

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

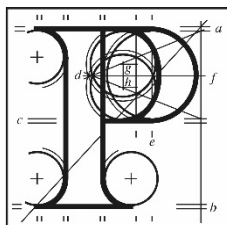
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
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Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	The Land Development Agency
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Government Agency, not a company – Address as follows: Land Development Agency 2nd Floor Ashford House Tara Street Dublin 2 Dublin D02 VX67
Company Registration No:	Government Agency, not a company

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	John Gannon, Tom Phillips + Associates
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is “No”, all correspondence will be sent to the applicant’s address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Seán Kearns
Firm/Company:	Reddy Architecture + Urbanism

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Cork City Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Former St. Kevin's Hospital and Grounds
Address Line 2:	Shanakiel
Address Line 3:	
Town/City:	Cork
County:	Cork
Eircode:	(No registered Eircode for Site)
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Centre Coordinates ITM 564860,571757 Order No: 50004686_1 Map Sheets: 6382-06, 6382-07, 6382-11, 6382-12
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	

Area of site to which the application relates in hectares:	5.7 ha
Site zoning in current Development Plan or Local Area Plan for the area:	<p>The subject lands are partly zoned '4 – Residential, Local Services and Institutional', the objective of which is <i>“to protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to the employment policies outlined in Chapter 3.”</i></p> <p>The site also comprises a section of zoning '12 – Landscape Preservation Zones'. The objective of this zoning, which is contained to the southern extremes of the site, is to <i>“preserve and enhance the special landscape and visual character of landscape preservation zones”</i>.</p>
Existing use(s) of the site and proposed use(s) of the site:	Former hospital use. Proposed residential use, with creche and enterprise office centre.

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
			✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Letter of consent is provided by the land owner – The Health Service Executive (HSE) – Appendix A. The Applicant, The Land Development Agency, is a commercial, State-sponsored body that has been created to coordinate land within State control for more optimal uses where appropriate, with a focus on the provision of housing.</p>			

<p>State Name and Address of the Site Owner:</p> <p>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<p>Letter of consent is provided by the land owner – The Health Service Executive (HSE) – Appendix A</p>
<p>Does the applicant own or control adjoining, abutting or adjacent lands?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is “Yes” above, identify the lands and state the nature of the control involved:</p>	

8. Site History:

<p>Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>	
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
<p>If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
<p>Reg. Ref. No. / An Bord Pleanála Ref. No.</p>	<p>Nature of Proposed Development</p>	<p>Final Decision by Planning Authority / An Bord Pleanála</p>

CCC Reg. Ref. 18/37965	Permission is sought for the demolition of the unused and derelict former St Brigid's hostel building, known as Teach Brid, within the grounds of the Health Service Executive (HSE) owned Our Lady's Hospital grounds, Shanakiel, Cork by Irish Water. Teach Brid is a two storey house built in the late 19th century and has a footprint of 172.72m ² and a maximum overall height of 10.79m. The building is located within the curtilage of a protected structure (PS620 Our Lady's Hospital).	Granted planning permission, subject to 8 no. planning conditions
CCC Reg. Ref. 01/25255	Construct two small extensions to St Dymphna's Block	Granted planning permission, subject to 5 no. planning conditions
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Is the applicant aware of the site ever having been flooded?		Yes: [] No: [<input checked="" type="checkbox"/>]

If the answer is "Yes" above, please give details e.g. year, extent:

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No:[]

If the answer is "Yes" above, please give details:

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

Please refer to Appendix B enclosed – Description of proposed development

Please submit a site location map sufficient to identify the land, at appropriate scale.

Enclosed:

Yes: [] No: []

Please submit a layout plan of the proposed development, at appropriate scale.

Enclosed:

Yes: [] No: []

10. Pre-Application Consultations

(A) Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority
reference number:

No reference number provided by Cork City Council

Meeting date(s):

14th February 2020

(B) Consultation with An Bord Pleanála:

State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:

An Bord Pleanála
reference number:

ABP-307259-20

Meeting date(s):

7th September 2020

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

Please refer to Appendix C – Details of Consultation with Prescribed Authorities

11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>The Echo, 11th December, 2020</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state date on which the site notice(s) was erected:</p>	<p>11th December 2020</p>
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application?</p>	<p>Enclosed:N/A Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: N/A Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is "Yes", is an NIS enclosed with this application?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>

<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p>-</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>-</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>-</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>-</p>

12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.	
(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.	
(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.	
(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]

(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
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13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed	32	3,244
4-bed	14	1,798.5
4+ bed		
Total	46	5,042.5

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	-	-
1-bed	37	1,824.1
2-bed	129 (inc. Duplex apartment units)	10,053.7
3-bed	36 (inc. Duplex apartment units)	3,960
4-bed	18 (inc. Duplex apartment units)	2,394
4+ bed	-	-
Total	220	18,231.8

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	-		
1-bed	-		
2-bed	-		
3-bed	-		
4-bed	-		
4+ bed	-		
Total	0		

(b) State total number of residential units in proposed development:	266
(c) State cumulative gross floor space of residential accommodation, in m ² :	23,274.3

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare Facility 72 no. of childcare spaces)	440
Office	630
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	1,070
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	24,344.3
(d) Express 15(b) as a percentage of 15(c):	4.4%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓	

<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	<p>✓</p>	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	<p>✓</p>	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p>✓</p>
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>	<p>✓ Please refer to Appendix D – Brief explanation of Demolition</p>	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>	<p>✓ Please refer to Appendix D – Brief explanation of Demolition</p>	
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>	<p>✓ Please refer to <i>Architectural Heritage Impact Assessment (incorporating conservation survey)</i>, prepared by John Cronin and Associates</p>	
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p>		<p>✓</p>

<p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>	<p>✓ Please Refer to Appendix E – Statutory Notices Pertaining to the Site</p>	
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>✓ Please Refer to Appendix F – Specified Information Requested by An Bord Pleanála</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	3073.72 (including St Brigid's Hostel Building – 172.72 sq m – which is to be demolished under CCC Reg. Ref. 18/37965)
State gross floor space of any proposed demolition, in m ² :	2401.72 (Excluding St Brigid's Hostel Building – 172.72 sq m – which is to be demolished under CCC Reg. Ref. 18/37965)
State gross floor space of any building(s) / structure(s) to be retained in m ² :	5,503 (St Kevin;s Hospital) and 630 (Chapel) 16.2 (Archway of linked corridor)
State total gross floor space of proposed works in m ² :	24,344.3

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Former Hospital Use
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Hospital Use
(c) State proposed use(s):	Residential, creche, office
(d) State nature and extent of any such proposed use(s):	Please refer to Appendix B – Description of Proposed Development

<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	✓ Please Refer to Appendix G – Part V	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	✓ Please Refer to Appendix G– Part V	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	✓ Please Refer to Appendix G – Part V	

(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		
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20. Water Services:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p>
<p>(B) Proposed Wastewater Management / Treatment:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p>
<p>(C) Proposed Surface Water Disposal:</p>

Please indicate as appropriate:

(a) Public Sewer/Drain: [] Connection to Cork City Council surface water manhole on adjoining lands. The Applicant has an easement available to enter upon these adjoining lands for the purposes of construction of and use of drainage services. See BMCE Drg No 19305-BMD-ZZ-XX-DR-C-1000 (Proposed Drainage Plan Layout) and Appendix VI of BMCE Document No 19.305-IR-01 (CIVIL ENGINEERING INFRASTRUCTURE REPORT FOR PLANNING) for Letter from Arthur Cox regarding this.

Soakpit: []

Watercourse: []

Other (please specify): _____

(D) Irish Water Requirements:

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: [] No: []

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: [] No: []

Please refer to Appendix H – Irish Water. In addition, please refer to *Civil Engineering Infrastructure Report for Planning* and associated drawings prepared by Barrett Mahony Consulting Engineers.

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: [] No: []

	Please refer to Appendix I – Irish Water. In addition, please refer to <i>Civil Engineering Infrastructure Report for Planning</i> and associated drawings prepared by Barrett Mahony Consulting Engineers.
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge. Please refer to Appendix J – Taken in Charge drawing

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number. Please Refer to Appendix K – Document Schedule

24. Application Fee:

(a) State fee payable for application:	€42,284
(b) Set out basis for calculation of fee:	<p>-266 no. resi units x €130 = €34,580</p> <p>-Non resi – 440 sqm creche + 630 sqm enterprise offices (1,070 sqm non resi) x €7.20 = €7,704</p> <p>-Total = €42,284</p>
(c) Is the fee enclosed with the application?	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>


25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please refer to Planning Statement of</p>
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the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Consistency, prepared by Tom Phillips + Associates
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	14 December 2020

26. Contact Details- Not to be Published

Applicant(s): Government Agency

First Name:	The Land Development Agency
Surname:	
Address Line 1:	The Land Development Agency
Address Line 2:	2nd Floor Ashford House
Address Line 3:	Tara Street
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 VX67
E-mail address (if any):	C/O Robert Farrell - RFarrell@lda.ie
Primary Telephone Number:	01 910 3400
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company: N/A

Name(s) of Company	
Director(s):	
Company Registration Number (CRO):	
Contact Name:	
Primary Telephone Number:	
Other / Mobile Number (if any):	
E-mail address:	

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	John
Surname:	Gannon
Address Line 1:	Tom Phillips + Associates, Town Planning Consultants
Address Line 2:	80 Harcourt Street
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 F449
E-mail address (if any):	john@tpa.ie
Primary Telephone Number:	01 4786055
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Sean
Surname:	Kearns
Address Line 1:	Reddys Architecture + Urbanism
Address Line 2:	Douglas Business Centre
Address Line 3:	Carrigaline Road
Town / City:	Douglas
County:	Cork
Country:	Ireland
Eircode:	T12 P088
E-mail address (if any):	skearns@reddyarchitecture.com
Primary Telephone Number:	021 4362922
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Sean Kearns
Mobile Number:	021 4362922
E-mail address:	skearns@reddyarchitecture.com

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.

7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.

8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.

10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.

11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

APPENDIX A – LETTER OF CONSENT FROM THE HSE



Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

Health Service Executive (HSE) – Southern Area,
Estates Department,
Block 2, First Floor,
St Finbarr's Hospital,
Cork.
T12 XH60
Telephone (021) 4927212

POST & E-MAIL

12th November 2020

Mr Phelim O' Neill
Head of Property
Land Development Agency
77 Sir John Rogerson's Quay, Block C
Grand Canal Docklands,
Dublin 2, D02 NP08

E-Mail: poneill@lda.ie

RE: St Kevin's Hospital, Sunday's Well, Cork

Dear Phelim,

This letter is to confirm that the Health Service Executive is the owner of St. Kevin's Hospital, Sunday's Well, Cork. Further to the government decision titled *Land Development Agency Bill and Transfer of Sites* and dated 9th July 2019, the HSE consent the Land Development Agency to prepare a planning application, including entering into discussions with Cork City Council, for the subject lands. This consent is for the purpose of the preparation of a planning application only and any transfer of ownership of the above mentioned property is subject to contract and HSE Board approval.

Yours Sincerely,

Alan O'Connell
Estate Manager (Cork & Kerry)
HSE South Estates Department
On behalf of Health Service Executive

e-mail: alan.oconnell@hse.ie

CC: Mr Mark Kane, Assistant National Director, Estates
Mr Jim Curran, Head of Estates

APPENDIX B – 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.

APPENDIX C – DETAILS OF CONSULTATION WITH PRESCRIBED AUTHORITIES

- S247 Pre Application Consultation Meeting 14/02/2020;
- The Land Development Agency attended the North West Local Area Committee meeting on 24/02/2020 in Cork City Hall and gave an introductory presentation on the proposal for St Kevin's;
- BMCE Meeting with Cork City Council re Drainage & Water Supply – 4/03/2020;
- Tri-Partite meeting with An Bord Pleanala, Cork City Council and Design Team – 7/9/2020 ;
- LDA/BMCE meeting with Irish Water Project Team for the Shanakiel Rising and Distribution Mains Project 7/10/2020;
- ILTP / BMCE meeting with Cork City Council Roads Dept – 12/10/2020;
- Additional meeting with Senior Planning Staff of Cork City Council on 19/10/2020;
- LDA/BMCE meeting with Irish Water Technical Team for the Cork along with Cork City Council 20/10/2020;
- ILTP / BMCE with Cork City Council Roads Department 5/11/2020;
- LDA/BMCE meeting with CCC to agree Suds approach & discharge point – 13/11/2020.

APPENDIX D – DETAILS OF PROPOSED DEMOLITION

Please find below a cropped extract of *Architectural Heritage Impact Assessment*, prepared by John Cronin and Associates, which is enclosed with the planning application. Please refer to this *Report* for further information –

“The proposed development on the site of the former St Kevin’s Hospital complex will result in rationalisation of the existing group of historic institutional buildings developed mostly in the late 1880s and 1890s. The development will involve the removal of a number of buildings/structures of limited architectural heritage significance but the retention and re-purposing of the most significant buildings, namely St. Kevin’s and the former Catholic chapel.

Of the structures still upstanding and described in the section above, it is proposed to retain and repurpose those to the southern side of the site, namely:

- The former Roman Catholic chapel (Building 5)*
- The fire-damaged remains of the former St Kevin’s Asylum (Building 7)–this is a protected structure*
- A small portion of the fragmentary remains of the former link/communications corridor (Building 6) is to be retained and the majority of the walling reduced in height to create an amenity walkway*
- Many of the incidental masonry boundary walls around the site, along with much of the terraced nature of the south-sloping site, will be incorporated in the proposed new landscaped development.*

The former mortuary, outbuildings, St Dymphna’s Hospital and a former residence (Buildings 1-4) will all be demolished to make way for proposed new residential accommodation as part of the planned redevelopment of the site. The former residence, described above as Building 8 and included in this report for completeness, has already been approved for demolition by Cork City Council.

The demolition of a number of the existing historic structures will be the principal negative impact of the proposed development on the built heritage extant on the site. The appraisal of these buildings in the section above notes that although they form part of the historic hospital site and are examples of institutional structures typical of the late nineteenth-century in Cork, they are otherwise unremarkable structures that comprised somewhat incidental elements of a larger complex dominated by the landmark structures to the south of the site. It is these latter buildings, namely the chapel and the former St Kevin’s hospital, which characterise the site from the main viewpoints to the south, and by retaining and conserving to a high standard their remaining historic fabric, the overall impact of the proposed development on the site’s historic character and contribution to the visual amenity of the surrounding area will be highly positive and significant.

