

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

11th December, 2020
[By Courier]

RE: Proposed Strategic Housing Development at Former St. Kevin's Hospital and grounds, Shanakiel, Cork.

Dear Sir,

1.0 INTRODUCTION

Tom Phillips + Associates, Town Planning Consultants, 80 Harcourt Street, Dublin 2 is instructed by our Client, the Land Development Agency, to submit this Strategic Housing Development (SHD) of the above referenced site for residential purposes.

We can confirm that our Client, the Land Development Agency, is the Applicant and the Health Service Executive (HSE) is the owner of the lands in respect of this development and a letter of consent is enclosed with this proposal.

The Design Team in relation to this project is comprised as follows:

- Project Management (Cogent Associates);
- Architects (Reddy Architecture + Urbanism);
- Town Planning (Tom Phillips + Associates, Town Planning Consultants);
- Conservation Architects (John Cronin and Associates)
- Landscape (Aecom);
- Engineering (Barrett Mahony, Consulting Engineers);
- Transport Engineering (ILTP, Consulting Engineers);
- Energy and Sustainability (EDC Engineering);
- Daylight, Sunlight and Shadowing (ARC Architectural Consultants);
- Ecology and Appropriate Assessment Screening (Openfield Ecology);
- Invasive Species Assessment (Invasive Plant Solutions);
- Bat Assessment (Wildlife Surveys Ireland);
- Arboricultural Assessment (Tree Management Services Ltd) and
- Archaeology and Heritage (IAC Archaeology).

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.

TOWN PLANNING CONSULTANTS

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

Associates: Stephen Barrett BSc (Spatial Planning) Dip. ERM MIPI; Ian Boyle BSc Spatial Planning, MSc Urban Regeneration, MIPI; Julie Costello BA MRUP MIPI; and Síne Kelly BAgriSc (Land Hort) MRUP Adv.Dip.PM MIPI Affiliate Member of ILI.

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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.

2.0 SITE LOCATION AND PLANNING CONTEXT

The Land Development Agency is seeking permission for residential development on a 5.7 ha site on lands located 2.5 km west of Cork City Centre on a prominent south facing hillside site, the former St. Kevin's Hospital and grounds, Shanakiel. The site offers expansive views over the western suburbs of the city. The site's vehicular access is from the higher, Shanakiel Road which rises from the Sundays Well road, a major east west link road north of the River Lee. This provides direct access to the city-centre to east and to Wellington bridge to the west, situated below the site. This provides direct access to University College Cork and its Mardyke Arena and Western Gateway building.

The Area above the site to the north is dominated by the Carrigmore Hospital which is surrounded by St Anne's Pitch and Putt golf course. Beyond this is the Hollyhill Industrial Estate, home to Apple's European Headquarters, employing 6,000 people.

The entire site extends to approximately 14 acres (5.7 hectares) and is laid out over three tiers/levels with a series of buildings including the former St Kevin's Hospital, St Dymphna's Hospital, St Kevin's Church and a number of outbuildings totalling approximately 8,300 sqm. (89,340 sq ft).

St Kevin's suffered a major fire in 2017 and along with St Dymphna's, although secured, both buildings are derelict. The External envelope of the Church building is intact, but again the interiors are significantly neglected.

There are a number of roads on site providing access to the various buildings, but the complex's original secondary access south west of the site is no longer accessible, with the adjoining Our Lady's Hospital complex now in separate ownership.

The majority of the site is zoned under Zoning Objective 4 - *Residential, Local Services and Institutional Uses* under the *Cork City Development Plan 2015-2021*, which is designed to "protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies outlined in Chapter 3."

'Residential' development is a permissible use under this objective. The proposed development will consist of 266 no. apartments with related ancillary development (i.e. crèche, enterprise office development), designed in a street arrangement and ranging in height from 3 – 5 no. storeys in line with the height of extant protected structures and the relevant height guidelines contained in *Cork City Development Plan 2015-2021*.



