

Cork City Development Plan 2015-2021

Variation No. 5 (Student Accommodation)

Adopted 9th July 2018

Under Section 13 of the Planning & Development Acts 2000-2015



Comhairle Cathrach Chorcaí
Cork City Council

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

At the Council Meeting of 9th July 2018, the Elected Members of Cork City Council adopted a resolution to make Variation No. 5 (Student Accommodation) of the Cork City Development Plan 2015 - 2021 under Section 13 of the Planning and Development Acts 2000 - 2015.

The variation consists of the following material amendments to Volume 1, Written Statement of the Cork city Development Plan 2015 – 2021:

- (a) The insertion of a new supporting text (Section 6.15a) in Chapter 6 Residential Strategy
- (b) An update of Policy Objective 6.5 in Chapter 6 Residential Strategy
- (c) An update of the text of **Sections 16.68 and 16.69** in Chapter 16 (Development Management)
- (d) A new suite of Development Management Standards Table 16.5a for Purpose Built Student Accommodation applications in Chapter 16 (Development Management)

The adopted variation is 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.

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.

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 16.5a 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.

Table 16.5a Minimum Standards for Purpose Built Student Accommodation

Description of Development	Minimum Standard (Gross Floor Area)
Shared Unit/house: 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) 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 (with en-suite shower, toilet and basin)	8 sq. m. (12 sq. m)
Twin Study Room (with en-suite shower, toilet and basin)	15 sq. m. (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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