The fragmentary remains of outbuildings (Building 2) immediately north of the former chapel have been in poor condition for several decades and have not been of any particular architectural significance since their original construction. These appear to have been formerly associated with the long-demolished Carrigmore House and their original use is deemed to have been purely functional, a use that was carried over when incorporated within the expanding hospital complex.

As such, their built heritage value has been assessed as low due to compromise of its fabric by poor preservation and because the buildings did not form part of a formal architectural treatment. This 'low' value assessment, combined with the buildings' unsuitability for conversion to a viable modern use means that their removal to allow construction of new residential accommodation is considered acceptable and will have neutral impact on the built heritage significance of the site.

The former St Dymphna's Hospital (Building 3) is considered to be a structure of limited built heritage significance but with extensive damage and decay to extant fabric making it unsuitable for modern re-use. Its main value is inherent in its contribution to the record of the wider hospital site and as such, its proposed removal will be acceptable. The negative impact associated with loss of historic fabric from the proposed removal of this building will be effectively mitigated by an archive-quality drawn survey and photographic record of the building which will be undertaken in advance of its demolition (a baseline drawn survey has been included in an appendix to this document). There is also significant opportunity for salvage of useful architectural material, including roof-slate, ridge tiles, rainwater goods, brick and both rubble and cut stone detail in order to repair the historic buildings to be retained on site. This will provide further mitigation for the demolition of the structure.

Buildings 1 and 4, the former mortuary and former matron's residence respectively, are each considered to be of limited architectural and historical interest. They are relatively unremarkable and variously derelict examples of late nineteenth-century architecture typical in Cork from that time, and while nonetheless well-executed, their unsuitability for re-use as part of the proposed residential development requires their demolition. As with the former St Dymphna's Hospital building, each of these structures will be conserved through record with drawn survey and photographs compiled by an experienced built heritage recorder for submission to the Irish Architectural Archive. All reusable architectural fabric as outlined in the paragraph above for St Dymphna's Hospital will be recovered, where applicable, during careful dismantling of the buildings and will be used in repairs of structures being retained on the site with any remaining material being offered locally for salvage.

The largely derelict single-storey former link/communication corridor (Building 6) which linked the main St Kevin's Hospital building with the rest of the asylum complex west of the subject site is proposed to be altered and repurposed to become a new landscape feature that creates a point of interest within the site while also acknowledging the historic foot print to the past use of the site. The southern façade of the link will be retained to the bottom of each windowsill, which is defined by a red stock brick detail. The brick surround of the existing windows will be retained and repurposed as coping to the top of wall. Due to the change in elevation along the facade, each buttress will mark the step in elevation. The northern façade of the wall will be rebuilt to retain the slope to the rear in its current location to a height of one metre allowing for passive surveillance to be retained to the space. In this way, a structure unsuited to any viable modern use will be rationalised and incorporated in the landscaped grounds of a redeveloped site with all reusable historic material recovered and incorporated in repairs elsewhere on the site or offered locally for salvage.

The former Roman Catholic chapel (Building 5) on the site, constructed in the mid to late 1890s, is proposed to be retained in its entirety with conservation of its high-quality historic fabric in accordance with conservation best practice.

In carrying out necessary repairs and conservation works to the upstanding historic chapel building, the proposed developments will have a positive impact on the architectural and historic significance of this structure which will continue to contribute to the overall visual amenity of the surrounding area. Initial conservation works will include all necessary repairs to the roof, rainwater goods, walls and windows, and these will be undertaken in accordance with established best practice as detailed in the accompanying method statement (see Appendix 3). Emerging development proposals have envisaged the potential re-purposing of this former ecclesiastical building as an enterprise hub. This will require works including the repair of internal wall surfaces using appropriate materials and techniques which allow the continued moisture permeability of the masonry as originally intended.

Insertion of internal partition walls and services will be designed so as to minimise visual or material interference with cogent historic detail allowing the original form of the former chapel to remain legible and retaining the maximum quantity of historic fabric in situ. It is proposed to undertake the proposed works to the exterior of the historic church building in the initial phases of development works on the site and in the event that finishing works to the interior are not commenced until a later phase of the development, it will be necessary to establish an agreed programme of regular building inspections (on a monthly basis at a minimum) to check for defects or developing issues with the building fabric following completion of repairs to the exterior. In the case of the building not being brought into new use immediately, its continued ventilation in order to prevent the stagnating of damp air within the structure leading to decay of internal plaster, timber and other details will be ensured, while also preventing ingress by vermin, birds or intruders.

The proposed conservation of most of the surviving brick walls and fenestration as well as faithful restoration of the original roofline and southern façade of the main block which formerly housed St Kevin's Hospital (Building 7), is considered to have a highly significant positive impact on the existing derelict and fire-damaged building. A protected structure, the former St Kevin's Hospital was extensively damaged in the 2017 fire which destroyed much of the interior fabric. Proposals for this building involve conservation of most of the remaining masonry fabric in accordance with the best practice methodology detailed in the method statement that accompanies this assessment. Damaged or weathered brick will be repaired or replaced as appropriate with the correct lime mortar being applied, where necessary to masonry joints while on the interior, a suitably vapour permeable, insulated lime plaster will be applied to the historic walls facilitating the repurposing of the building for residential accommodation. The condition of existing windows to be retained will be assessed with repairs or replacement as appropriate, keeping all cogent proportion and moulded detail in accordance with the accompanying method statement. The roof will be reinstated to match the pitch, ridge, eaves and verge detail of the surviving east section of the historic slate roof with rainwater goods conserved and left in fully operational condition. All existing chimney stacks will be retained or reconstructed to match the original chimneys to the ridges at the gable and on top of internal partition walls.

In order to facilitate the introduction of natural light on the northern side of the existing building for residential use, it is proposed to construct modern extensions to this rear elevation, necessitating the removal of approximately the central half of the northern elevation together with the existing stone-built rear extensions.

It has been assessed that although the rear extensions to the St Kevin's Hospital building formed part of the historic development of the former hospital, the principal architectural interest of the structure is embodied in its imposing position and well-ordered front façade which will be conserved in its original form. The new extension will be an entirely modern construction projecting approximately 5m beyond the existing rear elevation of the former hospital building and will provide east and west-facing windows as well as balcony areas for proposed apartment dwellings within the redeveloped building. Two bridges will provide pedestrian access to the first floor-level rear entrances to the building from the higher ground level to the rear of the building. The proposed alteration to the rear elevation will result in loss of both historic fabric (windows, wall masonry, roofing material) as well as legibility of the surviving internal layout, however, with portions of the existing rear wall being retained and conserved it will remain possible for the footprint of the original main block of the former hospital to be read. The new extension will be obvious as a contemporary intervention on the site and although the proposed new roof will break the eaves-line of the existing rear

it will not rise above the historic ridge-line which is to be reinstated. The extension as proposed will facilitate the viable re-use of the presently derelict building, ensuring the ongoing conservation and maintenance of its salient historic features. The impacts of proposed works to create a new rear extension to the former St Kevin's Hospital building will be partly mitigated through the careful salvage of all items to be removed from the rear parts of the building including window sills and frames, cut stone lintels, usable brick, rubble limestone, cut stone cornice detail, cast-iron rainwater goods, roof slates, cut-stone parapet capping and ridge tiles. These materials will be salvaged for necessary repairs of retained parts of the building or appropriate re-use elsewhere on the site.

Removal of extraneous modern extension to the main building on the west gable and at the east end of the rear elevation is considered to be a positive impact of the proposed development presenting the opportunity to declutter the former hospital structure and facilitate restoration of the original wall masonry and window openings here. At the front, it is proposed to construct two new small, glazed lobbies at the basement and ground level providing proportionate and legibly modern detail in this area where there was a previous slate-roofed structure. The discrete, clean lines of the proposed new lobby which will be dominated by glazing does not detract from the uniformly arranged façade, nor does it interfere with the cut stone string course between ground and first floor level or the detail of existing window openings here which will be retained.

The proposed internal layout of the existing building to accommodate apartment dwellings will require all existing window openings on both end elevations of the main two-pile building of the former St Kevin's Hospital to be altered. All new window openings required in the brick masonry will be modern in design without attempts made to replicate the present yellow brick dressings or limestone sills of the historic window openings. Window frames too will be modern and discrete in design with appropriately restrained external embellishment. The accompanying method statement provides detail to ensure minimal damage is caused to the surrounding masonry when creating new openings.

Existing openings to be blocked will be built up with brick or a rendered surface recessed within the existing opening. The existing sill and lintel or arched head will be retained to ensure legibility of the original opening and to keep the maximum quantity of original fabric in situ.

The same treatment of existing window openings to be blocked will be applied to the rear elevation where most of the historic fenestration to the four bays at the east and western ends of the elevation will be conserved and retained. Retention and repair in accordance with conservation best practice will be the approach taken with all other windows on the south façade of the former hospital building. Window frames to the retained elevations of the building will be refurbished and kept in situ with detailed assessment carried out by a historic window specialist to specify the appropriate incorporation of 'slim' double-glazing, without compromising the main proportions or moulded detail of the timber windows.

Details of how this will be carried out are included in the accompanying method statement. Although detailed survey of the interior of the fire-damaged sections of the former hospital building has not been possible for the purposes of the present assessment, none of the internal joinery, stud-wall partitions, floor or plaster detail are considered reusable. As much of the surviving internal masonry walls as possible have been retained and incorporated into the proposed layout with existing chimney stacks being retained or accurately replicated to keep the existing architectural form of the building exterior intact. New partition walls inserted to create the proposed layout of apartments and the ground-level creche have been positioned in order to respect and make good use of the existing window arrangement facilitating retention of existing window splays and reinstating historic floor and ceiling levels. Appropriate incorporation of cast-iron support columns and any other re-usable internal fabric within the building or elsewhere in the proposed development will help to maximise the retention of original fabric on the site and will help to retain much of the site's historic character."

APPENDIX E – STATUTORY NOTICES PERTAINING TO THE SITE

CORK CITY COUNCIL

NOTICE UNDER SECTION 8(2) OF THE DERELICT SITES ACT, 1990 OF THE MAKING OF AN ENTRY ON THE DERELICT SITES REGISTER

Health Service Executive,
Estates Department,
Block 2,
St. Finbarr's Hospital,
Cork.

Cork City Council (hereinafter called the "Local Authority") being of the opinion that the land referred to hereunder is a Derelict Site within the meaning of the Derelict Sites Act, 1990 hereby give notice that they intend to enter particulars of the said land on the Derelict Sites Register in accordance with the provisions of Section 8(2) of the Derelict Sites Act, 1990.

Any person concerned by this Notice may, within 28 days from the date of this Notice, make representation in writing to the Local Authority at the Cork City Council, Property Section, City Hall, Cork, and all such representations shall be properly considered.

Dated this *24th* day of *October* 2016


CHIEF EXECUTIVE

Description and Location of Derelict Site at St. Kevin's Hospital, Shanakiel, Cork, (REF DS1793/DSP1743)

Derelict Premises/site at St. Kevin's Hospital, Shanakiel, Cork, bounded on the North by the access roadway serving Ard Slonnach Housing Estates and St. Anne's Pitch and Putt Club, on the East by Cork City Council Water Reservoir Sites and lands adjoining Shanakiel House, Rose Hill Upper, No. 1 Lee View, Rose Hill Upper, the roadway of Rose Hill Upper and premises Lios Ard, Rose Hill Upper, bounded on the South by lands adjoining Lifetime Lab at Old Cork Water Works, Lee Road, on the West by lands adjoining Lee Vista and River Towers Apartment complexes, Lee Road, Cork.

- Note 1: Lands entered on the Derelict Sites Register may be subject to a levy as provided for under Part III of the Derelict Sites Act, 1990.
- Note 2: Any representations you wish to make may be addressed to the Property Section, City Hall, Cork.

APPENDIX F – SPECIFIC INFORMATION REQUESTED BY AN BORD PLEANÁLA

The Board's Opinion contains 2 no. items that require further consideration to constitute a reasonable basis for an application and 15 no. items that require the submission of specific information. Our response to the individual issues raised is set in the accompanying Response to the Opinion of An Bord Pleanála, prepared by Tom Philips + Associates. The specific items required are as follows;

1. Submission of an updated Conservation Impact Assessment including, *inter alia*, surveys and justification for demolition of structures within the site and include plans and particulars for the future integration, if any, of the "Linked Corridor".
2. Updated Transport Impact Assessment including enhanced pedestrian infrastructure along Beechtree Avenue and Shanakiel Road, the capacity of the junctions in the vicinity of the site having regard to car parking provision and the integration of sustainable transport option.
3. Updated Sunlight and Daylight Access Analysis indicating compliance with the BRE Guidelines, having regard to the worst case scenario for the ground floor apartments, *inter alia*, rooms with no direct sunlight or adjacent to retaining walls.
4. Clarification and integration of pedestrian and cycle connectivity from the site into adjoining sites in the vicinity, in particular south east through Rose Hill Upper and south west through Atkins Hall apartment complex.
5. Inclusion of all works associated and/or required for the proposed development within the red line boundary including, *inter alia*, works proposed for any upgrades to the public road or infrastructure.
6. Submission of a Mobility Management Plan.
7. Updated Landscape Master plan detailing the functionality of all passive and active play facilities including, *inter alia*, overlooking and surveillance of active play areas, detailed plans for the future use of the open space within the Landscape Protection Zone and compliance with the requirement for play facilities as per Section 4.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018).
8. Submission of a detailed Construction Environmental Management Plan.
9. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development and a life cycle report for the apartments in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).

- 10.** Details confirming compliance with the Irish Water requirements and all works required for the water and waste water connection . The application should address, *inter a/ia*, the issues raised in the submission received by An Bord Pleanala from Irish Water.
- 11.** A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
- 12.** A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals and Part V provision.
- 13.** Submission of a Breeding Bird Survey and a Bat Survey.
- 14.** Detailed plans for the removal, if any, of the retaining wall to the south of the site and submission of a boundary plan for the perimeter of the site, including, *inter alia*, integration of any pedestrian/ cycle links and boundary proposals along the east of the site adjoining the disused reservoir.
- 15.** Submission of an Invasive Species Action Plan.

APPENDIX G – Details of Part V Agreement



Robert Farrell
Development Manager
Land Development Agency
2nd Floor, Ashford House
Tara Street,
Dublin 2.

2nd December 2020

Re: SHD – St Kevin’s

Subject to Contract / Contract Denied

Dear Robert,

I refer to the proposed submission of an SHD planning permission application for the St. Kevin’s Development.