The site also comprises a section of zoning designation ‘*Landscape Preservation Zones*’ to the south. The objective of this zoning, which is contained to the southern extremes of the site, is to “*preserve and enhance the special landscape and visual character of landscape preservation zones*”. The entire site is considered to be an area of high landscape value.

The subject lands, which will accommodate significant new public open space are sufficiently large to accommodate a well-designed higher density residential development without giving rise to any adverse impacts on existing residential amenities. The site benefits from extant structures which are deemed to be of high preservation value and individual character.

Thus, it is considered that given the site’s locational characteristics, residential development will inherently accord with National and Regional sustainable planning principles particularly in relation to the promotion of more compact and efficient forms of urban development in appropriate locations.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

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.

Pre-Application Consultation

A significant pre-application consultation process took place over several months with the representatives of Cork City Council planning, conservation, roads and drainage departments in relation to this development. Discussions have also occurred with Irish Water, as required. A meeting was held in relation to proposals on the 14th February, 2020 at Cork City Council offices, with several departments of the Council in attendance, as well as the wider design team.

The issues raised in these discussions included approach to conservation, the composition and use of the proposed public open space, visual impact and the proposed foul and surface water drainage strategy.

In addition, a Tripartite Meeting was held with An Bord Pleanála and Cork City Council on the 7th September 2020. Following this, an *Opinion of An Bord Pleanála* was issued on 24th September 2020, regarding the proposed strategic housing (see ABP Ref: ABP-307259-20). A *Response to the Opinion of An Bord Pleanála*, made on behalf of The Land Development Agency, has been prepared under *Article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017*, in association with the Applicant and Design Team and also provides the specific information as requested by the Board. This is enclosed with the planning application, as required.

Part V

The proposed development is subject to the requirements of the *Part V of the Planning and Development Act 2000 (as amended)*. Social housing provision requirements have been discussed and agreed with the Housing Department in CCC and information pertaining to this is enclosed.



4.0 PLANNING HISTORY

The subject lands identified as “*St Kevin’s Hospital*” and “*Our Lady’s Hospital*” would appear to have a limited planning history. Two planning applications were found on the online search facility on the Cork City Council website. In addition, it is noted that an application for the change of use of the St Kevin’s Building to offices, including demolition of derelict buildings, was granted to the Southern Health Board on 5 June 1998. As it predates the Planning and Development Act 2000 (and its Regulations) the planning documentation is not available online.

CCC Reg. Ref. 18/37965 – Demolition of Former St. Brigid’s Hostel Building by Irish Water

Permission was sought for the demolition of the unused and derelict former St Brigid’s hostel building, known as Teach Brid, within the grounds of the Former St. Kevin’s Hospital by Irish Water. This is to facilitate the laying of a water services pipe along the eastern boundary of the subject site. This planning application was granted on the 27th August, 2018, subject to 8 no. planning conditions.

CCC Reg. Ref. 01/25255 – Addition of 2 no. small extensions onto St. Dymphna’s Block

Permission was granted on 17th July, 2001 to construct 2 no. small extensions onto St. Dymphna’s Block within the Former St. Kevin’s Hospital, subject to 5 no. planning conditions.

5.0 KEY STATUTORY CONTEXT

The enclosed *Statement of Consistency* seeks to outline the site’s inherent compliance with the relevant suite of National, Regional and Local Development Plan planning guidance policies and objectives pertaining to residential development in the CCC area, as required in respect of development proposals being submitted under the Strategic Housing Development (SHD) planning provisions. In addition, 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.

6.0 SUMMARY OF ENCLOSURES

Please find enclosed 2 hard no. copies and 3 no. cd copies of the required material to inform the assessment of the application, which are detailed on the attached enclosure. In addition, copies have been forwarded to the Planning Department of Cork City Council, and associated statutory bodies, as required.

Please also find enclosed the associated statutory fee of €42,284.



7.0 CONCLUSION

We trust that you will find this submission in order. Please revert with any queries on the enclosed.

Yours sincerely,

John Gannon
Director
Tom Phillips + Associates