

Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

11 December 2020

Dear Sir/Madam,

**RE: PROPOSED RESIDENTIAL DEVELOPMENT AT FORMER ST. KEVIN'S HOSPITAL AND GROUNDS,
SHANAKIEL, CORK**

(PRE- APPLICATION CONSULTATION REFERENCE: ABP- 307259-20)

1.0 INTRODUCTION

On behalf of the applicant The Land Development Agency, Ashford House, Tara Street, Dublin 2, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a *Notice of Pre-Application Consultation Opinion* issued by An Bord Pleanála, dated 24th September 2020.

Under Article 285(5) (a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with Section 8(1) (b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

The Land Development Agency (LDA), established in September 2018, is a key Government initiative to make the development of homes happen where and when it should be happening, with a key focus on state-owned land. The LDA opens up state owned land to improve housing options for individuals and families. They also drive the medium to long term compact development of our cities by providing a vision and delivery strategy for larger scale strategic land areas. Put simply, the LDA's strategy is to help make the development of housing happen where and when it should be happening, in line with Ireland's compact growth objectives. That includes both in the short term and the medium to long term.

TOWN PLANNING CONSULTANTS

Directors: Tom Phillips BA MRUP MA (Urb Des) MRTPI FIPI (Managing); Gavin Lawlor BSoc Sc MRUP MIPI; and John Gannon BSc (Surv) MRUP MIPI.

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2.0 SUMMARY OF DEVELOPMENT

The development description is noted as follows in the statutory notices;

“The Land Development Agency intend to apply to An Bord Pleanála (the Board) for permission for a Strategic Housing Development with a total application site area of c. 5.7 ha, on lands located at the Former St. Kevin’s Hospital and Grounds, Shanakiel, Cork (A Protected Structure, ‘Our Lady’s Hospital’ RPS Ref. PS620). The development, with a total gross floor area of c 24,344 sq m, will provide 266 no. residential units, a crèche and office enterprise centre. The development will consist of 46 no. town houses (32 no. 3 bedroom units and 14 no. 4 bedroom units) arranged in 11 no. two storey blocks; 54 no. ground floor 2 bedroom duplex apartments and 36 no. 3 bedroom and 18 no. 4 bedroom duplex townhouses above arranged in 7 no. three storey blocks and 52 no. walk-up apartments (11 no. 1 bedroom apartments and 41 no. 2 bedroom apartments) arranged in 3 no. four storey blocks. The development will also include the stabilisation, conversion, renovation and internal reordering (including new structural frame and floors) of the former St. Kevin’s Hospital building to provide 60 no. apartments (26 no. 1 bedroom and 34 no. 2 bedroom apartments) a 440 sq m crèche at ground floor level, with ancillary outdoor play area and the conversion of the 630 sq m former chapel building to provide a new Office Enterprise Centre. The proposed development will include 241 no. surface car parking spaces and 563 no. bicycle parking spaces.

The development will also consist of the demolition of 2,901 sq m of former hospital buildings and associated outbuildings (including the demolition of the 1,129 sq m former two storey St. Dymphna’s Hospital block; 672 sqm of the rear toilet blocks and contemporary stair cores to the side and rear of the St. Kevin’s Hospital building; the 220 sq m two storey former Doctors House; the 50 sq m one storey hospital mortuary building; 480 sq m of shed buildings to the rear of the Chapel; the 151 m retaining wall to the immediate south of the St. Kevin’s Hospital building and the partial demolition of the existing 350 sq m link corridor structure, to be replaced with an integrated landscaped amenity area in the footprint of the original structure.) 2 no. new 228 sq m extensions with bridge access are to be provided to the rear of the St. Kevin’s Hospital Building and 2 no. 31 sq m new glazed porch extensions to the south.

The development will also include the provision of a play area to the immediate east of St. Kevin’s Hospital; private, communal and public open space (including all balconies and terraces at all levels); internal roads and pathways; pedestrian access points; hard and soft landscaping; boundary treatments including the repair of some existing boundary walls; the provision of new surface water and foul drainage pipes and any associated pipe diversion works; new retaining walls; a new internal access road; changes in level; services provision and related pipework; electric vehicle charging points; attenuation tanks; SUDS; signage; the upgrading of the existing access from Beechtree Avenue; public lighting and all site development and excavation works above and below ground. The application contains a statement setting out how the proposal will be consistent with the objectives of the Cork City Development Plan 2015-2021. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, notwithstanding that the



proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.”

3.0 SUBMISSION PROCEDURE

Please find enclosed 2 no. hard copies of the SHD Planning Application, as well as 3 no. digital copy. In addition, please find enclosed 1 no. copy of the Shapefile, as required under the SHD Planning Application Form.

The SHD Planning Application Fee of €42,284 is enclosed with the documentation.

A copy of the application may also be inspected online at the following website set up by the applicant: www.stkevinsshd.com

Should you have any queries in relation to this application please do not hesitate to contact me.

Yours faithfully,



John Gannon
Director
Tom Phillips + Associates