I wish to confirm that Cork City Council is agreeable in principle to the fulfilment of the Part V obligation in this case through the provision of 27 units, onsite, (as detailed in your part V proposal) on the following basis:

- 4 no. 4 bedroom Duplex Type A
- 4 no. 2 bedroom Duplex Type A
- 9 no. 3 bedroom Duplex Type B
- 10 no. 2 bedroom Duplex Type B

and as marked on the layout drawing submitted with the proposal.

It would be proposed to defer any discussion on cost until the outcome of the planning permission is determined, but I note the elemental cost estimate for the above units as provided.

Yours sincerely,

Alison O'Rourke
Senior Executive Officer
Housing Capital, Construction and Regeneration
CORK CITY COUNCIL

For further queries:

Telephone: 021-4924607
E-mail: alison_orourke@corkcity.ie

**St Kevins Strategic Housing
Development
Stage 2a Elemental Cost Plan -Cork
City Council Part V
Submission - Issue Nr 2 Summary**

on behalf of LDA

CONTENTS

Page

1 Introduction.....	4
2 Part V Cost Plan Summary	5

Appendix 1 Outline House Drawings

Appendix 2 Outline Site Plan of Proposed Units

INTRODUCTION

methodology This Cost Plan relates to the proposed Part V Submission for the proposed Strategic Housing Development project at the existing St Kevins Hospital, Cork for the Land Development Agency. An elemental measure and costing has been undertaken for each unit type based on drawings and reports issued by the Design Team as set out below.

BASIS OF COST PLAN

Part V The overall development consists of 266 units, of which 27 units have been identified to fulfil the part V obligation. The breakdown of the proposed Part V units are as follows, 4 nr 4 bed Duplex Type A, 4 nr 2 bed Duplex Type A, 9 nr 3 bed Duplex Type B, 10 nr 2 bed Duplex Type B. An elemental cost estimate for the 27 units have been identified separately within this report. Please refer to the Appendices to see the layouts of the units upon which this cost plan has been based on.

Area Schedule Please see below total area schedule for the overall development

Schedule of Units	Nr of Units	GIA per Unit (m2)	*Total GIA (m2)
St Kevins Apartments - Affordable	60	Varies	6,019
Walk up Apartments - 1 Bed	11	Varies	4,250
Walk up Apartments - 2 Bed	41	Varies	
Duplex Type A (Two Bed Apartment)	18	81.6	4,081
Duplex Type A (Four Bed Townhouse)	18	133	
Duplex Type B (Two Bed Apartment)	36	75.2	6,870
Duplex Type B (Three Bed Townhouse)	36	110	
Townhouse End Type 1	4	136.5	547
Townhouse End Type 2	9	123.5	1,112
Townhouse Mid Terrace	29	98	2,923
Townhouse Split Level	3	134	415
Townhouse End Terrace Block C	1	148.5	149
	266		26,366
*Total GIA is based on the GIA of blocks			

Drawings / Reports The relevant drawings and information which relate to this Cost Plan are as follows:

Architect Residential Typology Drawings in Appendix 4

Site Plan Drawing and Part V proposed units in Appendix 5

Services Engineer External Site Services Layout Sheet 1 of 2: C19037-EDC-00-00-DR-E-1000

External Site Services Layout Sheet 2 of 2: C19037-EDC-00-00-DR-E-1001

M & E Budgets emailed 05/03/20 and confirmation on 06.11.2020 that previous budgets apply

Civil Engineer BM Civil Engineering Infrastructure Report dated 06/02/20

Structural mark-ups of Units issued by email on the 25/02/20

Gabion retaining wall layout mark-up and associated sketches

19305-C1011-Revised Site Entrance

Service Diversion mark up

Landscape Architect Landscape Masterplan: 60609639-SHT-20-L-1000 dated 28/10/20

LDA_ACM_Retaining Walls Study

LDA-ACM-SCH-Soft Landscape Costing

Japanese Knotweed Removal and treating of Japanese knotweed as per email from cogent on 05.11.2020

Value Engineering Extensive VE has been incorporated as per agreed VE list on 24.03.2020

Savills Budget allowances for Kitchens, Tiling and Wardrobes received discussed with LDA on 17/04/20

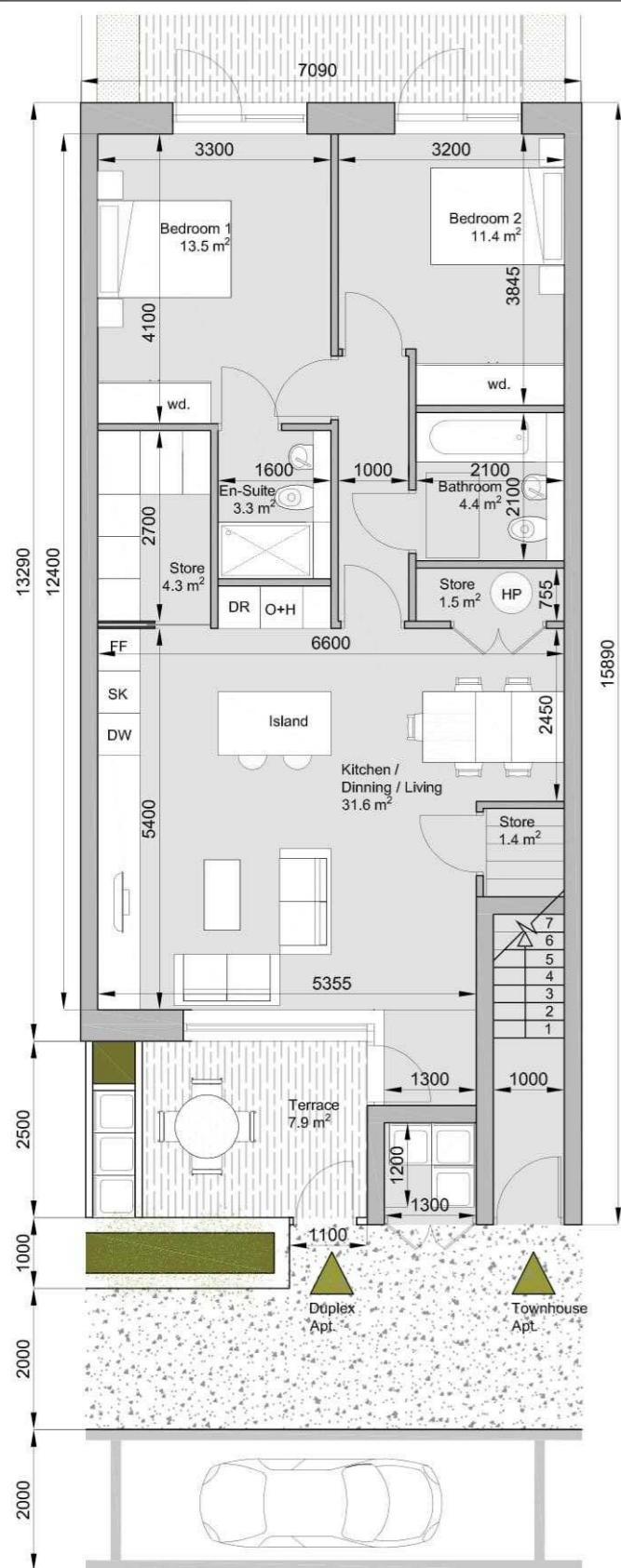
Asbestos Asbestos Survey Report dated 26.03.2020

Project Manager Percentage allowance for DT fees advised by email on 07/04/2020

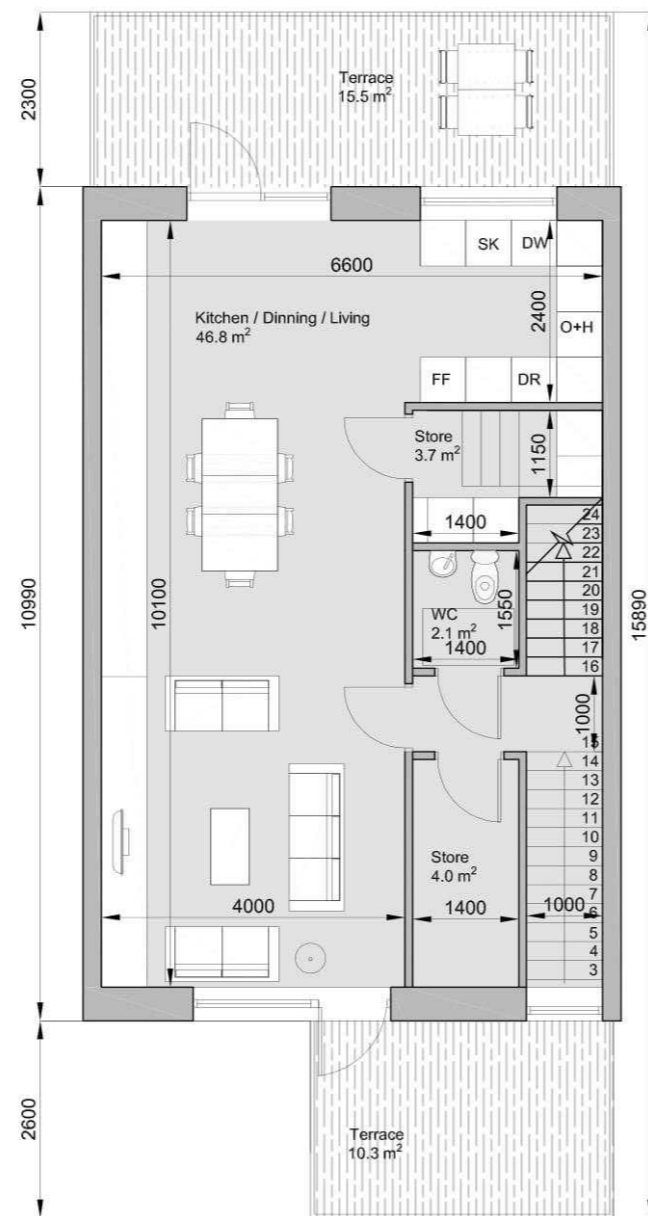
Cost Plan Summary (Part V)

	No. of units	GIFA	Unit	Rate €	Amount €
1.0 Housing Costs					
1.1 Duplex Type A (Two Bed Apartment & Four Bed Townhouse)	8	860	m2	1,666	1,432,953
1.2 Duplex Type B (Two Bed Apartment & Three Bed Townhouse)	18	1,665	m2	1,792	2,983,352
1.3 Duplex Type B (Two Bed Apartment)	1	75	m2	1,792	134,385
Sub Total Housing Costs	27	2,600			4,550,690
1.4 Part V Nr of Units	27		nr		
1.5 Total Nr of Units for entire scheme	266		nr		
2.0 Siteworks					
2.1 Site Works apportioned per Unit (refer to elemental breakdown)		45,818	@	27	1,237,078
3.0 Total Construction Costs (excl Contingency)					5,787,768
4.0 Sundries					
4.1 Construction Inflation					Excl
4.2 Developer Margin at 7.5%					434,083
4.3 Contingency at 5%					289,388
Sub Total Sundries					723,471
5.0 Total - Construction Costs excl VAT					6,511,239
6.0 Fees and client direct costs					
6.1 Professional fees @ 8% (excluding margin and contingency)		1	item		463,021
6.2 Legal fees allowance		1	item	70,000	70,000
6.3 Planning Fees for Housing Units		27	nr	130	3,510
6.4 Fire Cert		27	nr	46	1,232
6.5 DAC		27	nr	3	79
6.6 Homebond Structural Insurances		27	nr	1,000	27,000
6.7 Planning Contributions		2,600	m2	0.00	0
6.8 Irish Water allowance - Advised by BM		27	nr	5,089	137,403
6.9 ESB utility connection - Advised by EDC		27	nr	970	26,190
6.10 Eircom utility connection - Pro Rata		27	nr	202	5,449
6.11 Site Costs as advised by Savills		27	nr	1,022	27,591
Sub total fees and client direct excl VAT					761,476
7.0 Finance Costs					
7.1 Finance					478,704
8.0 Total Part V Project Estimate Excl VAT					7,751,418
9.0 VAT					
9.1 VAT at 13.5%		7,751,418	@	13.50%	1,046,441
Sub Total VAT					1,046,441
10.0 Total Part V Project Estimate incl VAT					8,797,860

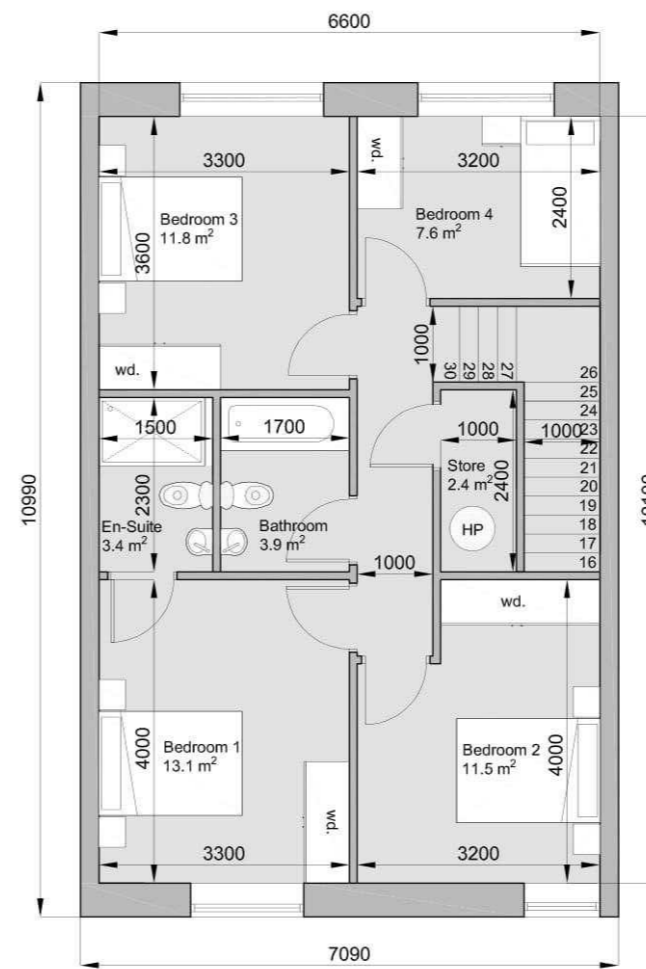
Appendix 1
Outline House Drawings



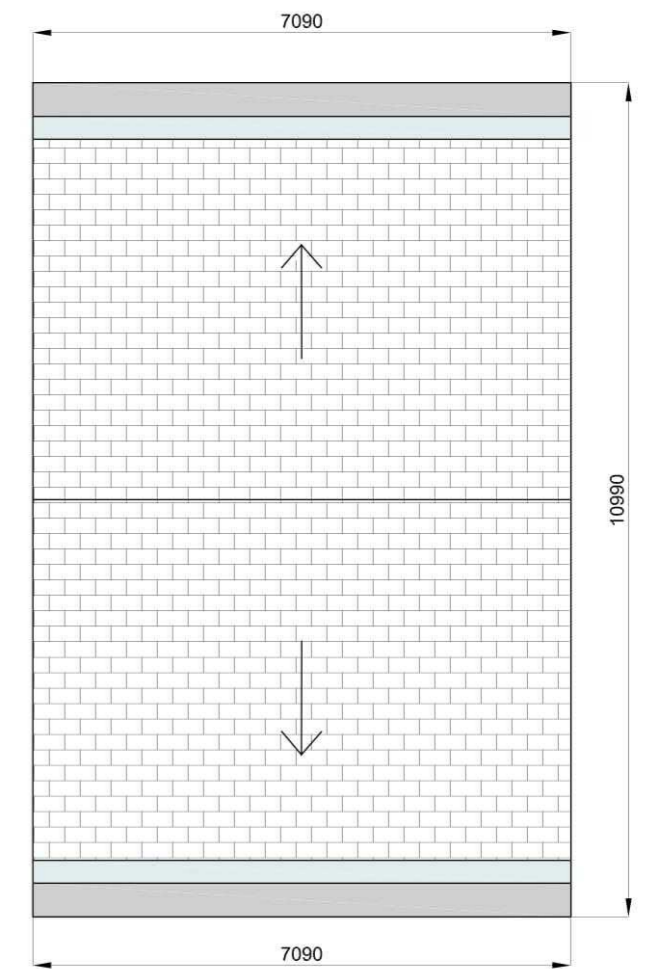
Ground Floor Plan _ scale 1:100
Total area: 81.6 m²



