff facilities. The proposal also provides for a retail/café unit at the ground floor of Block B to encourage interaction.</p>
<p>Chapter 8 Placemaking</p>	<p>Place 18 Creating Attractive Places Policy</p>	<p>The design of all residential developments should ensure an appropriate mix, size, type, tenure to meet the needs of residents</p>	<p>✓ The proposed student accommodation development provides for 85 no. apartments of different sizes to meet the needs of residents.</p>
<p>Chapter 8 Placemaking</p>	<p>Place 19 Creating Attractive Places Policy</p>	<p>Encourage increased densities at appropriate locations whilst ensuring that the quality of place, residential accommodation and amenities for</p>	<p>✓ The proposed development results in a</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		either existing or future residents are not compromised	density of 65.3 units per hectare.
Chapter 8 Placemaking	Place 20 Creating Attractive Places Policy	Develop destinations in our town, village and neighbourhood centres that allow people to meet and come together as a community	✓ The proposed development includes a retail/café at ground floor level in Block B and landscaped areas that will tie into future green links in the area. There areas will allow people to meet and come together.
Chapter 8 Placemaking	Place 21 Social and Inclusive Policy	Ensure all developments include well-located, high quality and attractive spaces which are safe and support social interactions	✓ The proposed development includes well-located, high quality and attractive spaces which are safe and support social interactions.
Chapter 8	Place 22	Ensure all areas of private open space have an adequate level of privacy and security for	✓ The proposed development is for

Reference	Policy Objective	Policy Provision	Statement of Consistency
Placemaking	Social and Inclusive Policy	residents through minimising overlooking and the provision of screening arrangements.	student accommodation and therefore no private open space is required.
Chapter 8 Placemaking	Place 23 Social and Inclusive Policy	Ensure public open space and public realm is accessible to all users, safe, and designed so that passive surveillance is provided	✓ The proposed open space areas are accessible to all users, safe, and designed so that passive surveillance is provided.
Chapter 8 Placemaking	Place 25 Social and Inclusive Policy	To bring life and vibrancy to our urban centres ensuring that they are social, inclusive and culturally diverse places by planning, designing and retrofitting the public realm with the people who use them in mind	✓ The proposed development has been designed to encourage vibrancy to our urban centres and has designed the public realm areas with the people who use them in mind.

Reference	Policy Objective	Policy Provision	Statement of Consistency
<p>Chapter 9 Climate Action, Biodiversity and Environment.</p>	<p>BD 03 Biodiversity Policy</p>	<p>All proposed development will be considered in terms of compliance with the standards and legal requirements of the following where they apply:</p> <ul style="list-style-type: none"> • Appropriate Assessment of Plans and Projects in Ireland-Guidance for Planning Authorities Department of Housing, Local Government and Heritage (2021). • NRA (National Roads Authority) Guidelines on Ecological Impact Assessment (2009) • All-Ireland Pollinator Plan (2021) • Planning for Watercourses in the Urban Environment (2020) • Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites 	<p>✓ The proposed development complies with the Biodiversity Policies outlined and the enclosed LRD application includes a Stage 1 Appropriate Assessment, Natura Impact Statement, Ecological Impact Assessment, Landscaping Plan and Site Specific Flood Risk Assessment.</p>
<p>Chapter 9 Climate Action, Biodiversity and Environment.</p>	<p>BD 04 N2K Network Policy</p>	<p>Appropriate Assessment All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive. A plan or project will only be authorised after the</p>	<p>✓ The enclosed LRD application includes a Stage 1 Appropriate Assessment and Natura Impact Statement by Russell Environmental. The Natura</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>competent authority has ascertained, based on scientific evidence, Screening for Appropriate Assessment, and subsequent Appropriate Assessment where necessary, that:</p> <ol style="list-style-type: none"> 1. The plan or project will not give rise to significant direct, indirect or secondary effects on the conservation objectives of any European site (either individually or in combination with other plans or projects); or 2. The plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type/and or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or 	<p>Impact Statement confirms that the proposed development will not have any significant / in-combination impact on the ecology of the area.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>3. The plan or project will have an adverse effect on the integrity of any European site (that hosts a natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons for overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000</p>	
<p>Chapter 9 Climate Action, Biodiversity and Environment.</p>	<p>BD 20 Hedgerow Policy</p>	<p>To protect hedgerows in all new developments, particularly species rich roadside and townland boundary hedgerows, such features should be incorporated into the open space provisions at the concept design stage. There will be a presumption against the removal of hedgerows however where their removal is unavoidable</p>	<p>✓ The proposed development includes a number of trees and pollinator friendly shrubs to support pollinating species.</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
		replacement planting shall involve establishment of new hedgerows with native species of local provenance and that support pollinating species	
Chapter 9 Climate Action, Biodiversity and Environment.	BD 24 Trees and Woodlands Policy	To ensure when planning to undertake development or when considering the approval or authorisation of development that adequate information to assess the impact of the proposed development on existing trees, including tree surveys and planting and management schemes, is provided and that the protection, preservation and management of existing trees of amenity value, and the implementation of a planned planting and management scheme, are provided for.	<ul style="list-style-type: none"> ✓ The existing site does not host any trees or shrubs of significant and the proposed development will provide an overall net gain to the biodiversity of the area.
Chapter 10 Landscape, Coast/Marine and Blue Green Infrastructure	BGI 04 BGI Policy	Development Proposals We will assess all proposals for development with the aim of no net loss of biodiversity and to achieve gain for BGI and ecosystem services. In particular we will: <ul style="list-style-type: none"> ✓ Promote the retention and creation of open drainage ditches instead of underground 	<ul style="list-style-type: none"> ✓ The proposed development results in a net gain in terms of biodiversity on site. ✓ The proposed development includes 2 no. bio retention ponds to provide storage for surface water run off.

