

# Proposed Variation No. 5 (Student Accommodation) to the Cork City Development Plan 2015 - 2021

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Comhairle Cathrach Chorcaí  
Cork City Council

## Proposed Variation No. 5 (Student Accommodation)

The proposed variation consists of the following material amendments to the (text of Chapter 6 Residential Strategy and Chapter 16 Development Management) of the Cork City Development Plan 2015 - 2021.

### Chapter 6: Residential Strategy

It is proposed to insert a supporting text (**to Section 6.15 of the City Development Plan**) relating to the current context such as Rebuilding Ireland Action Plan and the **National Student Accommodation Strategy** and secondly, to edit **Policy Objective 6.5** to reflect the responsibilities of the Council to support the provision of purpose built student accommodation in appropriate locations having regard to a growing student population and increasing demands for accommodation.

#### Proposed Amendment No. 1

To insert new text Section 6.15a as follows:

##### **Student Accommodation**

##### **Section 6.15a**

In response to housing supply and demand issues, *Rebuilding Ireland, Action Plan for Housing and Homelessness* was published, July 2016. Pillar 4: *Improve the Rental Sector*, made a commitment to provide national policy to address student housing supply and demand issues. The *National Student Accommodation Strategy* was published in July 2017 to inform national policy on increasing the supply of student accommodation. Key targets include a national increase of 7,000 additional Purpose Built Student Accommodation bed spaces by 2019 and a further increase of 21,000 bed spaces by 2024.

There has been a consistent national growth of student population with a projected national increased demand for Student Accommodation until at least 2024. The student population both nationally and in Cork has significantly increased growing from a full time student population of 19,589 in 2006 to 24,750 in 2016 (an increase of 26%). There is currently an undersupply of purpose built student accommodation in the city. The main source of student accommodation in the city is from the private rental sector in housing stock that has become over concentrated in certain areas. The student housing supply model must follow national policy and enable purpose built student accommodation to become a larger supply source for this specialised housing need in Cork Student rental market.

## Proposed Amendment No. 2

To replace existing Objective 6.5 Student Accommodation as follows:

Existing Text

### **Objective 6.5 Student Accommodation**

Any change of use from student accommodation to any other type of accommodation shall require planning permission. Generally such applications shall be resisted unless it can be adequately demonstrated that an over provision of student accommodation exists in the city.

Proposed Text

### **Objective 6.5 Student Accommodation**

In accordance with the National Student Accommodation Strategy, the City Council will support the provision of high quality and managed, purpose built student accommodation, on campus, in areas in close proximity to Third Level Institutes and in locations within easy access of public transport corridors and cycle routes serving Third Level Institutes.

## **Chapter 16 Development Management Standards**

It is proposed to edit and replace existing text to **Sections 16.68 and 16.69 of the City Development Plan** and to insert a Development Management Standards Table for Purpose Built Student Accommodation applications.

## Proposed Amendment No. 3

To edit and replace the Existing Text:

Existing Text

### **Student Accommodation**

**16.68** Given the growth in recent years of the numbers of third level students together with the planned expansion of the city's major educational/facilities, there is a demand for specific residential accommodation to cater for this need. Chapter 6: Residential Strategy outlines the City Council's policy on student housing. When dealing with planning applications for such developments a number of criteria will be taken into account including:

- The location and accessibility to educational facilities and the proximity to existing or planned public transport corridors and cycle routes;
- The potential impact on local residential amenities;
- Adequate amenity areas and open space;
- The level and quality of on-site facilities, including storage facilities, waste management, bicycle facilities, leisure facilities (including shop/café uses), car parking and amenity;
- The architectural quality of the design and also the external layout, with respect to materials, scale, height and relationship to adjacent structures. Internal layouts should take cognisance of the need for flexibility for future possible changes of uses;
- In all schemes the applicants will be required to provide written documentary confirmation for a 'Qualifying Lease' as defined in the Guidelines on Residential Developments for third level students published by the Department of Education and Science in May 1999, to prove that the accommodation is let to students within the academic year.

**16.69** As per Objective 6.5 in Chapter 6, all permissions for student housing shall have a condition attached requiring planning permission for change of use from student accommodation to other

type of accommodation. Future applications for this type of change of use will be resisted except where it is demonstrated that over-provision of student accommodation exists in the city

#### Proposed Text

**16.68** The City Council will support the provision of high quality and managed, purpose built student accommodation, on campus, in areas in close proximity to Third Level Institutes and in locations within easy access of public transport corridors and cycle routes serving Third Level Institutes. Chapter 6 Residential Strategy outlines the City Council's policy on student accommodation, referring to the national policy set out in the *National Student Accommodation Strategy*.

When assessing planning applications for such developments, the criteria that will be taken into account include:

- The location and accessibility to Third Level Educational facilities and the proximity to existing or planned public transport corridors and cycle routes;
- The scale of development (capacity) and the potential impact on local residential amenities;
- The provision of amenity areas and open space, (quality and quantity);
- The provision of on-site facilities, including storage facilities, waste management, bicycle facilities, leisure facilities, (retail /café uses), car parking and amenity, (quality and quantity);
- The architectural quality of the design having regard to its context, including scale, height, massing, on-site layout and materials. The internal design and layout should be robust and capable of future adaptation and change of use.
- Include a Management Plan demonstrating how the scheme will be professionally managed and operated 'year round' (term-time and out -of-term periods).
- Demonstrate how the scheme positively integrates with receiving environmental and the local community and creates a positive and safe living environment for students.
- Demonstrate adherence to the Minimum Standards for Purpose Built Student Accommodation as outlined in Table 16a below.

**16.69** Student accommodation developments shall only be used for accommodation for students of a tertiary / higher education institute, including residential accommodation that is used as tourist or visitor accommodation only outside of academic term times. Such developments shall not be used as permanent residential accommodation or (subject to the above) as a hotel, hostel, apart-hotel or similar use.

**Proposed Amendment no. 4**

To insert new Table 16.5a as follows:

**Table 16.5a Minimum Standards for Purpose Built Student Accommodation**

| <b>Description of Development</b>   | <b>Minimum Standard (Gross Floor Area)</b>  |
|---|---|
| Shared Unit/house:<br><br>Minimum 3-bed up to Maximum 8-bed occupancy   | 55 sq. m.   |
| Single/Double occupancy (self-contained) studio unit with ensuite bathroom and kitchenette/cooking facilities | 25 sq. m. (min)<br>35 sq. m. (max)  |
| Campus located townhouse / own-door Student Accommodation   | max of 12 bed spaces per townhouse  |
| Shared kitchen/ living/ dining rooms  | 4 sq. m. per bed space  |
| Single Study Room<br><br>(with en-suite shower, toilet and basin)   | 8 sq. m.<br>(12 sq. m)  |
| Twin Study Room<br><br>(with en-suite shower, toilet and basin)   | 15 sq. m.<br>(18 sq. m.)  |
| Single disabled study bedroom, with en-suite disabled shower, toilet and basin                                | 15 sq. m.   |
| Bathrooms   | Either en-suite with study bedrooms/ studio units or to serve a maximum of 3 bed spaces |

Car Parking

As per Table 16.8

Cycle Parking Standards

As per Table 16.9

Communal private open Space

5-7 sq. m. per bed space



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