First Floor Plan _ scale 1:100
FF area: 66.5 m²
Total area: 133 m²



Second Floor Plan _ scale 1:100
SF area: 66.5 m²
Total area: 133 m²



Roof Plan _ scale 1:100

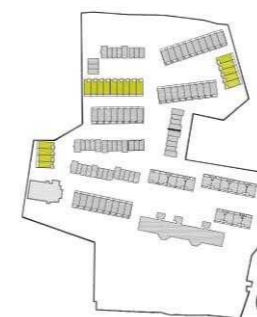
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NOTES

Residential Typologies – Duplex Type A – 4 bed model

REV	DATE	DRN	ISSUE
P01	07/02/2020	A.Olalla	Issued for Pre-Planning

ORIGINAL SHEET SIZE = A3

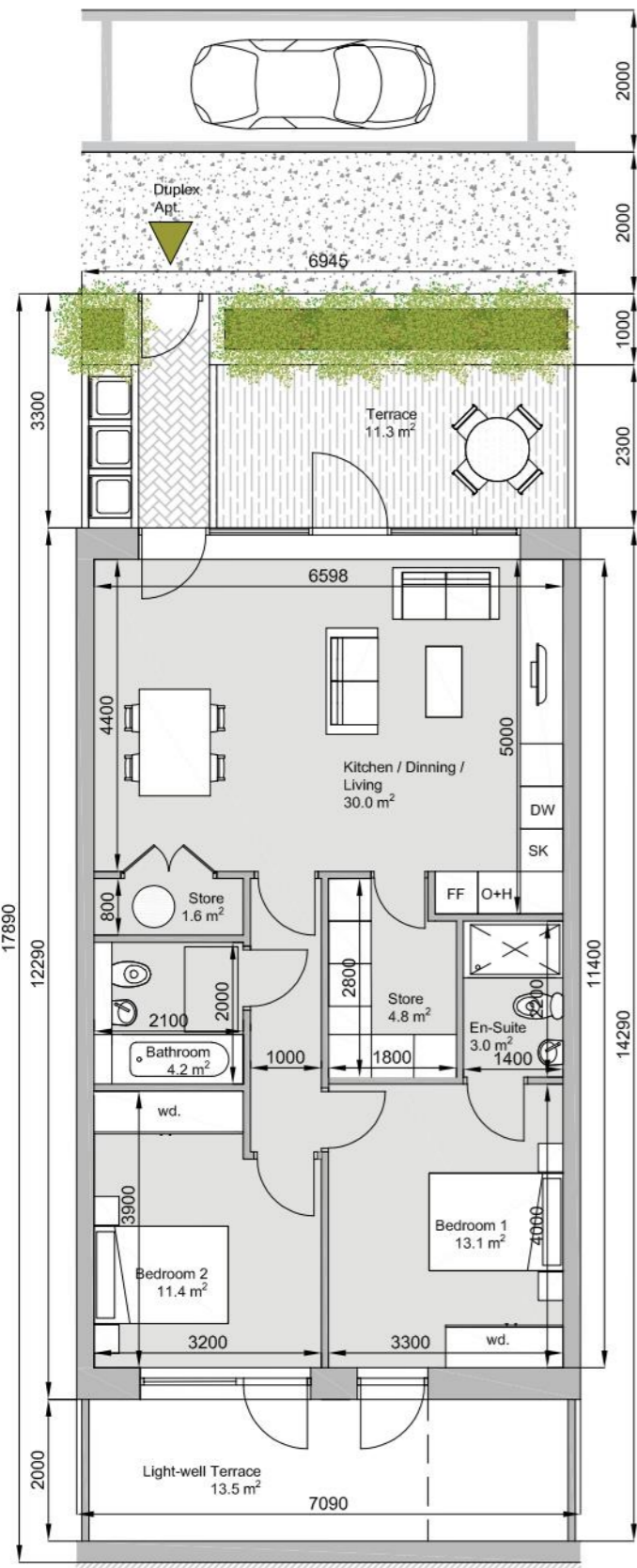


Pre-Planning	
JOB St. Kevins Redevelopment	
CLIENT Land Development Agency	
DRAWING Duplex Unit_Type A_4 Bedrooms Floor Plans	
DATE 2020.02.07	SCALE 1:100 @ A3
DRN. A.Olalla	CHECKED P.Mulligan

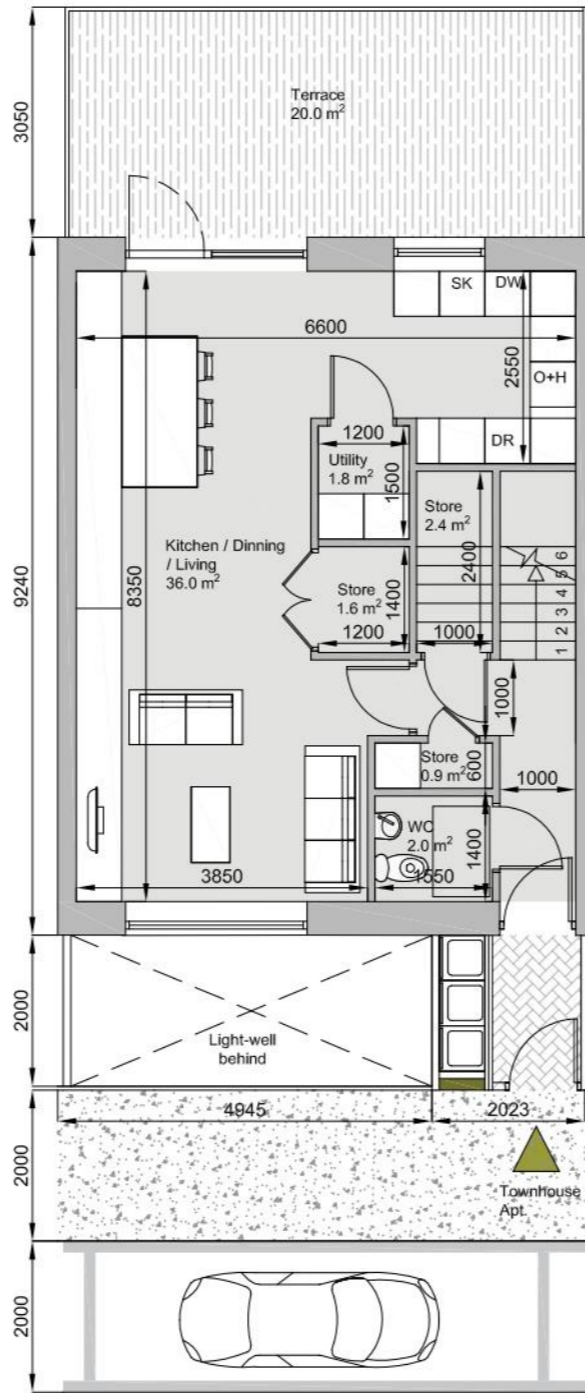
Reddy Architecture + Urbanism
Cork Office,
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T: +353 (0)21 4362922
W: www.reddyarchitecture.com
E: cork@reddyarchitecture.com

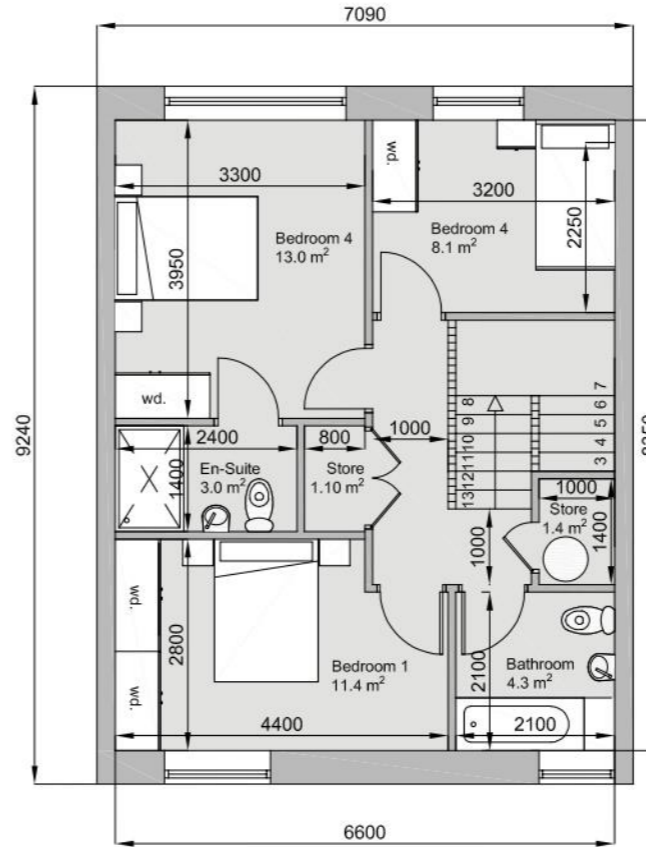
DWG NO.	REVISION
P19-194C-RAU-00-XX-DR-A-31100	P01



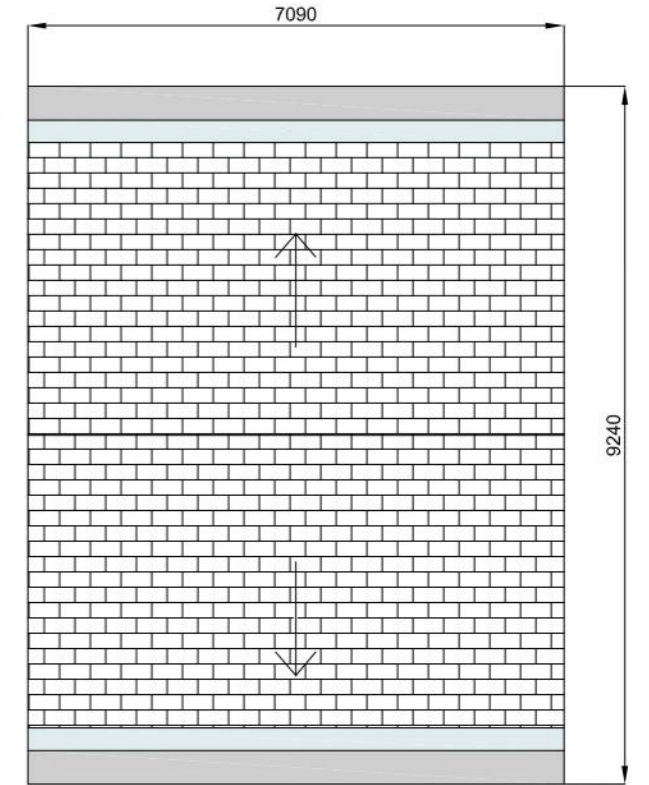
Ground Floor Plan_scale 1:100
Total area: 75.2 m²



First Floor Plan_scale 1:100
FF area: 55.0 m²
Total area: 110 m²



Second Floor Plan_scale 1:100
FF area: 55.0 m²
Total area: 110 m²



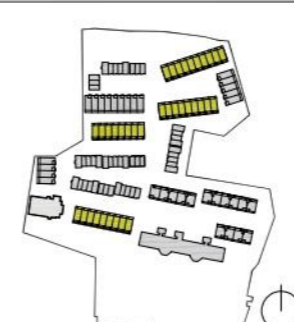
Roof Plan_scale 1:100

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION. © THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECTS PERMISSION.