Reference	Policy Objective	Policy Provision	Statement of Consistency
		<p>pipes where appropriate as these provide additional habitats and water source for wetland species; and,</p> <p>✓ Promote the integration of Sustainable Drainage Systems (SuDS) in design concept and layout.</p>	<p>✓ The proposed development have included SuDS measures within the design of the layout.</p>
<p>Chapter 10 Landscape, Coast/Marine and Blue Green Infrastructure</p>	<p>BGI 18 Amenity Management Policy</p>	<p>Outdoor Recreation To promote outdoor recreation and increase access to the natural environment</p>	<p>✓ The proposed development includes a number of outdoor recreation elements to allow residents access to the natural environment.</p>
<p>Chapter 11 Heritage</p>	<p>BH 09 Built Heritage Policy</p>	<p>Ecological Impact Assessment It is the policy of the Council to request an ecological impact assessment where development may have an adverse impact on protected wildlife species such as bats or nesting birds and the Apis mellifera mellifera/ native Irish honeybee. The incorporation of biodiversity enhancement measures shall be a requirement in repair works to existing or design of new developments</p>	<p>✓ The LRD application includes an Ecological impact Assessment prepared by Russell Environmental. The report concludes that subject to the implementation of mitigation and supplementary measures, the proposed development will not cause any significant impact on the habitats, protected species, designated</p>

Reference	Policy Objective	Policy Provision	Statement of Consistency
			sites or any other features of ecological importance.
<p>Chapter 11 Heritage</p>	<p>AH 05 Archaeological Heritage Policy</p>	<p>Waterford City Walls and Towers We will protect the essential character and setting of the City Walls and Towers through the control of the design, location and layout of new development in their vicinity and through the control of changes of use of lands, by the protection of adjoining streetscapes and site features where appropriate and by protecting important views to and from the walls and towers from obstruction and/or inappropriate intrusion by new buildings structures, plant and equipment, signs and other devices; and where opportunities arise to create additional views of the walls and towers. We will continue to protect enhance and promote the City Walls by updating the City Walls Plan (2014) and implement an Interpretation Plan for Waterford Medieval City Walls and Towers.</p>	<p>✓ The proposed development is located away from the Waterford City Walls and Towers and will therefore not have an impact on the character of same.</p>

3. Conclusion

This Statement of Consistency provides an assessment of the proposed developments consistency with the *2022 Waterford County Development Plan* at a Local Planning Policy level. It is submitted that the proposed LRD development is consistent with the objectives of the Plan and will provide a positive and significant contribution to the student accommodation supply in Waterford.