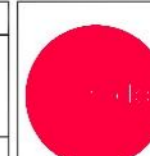
REV	DATE	DRN	ISSUE
P01	Mar. 2020	A.Clalla	Issued for Planning

NOTES

Residential Typologies – Duplex Type B – 3 bed model updated– 36 Units



Planning	
JOB	St. Kevins Redevelopment
CLIENT	Land Development Agency
DRAWING	Duplex Unit_Type B_3 Bedrooms Floor Plans
DATE	2020.03.09
DRN.	A.Olalla
SCALE	1:100 @ A3
CHECKED	P.Mulligan



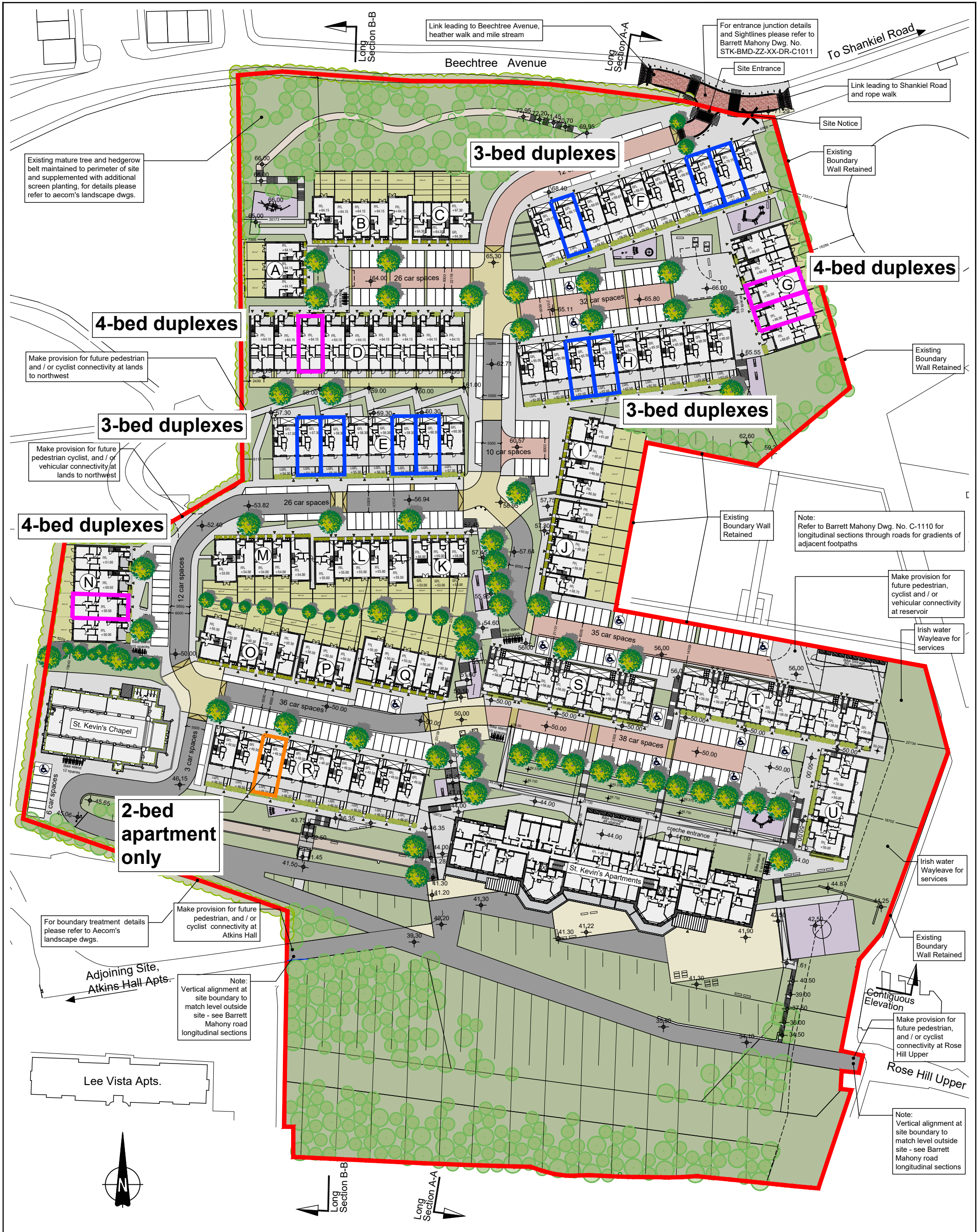
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W: www.reddyarchitecture.com
E: cork@reddyarchitecture.com

DWG NO.	REVISION
P19-194C-RAU-00-XX-DR-A-31102	P01

Appendix 2
Site Plan of Proposed Units



Existing mature tree and hedgerow belt maintained to perimeter of site and supplemented with additional screen planting, for details please refer to aecom's landscape dwgs.

Make provision for future pedestrian and / or cyclist connectivity at lands to northwest

Make provision for future pedestrian cyclist, and / or vehicular connectivity at lands to northwest

For boundary treatment details please refer to Aecom's landscape dwgs.

Make provision for future pedestrian, and / or cyclist connectivity at Atkins Hall

Note: Vertical alignment at site boundary to match level outside site - see Barrett Mahony road longitudinal sections

For entrance junction details and Sightlines please refer to Barrett Mahony Dwg. No. STK-BMD-ZZ-XX-DR-C1011

Note: Refer to Barrett Mahony Dwg. No. C-1110 for longitudinal sections through roads for gradients of adjacent footpaths

Make provision for future pedestrian, cyclist and / or vehicular connectivity at reservoir

Make provision for future pedestrian, and / or cyclist connectivity at Rose Hill Upper

Note: Vertical alignment at site boundary to match level outside site - see Barrett Mahony road longitudinal sections

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REV	DATE	DRN	ISSUE
P01	2020.11.30	AO	Issued for Planning

ORIGINAL SHEET SIZE = A1

NOTES

- 54 Duplex Apartments
- 54 Duplex Townhouses
- 46 Townhouses
- 52 Apartments
- 60 Apartments St. Kevins

Total 266 Units

FOR LANDSCAPE DETAILS PLEASE REFER TO AECOM'S LANDSCAPE DRAWINGS

FOR ENGINEERS DETAILS PLEASE REFER TO BARRETT MAHONY ENGINEERS DRAWING

PLANNING

JOB
St Kevin's Strategic Housing Development

CLIENT
LDA
Land Development Agency

DRAWING
Site Layout Plan
Part V Provision

DATE 30/11/2020 SCALE 1:1000 @ A3

DRN. A.Olalla CHECKED S.Kearns

reddy architecture+urbanism

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Cork Office,
Douglas Business Centre, Carrigaline Road, Douglas, Co. Cork

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JOB NO. DWG NO. REVISION
P19-194C-RAU-00-ZZ-DR-A-31200 P01

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On projects spanning transportation, buildings, water, governments, energy and the environment, our teams are driven by a common purpose to deliver a better world.

AECOM is a Fortune 500 firm with revenue of approximately \$20.2 billion during fiscal year 2019.

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APPENDIX H – Irish Water Statement of Design Acceptance



Robert Farrell
77 Sir John Rogersons Quay
Block C Grand Canal Docklands
Co. Dublin DO2NP08

4 December 2020

Uisce Éireann
Bosca OP 448
Oifig Shearhadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

**Re: Design Submission for St Kevins Hospital, 1 Rose Hill Upper, Co. Cork (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS20000237**

Dear Robert Farrell,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)(https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Alvaro Garcia

Email: agarcia@water.ie

Yours sincerely,

Yvonne Harris
Head of Customer Operations

Appendix A

Document Title & Revision

19305-BMD-ZZ-XX-DR-C-1000
19305-BMD-ZZ-XX-DR-C-1001
19305-BMD-ZZ-XX-DR-C-1010
19305-BMD-ZZ-XX-DR-C-1050
19305-BMD-ZZ-XX-DR-C-1052
19305-BMD-ZZ-XX-DR-C-1060
19305-BMD-ZZ-XX-DR-C-1100

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECT'S DRAWINGS. FULL DIMENSIONS ONLY. DO NOT SCALE TO BE USED. WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT - ASK.
- CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

CIVIL LEGEND

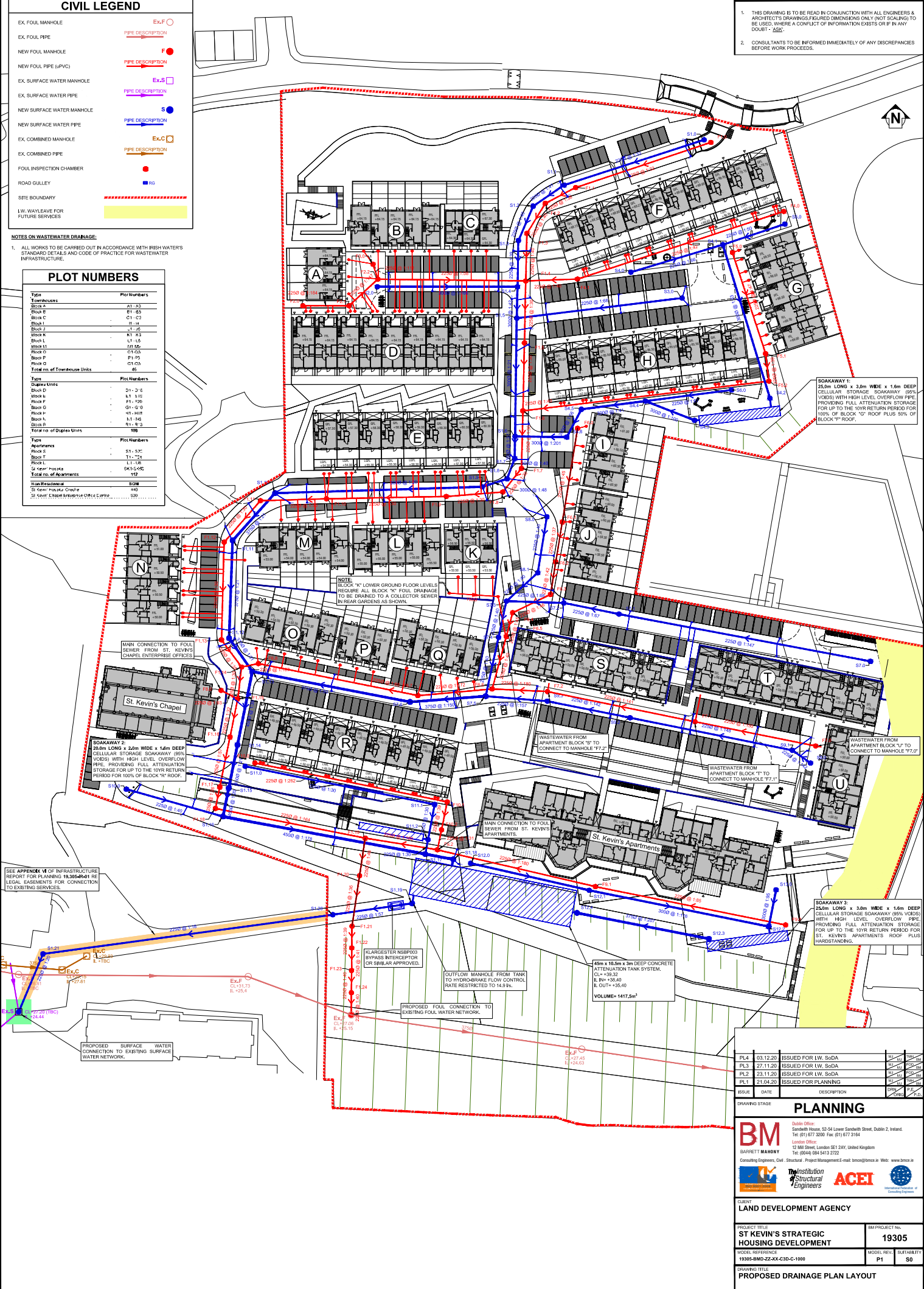
EX. FOUL MANHOLE	Ex.F	○
EX. FOUL PIPE	PIPE DESCRIPTION	—
NEW FOUL MANHOLE	F	●
NEW FOUL PIPE (UPVC)	PIPE DESCRIPTION	—
EX. SURFACE WATER MANHOLE	Ex.S	□
EX. SURFACE WATER PIPE	PIPE DESCRIPTION	—
NEW SURFACE WATER MANHOLE	S	●
NEW SURFACE WATER PIPE	PIPE DESCRIPTION	—
EX. COMBINED MANHOLE	Ex.C	□
EX. COMBINED PIPE	PIPE DESCRIPTION	—
FOUL INSPECTION CHAMBER		●
ROAD GULLEY		■
SITE BOUNDARY		---
L.V. WAYLEAVE FOR FUTURE SERVICES		■

NOTES ON WASTEWATER DRAINAGE:

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER'S STANDARD DETAILS AND CODE OF PRACTICE FOR WASTEWATER INFRASTRUCTURE.

PLOT NUMBERS

Type	Plot Numbers
Townhouses	
Block A	A1-A3
Block B	B1-B3
Block C	C1-C3
Block J	J1-J3
Block K	K1-K3
Block L	L1-L3
Block M	M1-M3
Block N	N1-N3
Block O	O1-O3
Block P	P1-P3
Block Q	Q1-Q3
Total no. of Townhouse Units	84
Duplex Units	
Block D	D1-D2
Block E	E1-E2
Block F	F1-F2
Block G	G1-G2
Block H	H1-H2
Block I	I1-I2
Block R	R1-R2
Total no. of Duplex Units	18
Apartments	
Block S	S1-S3
Block T	T1-T3
Block U	U1-U3
2 year Propts	24-240
Total no. of Apartments	112
Non-Residential	SCM
St Kevin's Chapel	440
St Kevin's School/Enterprise Office Centre	300



SOAKAWAY 1: 25.0m LONG x 3.0m WIDE x 1.6m DEEP CELLULAR STORAGE SOAKAWAY (95% VOIDS) WITH HIGH LEVEL OVERFLOW PIPE PROVIDING FULL ATTENUATION STORAGE FOR UP TO THE 10YR RETURN PERIOD FOR 100% OF BLOCK 'G' ROOF PLUS 50% OF BLOCK 'F' ROOF.

SOAKAWAY 2: 25.0m LONG x 3.0m WIDE x 1.6m DEEP CELLULAR STORAGE SOAKAWAY (95% VOIDS) WITH HIGH LEVEL OVERFLOW PIPE PROVIDING FULL ATTENUATION STORAGE FOR UP TO THE 10YR RETURN PERIOD FOR 100% OF BLOCK 'R' ROOF.

SOAKAWAY 3: 25.0m LONG x 3.0m WIDE x 1.6m DEEP CELLULAR STORAGE SOAKAWAY (95% VOIDS) WITH HIGH LEVEL OVERFLOW PIPE PROVIDING FULL ATTENUATION STORAGE FOR UP TO THE 10YR RETURN PERIOD FOR ST. KEVIN'S APARTMENTS ROOF PLUS HARDSTANDING.

45m x 10.5m x 3m DEEP CONCRETE ATTENUATION TANK SYSTEM.
 CL = +38.32
 RL IN = +38.40
 RL OUT = +35.40
 VOLUME = 1417.5m³

SEE APPENDIX VI OF INFRASTRUCTURE REPORT FOR PLANNING PERMISSION AND LEGAL EASEMENTS FOR CONNECTION TO EXISTING SERVICES.

PROPOSED SURFACE WATER CONNECTION TO EXISTING SURFACE WATER NETWORK.

PROPOSED FOUL CONNECTION TO EXISTING FOUL WATER NETWORK.

PL	DATE	ISSUED FOR	BY	CHKD
PL4	03.12.20	ISSUED FOR I.W. SoDA	BM	BM
PL3	27.11.20	ISSUED FOR I.W. SoDA	BM	BM
PL2	23.11.20	ISSUED FOR I.W. SoDA	BM	BM
PL1	21.04.20	ISSUED FOR PLANNING	BM	BM

PLANNING

BM
 BARRITT MEMBRY
 Consulting Engineers, Civil, Structural, Project Management, e-mail: bma@bma.ie or Web: www.bma.ie

ACEI
 Association of Consulting Engineers Ireland

CLIENT: LAND DEVELOPMENT AGENCY

PROJECT TITLE	BM PROJECT No.
ST KEVIN'S STRATEGIC HOUSING DEVELOPMENT	19305

MODEL REFERENCE: 19305-BMD-ZZ-XX-C2D-C-1000

MODEL REV.	SUITABILITY
P1	50

PROPOSED DRAINAGE PLAN LAYOUT

DRAWING No.	ISSUE
19305-BMD-ZZ-XX-DR-C-1000	PL4

PROPOSED DRAINAGE LAYOUT

SCALE @ A1: 1:500
 SCALE @ A3: 1:1000

NOTES

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2. CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

REV	DATE	DESCRIPTION
P1.3	03.12.20	ISSUED FOR LV. SQA
P1.2	27.11.20	ISSUED FOR LV. SQA
P1.1	23.11.20	ISSUED FOR LV. SQA

PLANNING



Client: St Kevin's Strategic Housing Development
 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CLIENT: LAND DEVELOPMENT AGENCY

PROJECT TITLE: ST KEVIN'S STRATEGIC HOUSING DEVELOPMENT	PROJECT NO: 19305
CLIENT REF: 1935-BMD-ZZ-XX-DR-C-1000	REVISION: P1
DRAWING TITLE: FOUL DRAINAGE SCHEDULE	SCALE: 80

DRAWING NO: **19305-BMD-ZZ-XX-DR-C-1001** | **PL3**

NEW FOUL DRAINAGE MANHOLE			NEW FOUL DRAINAGE MANHOLE				
MANHOLE	COVER LEVEL	INVERT LEVEL	E (EASTING)	N (NORTHING)	INVERT LEVEL	E (EASTING)	N (NORTHING)
F1.3	+51.0	IN FROM F1.3 +50.7 OUT -48.1	564945.1014	577195.5491	IN FROM F1.3 +50.7 OUT -48.1	564945.1014	577195.5491
F1.6	+48.61	IN FROM F1.6 +48.3 OUT -45.9	564946.0365	57752.4650	IN FROM F1.6 +48.3 OUT -45.9	564946.0365	57752.4650
F1.7	+49.73	IN FROM F1.7 +49.4 OUT -46.8	564947.5804	57769.4007	IN FROM F1.7 +49.4 OUT -46.8	564947.5804	57769.4007
F1.8	+46.8	IN FROM F1.8 +46.5 OUT -44.0	564948.8023	57790.2823	IN FROM F1.8 +46.5 OUT -44.0	564948.8023	57790.2823
F1.9	+46.8	IN FROM F1.9 +46.5 OUT -44.0	564949.3144	57794.8440	IN FROM F1.9 +46.5 OUT -44.0	564949.3144	57794.8440
F1.1	+49.3	IN FROM F1.1 +49.0 OUT -46.4	564950.2307	57792.4897	IN FROM F1.1 +49.0 OUT -46.4	564950.2307	57792.4897
F1.2	+49.3	IN FROM F1.2 +49.0 OUT -46.4	564952.2500	57795.6861	IN FROM F1.2 +49.0 OUT -46.4	564952.2500	57795.6861
F1.0	+42.6	IN FROM F1.0 +42.3 OUT -39.8	564952.4987	57792.6482	IN FROM F1.0 +42.3 OUT -39.8	564952.4987	57792.6482
F1.0	+47.2	IN FROM F1.0 +46.9 OUT -44.3	564952.9887	57793.9191	IN FROM F1.0 +46.9 OUT -44.3	564952.9887	57793.9191
F1.1	+41.24	IN FROM F1.1 +40.9 OUT -38.3	564952.9846	57789.1702	IN FROM F1.1 +40.9 OUT -38.3	564952.9846	57789.1702
F1.0	+46.3	IN FROM F1.0 +46.0 OUT -43.5	564953.9899	57790.0352	IN FROM F1.0 +46.0 OUT -43.5	564953.9899	57790.0352
F1.0.1	+45.78	IN FROM F1.0.1 +45.5 OUT -42.8	564957.0308	57717.7391	IN FROM F1.0.1 +45.5 OUT -42.8	564957.0308	57717.7391
F1.0.2	+42.18	IN FROM F1.0.2 +41.9 OUT -39.0	564959.2492	577100.1895	IN FROM F1.0.2 +41.9 OUT -39.0	564959.2492	577100.1895

NEW FOUL DRAINAGE MANHOLE			NEW FOUL DRAINAGE MANHOLE				
MANHOLE	COVER LEVEL	INVERT LEVEL	E (EASTING)	N (NORTHING)	INVERT LEVEL	E (EASTING)	N (NORTHING)
F1.19	+41.40	IN FROM F1.19 +41.1 OUT -38.6	564901.7292	57778.6165	IN FROM F1.19 +41.1 OUT -38.6	564901.7292	57778.6165
F1.20	+38.05	IN FROM F1.20 +37.7 OUT -35.2	564902.0292	57788.6037	IN FROM F1.20 +37.7 OUT -35.2	564902.0292	57788.6037
F1.21	+36.58	IN FROM F1.21 +36.2 OUT -33.7	564902.7305	57793.5428	IN FROM F1.21 +36.2 OUT -33.7	564902.7305	57793.5428
F1.22	+34.26	IN FROM F1.22 +33.9 OUT -31.4	564897.2434	57782.2815	IN FROM F1.22 +33.9 OUT -31.4	564897.2434	57782.2815
F1.23	+31.59	IN FROM F1.23 +31.2 OUT -28.7	564895.3265	57785.9111	IN FROM F1.23 +31.2 OUT -28.7	564895.3265	57785.9111
F1.24	+29.06	IN FROM F1.24 +28.7 OUT -26.2	564897.2227	57789.2014	IN FROM F1.24 +28.7 OUT -26.2	564897.2227	57789.2014
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.3245	57783.3132	IN FROM F2.1 +43.7 OUT -41.2	564898.3245	57783.3132
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205
F2.2	+44.00	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205
F2.2	+44.00	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205
F2.2	+44.00	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205
F2.2	+44.00	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205
F2.2	+44.00	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205
F2.2	+44.00	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205
F2.2	+44.00	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205
F2.2	+44.00	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205
F2.2	+44.00	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205
F2.2	+44.00	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205
F2.2	+44.00	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205
F2.2	+44.00	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.2 +43.7 OUT -41.2	564898.7836	57783.3205
F2.1	+44.00	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205	IN FROM F2.1 +43.7 OUT -41.2	564898.7836	57783.3205
F2.2	+44.00	IN FROM F2.2					

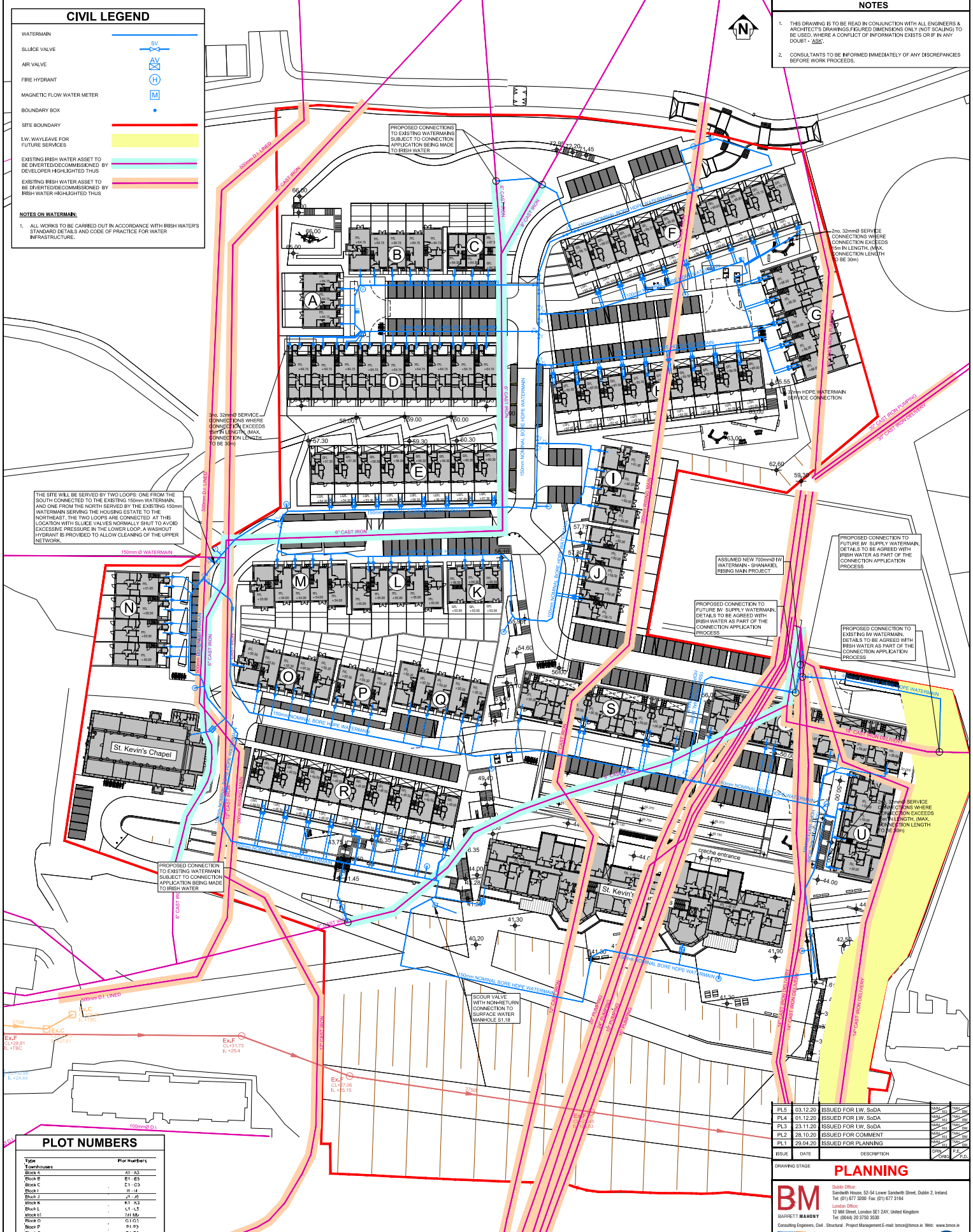
CIVIL LEGEND

- WATERMAIN —
- SLUICE VALVE — SV —
- AIR VALVE — AV —
- FIRE HYDRANT — H —
- MAGNETIC FLOW WATER METER — M —
- BOUNDARY BOX —
- SITE BOUNDARY —
- LW: WAYLEAVE FOR FUTURE SERVICES
- EXISTING IRISH WATER ASSET TO BE DIVERTED/DECOMMISSIONED BY DEVELOPER HIGHLIGHTED THUS —
- EXISTING IRISH WATER ASSET TO BE DIVERTED/DECOMMISSIONED BY IRISH WATER HIGHLIGHTED THUS —

NOTES ON WATERMAIN:
 1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER'S STANDARD DETAILS AND CODE OF PRACTICE FOR WATER INFRASTRUCTURE.

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECT'S DRAWINGS. ALL DIMENSIONS ONLY. NOT SCALING TO BE USED. WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT - ASSE.
2. CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.



PLOT NUMBERS

Type	Plot Numbers
Townhouses	
Block A	A1 - A3
Block B	B1 - B5
Block C	C1 - C3
Block I	I1 - I4
Block J	J1 - J5
Block K	K1 - K3
Block L	L1 - L5
Block M	M1 - M5
Block N	N1 - N5
Block O	O1 - O5
Block P	P1 - P5
Block Q	Q1 - Q5
Block R	R1 - R5
Block S	S1 - S5
Block T	T1 - T5
Block U	U1 - U5
St. Kevin's Hospital	SH1 - SH5
St. Kevin's Chapel	CH1 - CH5
Total no. of Townhouse Units	46
Duplex Units	
Block D	D1 - D16
Block E	E1 - E16
Block F	F1 - F16
Block G	G1 - G16
Block H	H1 - H16
Block I	I1 - I16
Block J	J1 - J16
Block K	K1 - K16
Block L	L1 - L16
Block M	M1 - M16
Block N	N1 - N16
Block O	O1 - O16
Block P	P1 - P16
Block Q	Q1 - Q16
Block R	R1 - R16
Block S	S1 - S16
Block T	T1 - T16
Block U	U1 - U16
Total no. of Duplex Units	168
Apartments	
Block S	S1 - S32
Block T	T1 - T32
Block U	U1 - U32
Total no. of Apartments	96
Non-Residential	
St. Kevin's Hospital	440
St. Kevin's Chapel	500

PROPOSED WATERMAIN LAYOUT

SCALE (A1): 1:500
 SCALE (A3): 1:1000

ISSUE	DATE	DESCRIPTION	DRW	P.E.
PL5	03.12.20	ISSUED FOR LW, SoDA		
PL4	01.12.20	ISSUED FOR LW, SoDA		
PL3	23.11.20	ISSUED FOR LW, SoDA		
PL2	26.10.20	ISSUED FOR COMMENT		
PL1	28.04.20	ISSUED FOR PLANNING		

PLANNING

BM
 CONSULTING ENGINEERS
 12 Mill Street, London SE1 2AY, United Kingdom
 Tel: (0044) 20 7576 3539
 E-mail: bmc@bmce.co.uk

CLIENT: **LAND DEVELOPMENT AGENCY**

PROJECT TITLE: **ST KEVIN'S STRATEGIC HOUSING DEVELOPMENT**

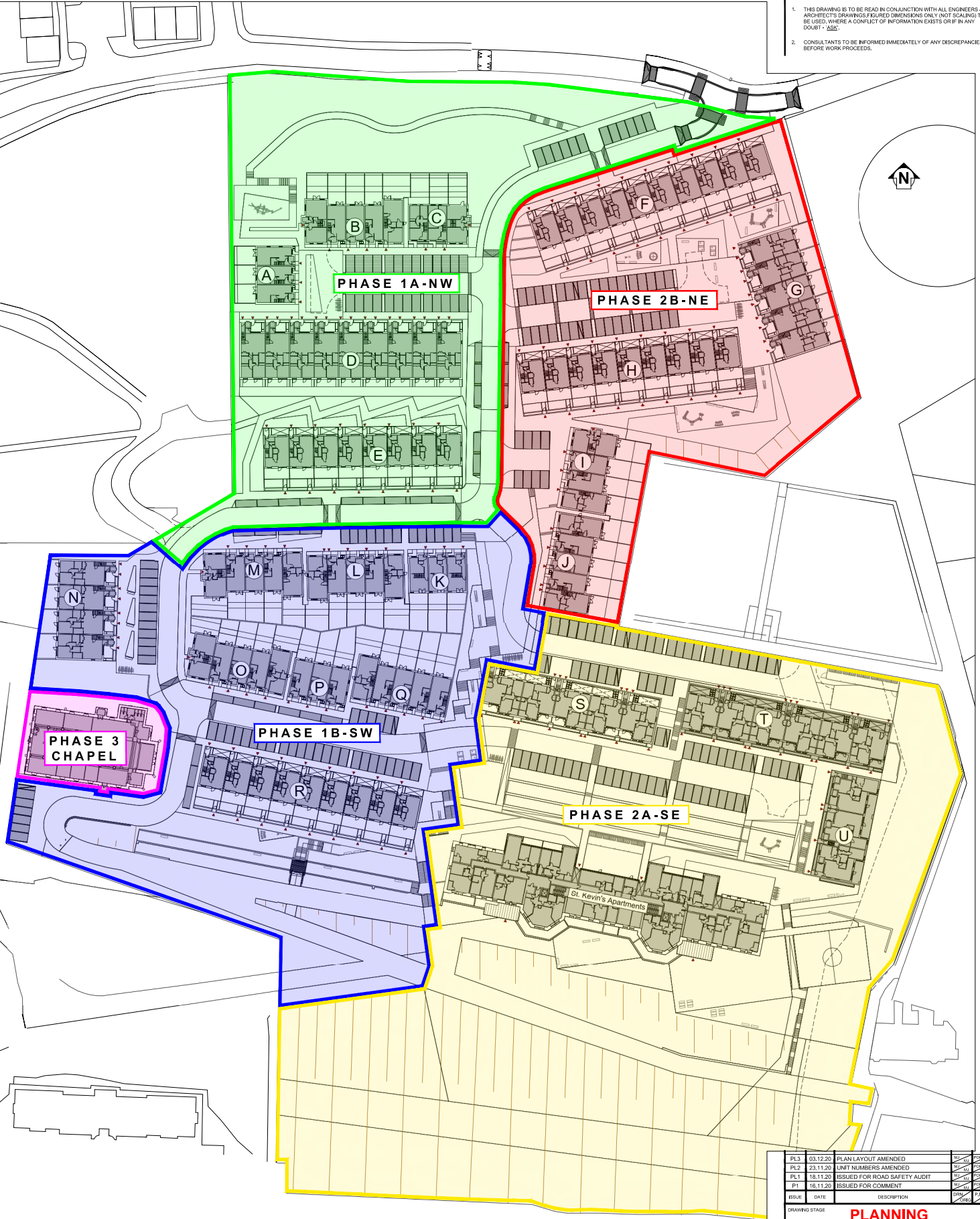
MODEL REFERENCE: **19305-BMD-ZZ-XX-DR-C-1010**

PROPOSED WATERMAIN LAYOUT

DRAWING NO: **19305-BMD-ZZ-XX-DR-C-1010** ISSUE: **PL5**

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECT'S DRAWINGS. FEARED DIMENSIONS ONLY. DO NOT SCALE TO BE USED. WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT - ASK.
2. CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.



PHASE	NO. OF DWELLING UNITS
PHASE 1A-NW	45no. UNITS
PHASE 1B-SW	52no. UNITS
PHASE 2A-SE	112no. UNITS
PHASE 2B-NE	57no. UNITS
PHASE 3	ENTERPRISE OFFICE CENTRE (630sq.m)

PROPOSED PHASING PLAN

SCALE @ A1: 1:500
SCALE @ A3: 1:1000

ISSUE	DATE	DESCRIPTION	DRW.	P.E.	P.L.
PL3	03.12.20	PLAN LAYOUT AMENDED	BM	PL	PL
PL2	23.11.20	UNIT NUMBERS AMENDED	BM	PL	PL
PL1	18.11.20	ISSUED FOR ROAD SAFETY AUDIT	BM	PL	PL
P1	16.11.20	ISSUED FOR COMMENT	BM	PL	PL

DRAWING STAGE: PLANNING

BM
 Dublin Office:
 Sandwell House, 52-54 Lower Sandwell Street, Dublin 2, Ireland.
 Tel: (01) 877 3200 Fax: (01) 877 3154
 London Office:
 12 Mill Street, London SE1 2AY, United Kingdom
 Tel: (0044) 20 3750 3530
 Consulting Engineers, Civil, Structural, Project Management. E-mail: bmc@bmce.ie Web: www.bmce.ie

THE INSTITUTION OF STRUCTURAL ENGINEERS **ACEI**

CLIENT: LAND DEVELOPMENT AGENCY

PROJECT TITLE: ST. KEVIN'S, SHANAKIEL, CORK **BM PROJECT No.: 19305**

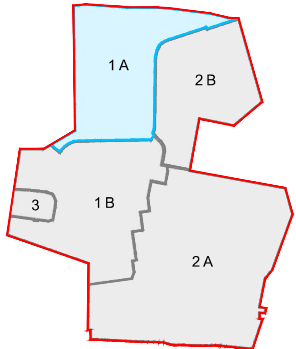
MODEL REFERENCE: 19305-BMD-ZZ-XX-DR-C-1050 **MODEL REV. P1** **SUITABILITY 50**

DRAWING TITLE: PROPOSED PHASING PLAN

DRAWING No.: 19305-BMD-ZZ-XX-DR-C-1050 **ISSUE: PL3**

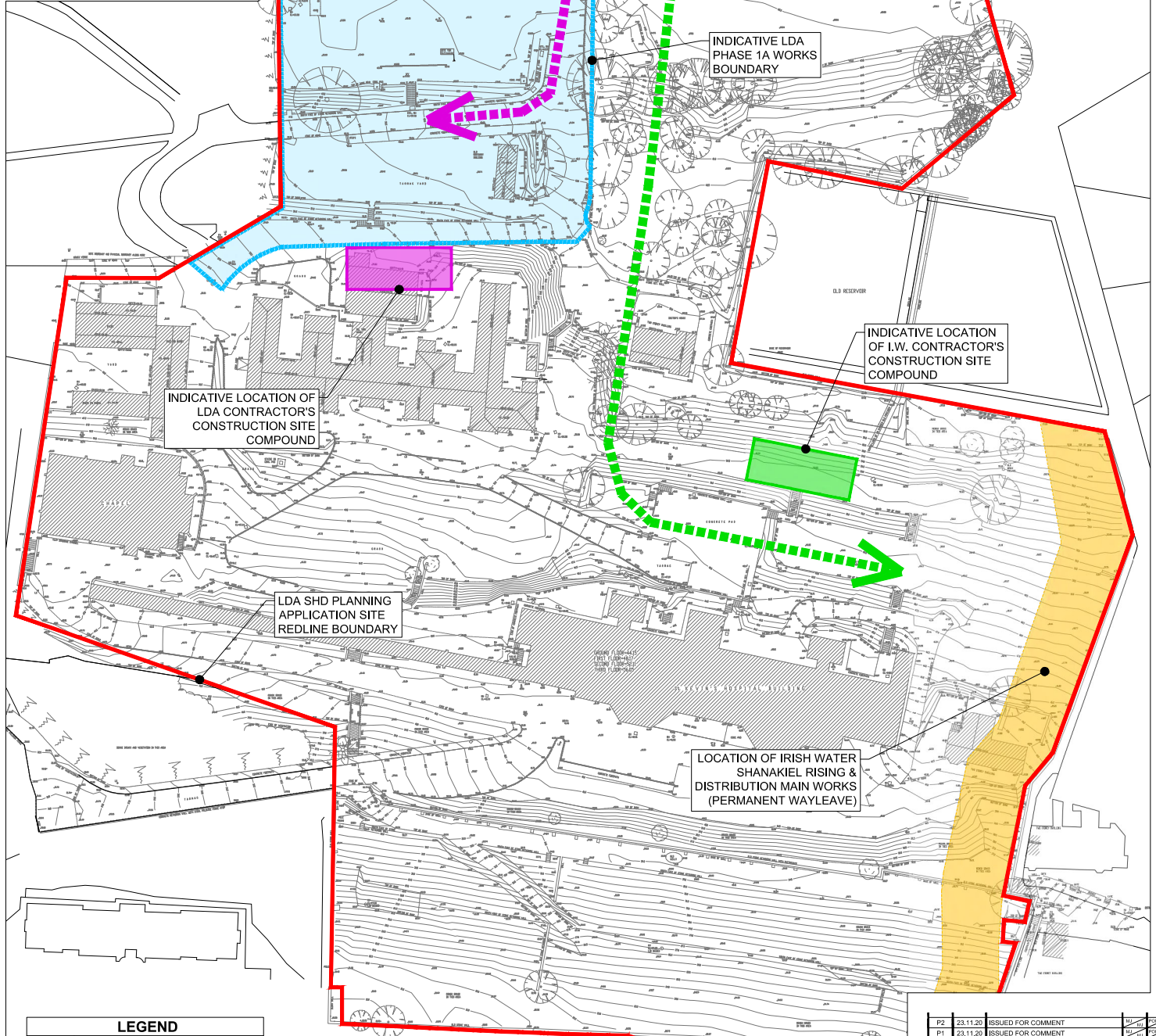
NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECT'S DRAWINGS & RELATED DIMENSIONS ONLY. NOT SCALING TO BE USED, WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT - ASK.
2. CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.



SHD PHASING KEYPLAN

SCALE @ A1: 1:2500
SCALE @ A3: 1:5000



LEGEND	
	LDA SHD PLANNING APPLICATION SITE REDLINE BOUNDARY
	INDICATIVE LDA PHASE 1A WORKS BOUNDARY
	PROPOSED LDA PHASE 1A WORKS AREA
	LDA CONSTRUCTION ACCESS FOR PHASE 1A WORKS
	INDICATIVE LOCATION OF LDA CONTRACTOR'S CONSTRUCTION SITE COMPOUND
	IRISH WATER CONSTRUCTION ACCESS FOR I.W. WORKS
	INDICATIVE LOCATION OF I.W. CONTRACTOR'S CONSTRUCTION SITE COMPOUND
	LOCATION OF IRISH WATER SHANAKIEL RISING & DISTRIBUTION MAIN WORKS

PROPOSED CONSTRUCTION ACCESS ARRANGEMENTS FOR SIMULTANEOUS LDA & IW WORKS

SCALE @ A1: 1:500
SCALE @ A3: 1:1000

ISSUE	DATE	DESCRIPTION	BY	CHKD
P2	23.11.20	ISSUED FOR COMMENT		
P1	23.11.20	ISSUED FOR COMMENT		

FOR INFORMATION

BM
 Dublin Office: Sandwell House, 52-54 Lower Sandwell Street, Dublin 2, Ireland. Tel: (01) 877 3200 Fax: (01) 877 3154
 London Office: 12 Mill Street, London SE1 2AY, United Kingdom Tel: (0044) 20 3750 3530
 Consulting Engineers, Civil, Structural, Project Management, E-mail: bma@bm.co.uk Web: www.bm.co.uk

ACEI
 Association of Consulting Engineers Ireland

CLIENT: LAND DEVELOPMENT AGENCY

PROJECT TITLE: ST. KEVINS, SHANAKIEL, CORK **BM PROJECT No.: 19305**

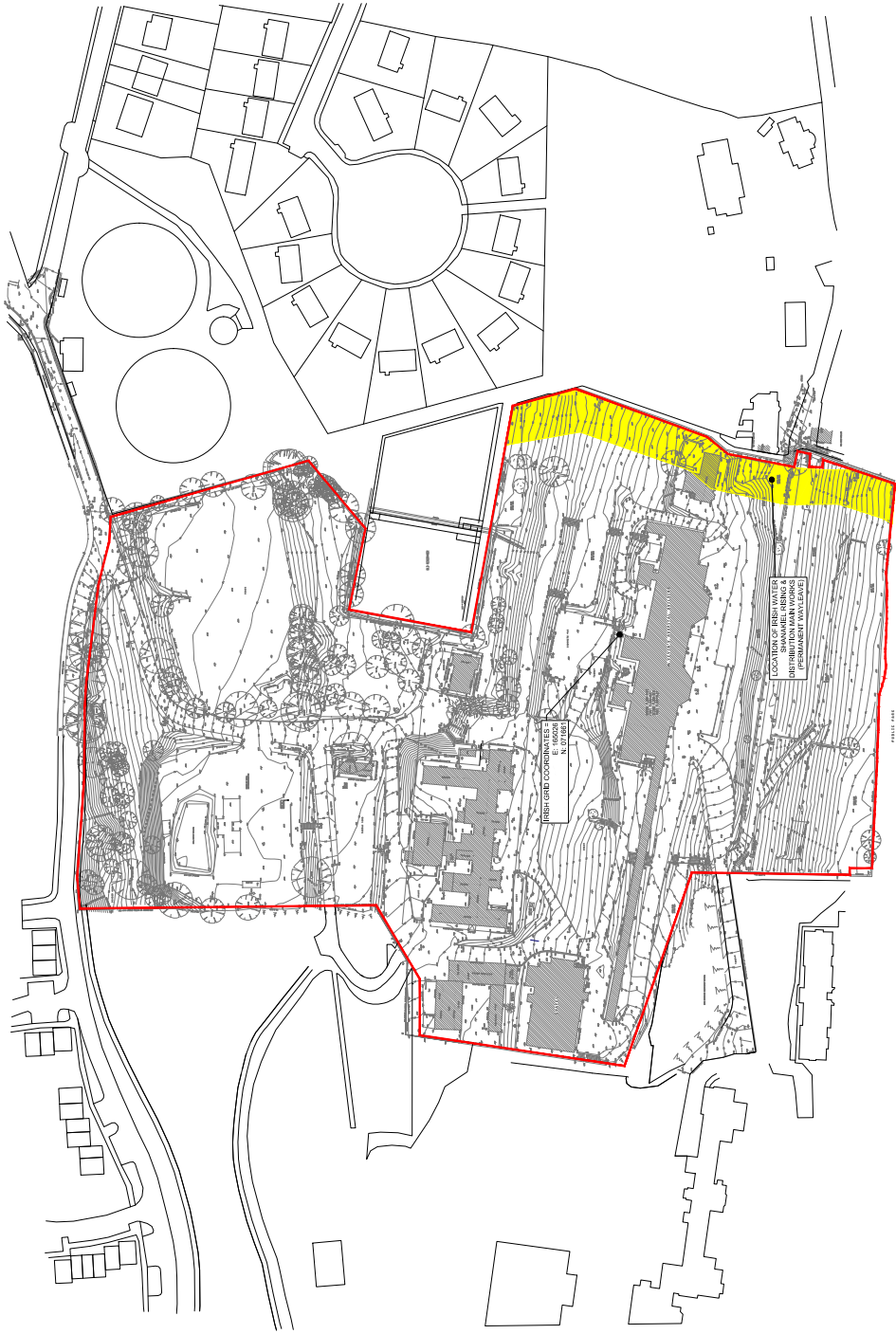
MODEL REFERENCE: 19305-BMD-ZZ-XX-DR-C-1052 **MODEL REV: P1** **SUBMITTALTY: 50**

DRAWING TITLE: PROPOSED CONSTRUCTION ACCESS ARRANGEMENTS FOR SIMULTANEOUS LDA & IW WORKS

DRAWING No.: 19305-BMD-ZZ-XX-DR-C-1052 **ISSUE: P2**

NOTES

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2. CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.



SITE LOCATION MAP

SCALE @ A3 1:2000

FILE	DATE	DESCRIPTION	SCALE	DATE
PL1	23.11.20	ISSUED FOR LV. SODA	1:2000	23.11.20

DRAWING STAGE
PLANNING

BM
 Dublin Office: 15, St. Andrew's Place, Dublin 2, Ireland
 Tel: +353 (0)1 478 2000 Fax: +353 (0)1 478 2001
 London Office: 100, Brook Street, London W1K 3UJ, United Kingdom
 Tel: +44 (0)20 7592 3000 Fax: +44 (0)20 7592 3001
 BARRETT M AINSWORTH
 Consulting Engineers Civil Structural Project Management cost management www.bma.ie

ACEI
 Association of Structural Engineers
 The Institution of Structural Engineers
 www.istructure.org.uk

CLIENT LAND DEVELOPMENT AGENCY	
PROJECT TITLE ST. KEVINS, SHANAKIEL, CORK	RAP PROJECT NO. 19305
CLIENT REFERENCE 19305-BMD-ZZ-XX-DR-C-1060	SCALE TITLE PI
DRAWING TITLE SITE LOCATION MAP	

DRAWING NO. 19305-BMD-ZZ-XX-DR-C-1060	SCALE PI
---	--------------------

APPENDIX I – IRISH WATER APPROVALS



Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

Robert Farrell
77 Sir John Rogersons Quay,
Block C,
Grand Canal Docklands,
Dublin 12
DO2 NP08

7 February 2020

Dear Robert Farrell,

**Re: Connection Reference No CDS20000237 pre-connection enquiry -
Subject to contract | Contract denied**

Connection for Housing Development of 270 unit(s) at St Kevins Hospital, 1 Rose Hill Upper, Co. Cork.

Irish Water has reviewed your pre-connection enquiry in relation to a water and wastewater connection at St Kevin's Hospital, 1 Rose Hill Upper, Co. Cork.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

Water Network:

There is a significant amount of water infrastructure within this site including a number of critical drinking water trunk mains. Please see GIS maps in **Appendix A**.

Irish Water is currently undertaking the Shanakiel Rising and Distribution mains project as part of its Capital Investment Plan. This project will replace the existing rising mains with a new rising main system from Lee Road Water Treatment Plant to Shanakiel/Harbour View and Churchfield including new pumping station @ Shanakiel Reservoir site and Harbour View Rd Reservoir Site. The project is currently at design/procurement stage with no expected start date available as of yet.

As part of this project Irish Water plan to reroute a number of trunk water mains and distribution water mains in corridor on your site. **Appendix B** shows the wayleaves Irish Water has in place for this project. **Appendix C** highlights the mains that will be de-commissioned after the new project is completed.

Irish Water do not plan to undertake any works on the remaining water mains on the site. It will be necessary to liaise with Irish Water with regard to the layout of the site to ensure that appropriate separation distances are maintained between any proposed structures and the existing water mains. A Diversion of the water network infrastructure may be required subject to layout proposal of the development and separation distances. For further information related to diversion please visit www.water.ie/connections/developer-services/diversions.

Combined network:

There is a DN375 combined wastewater and storm sewer running through the site, see **Appendix D**. From the information provided to Irish Water, the proposed development will not encroach on this sewer. However the Developer should be aware of the appropriate separation distances between any proposed structures and the existing sewer.

The development has to incorporate Sustainable Drainage Systems/ Attenuation in the management of storm water and to reduce surface water inflow into the receiving combined sewer. Full details of these have to be agreed with LA Drainage Division. Details of this agreement / design to be provided to Irish Water at Connection Application stage.

Strategic Housing Development:

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore: In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure must be submitted to Irish Water for assessment.

General:

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at **www.water.ie/connections**. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact from the design team on or email . For further information, visit www.water.ie/connections.

Yours sincerely,

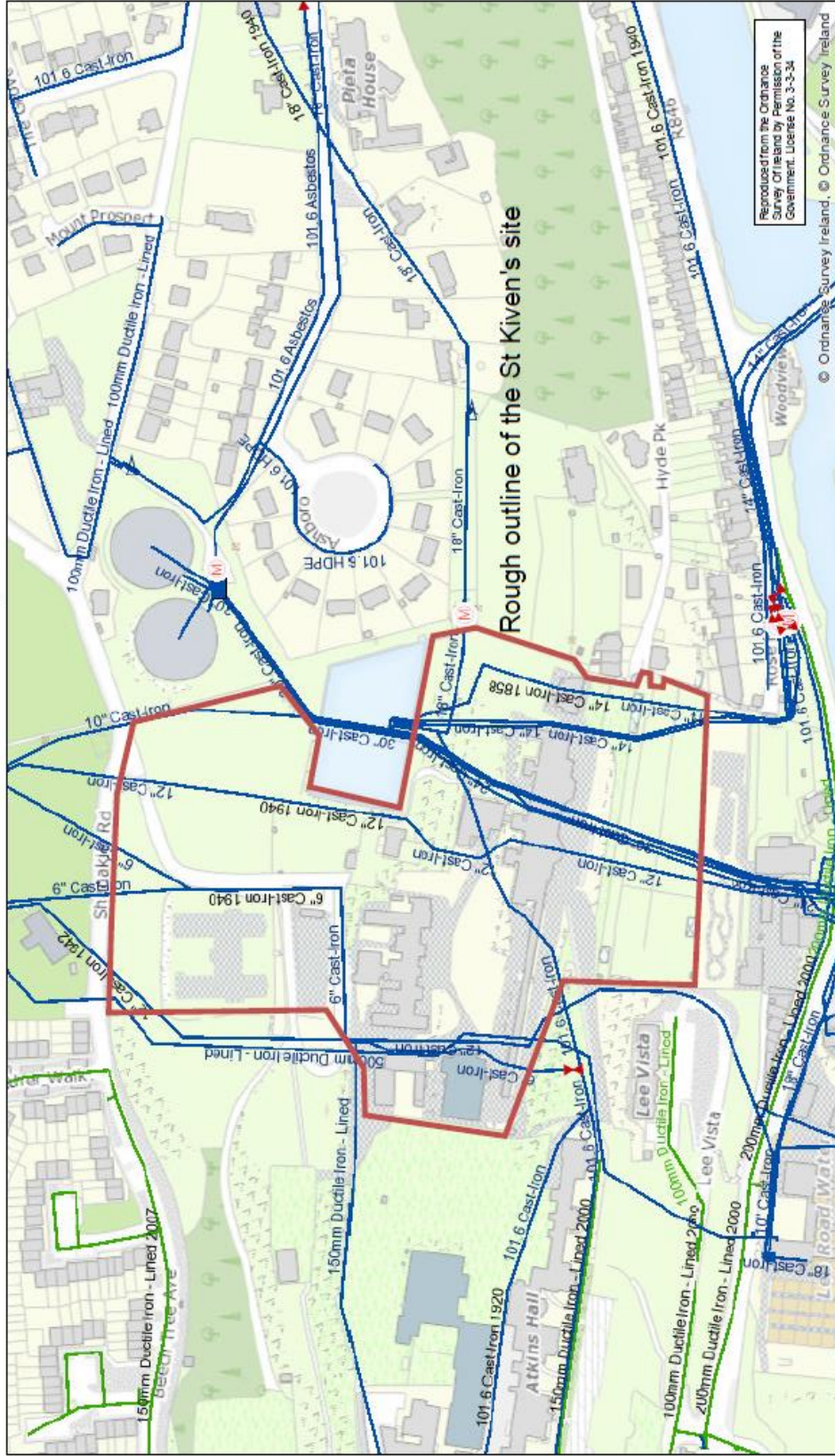


Maria O'Dwyer

Connections and Developer Services

Appendix A – Existing Water Mains in St Kevin’s Hospital Site

Irish Water Web Map



February 4, 2020

Legend

	Flow Control Valves		PRV		Boundary Valves		Boundary Meter		Reservoir
	Non-return		Open		District (Boundary Meter)		Potable		Raw Water
	Hydro		Closed		Treatment Plant		Pump Stations		
	Orifice Plate		Other		Part Closed				

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1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

UISCE
EIREANN / IRISH
WATER

While every care has been taken in compilation the Water gives the information as to the position of the underground water mains as shown on this map. The Water can assume no responsibility for any loss or damage caused by underground water mains, including the accuracy, completeness or up-to-date nature of the information provided. In the event of excavations or any other works being carried out the utility of the Irish Water underground assets should be checked. The Water is not responsible for any damage to underground assets or any other works being carried out. All excavations should be generally shown on their plans and should be indicated.

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Appendix B – Wayleaves

Land Registry Compliant Map

PLAN 2
FUS
 FUS Survey Ltd.



CENTRE COORDINATES:
 ITM 564830.571757

PUBLISHED: 23/04/2018
ORDER NO.: 50004686_1

MAP SERIES:
 1:1,000 6382-06
 1:1,000 6382-07
 1:1,000 6382-11
 1:1,000 6382-12

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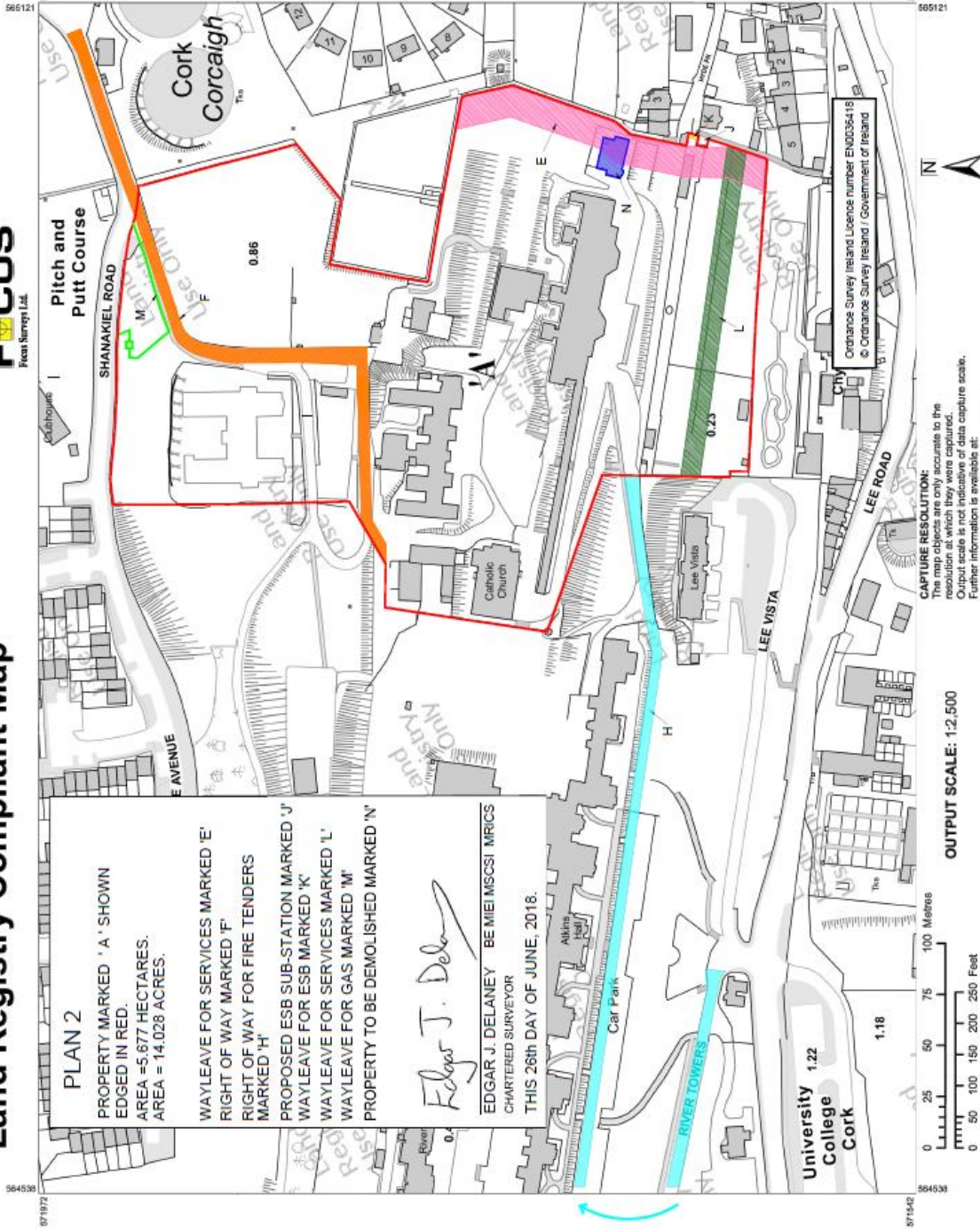
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 is not evidence of the existence
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 2018
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LEGEND:
<http://www.osi.ie>,
 search 'Large Scale Legend'



PLAN 2

PROPERTY MARKED 'A' SHOWN
 EDGED IN RED.
 AREA = 5.677 HECTARES.
 AREA = 14.028 ACRES.

WAYLEAVE FOR SERVICES MARKED 'E'
 RIGHT OF WAY MARKED 'F'
 RIGHT OF WAY FOR FIRE TENDERS
 MARKED 'H'

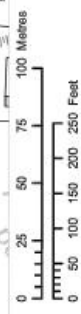
PROPOSED ESB SUB-STATION MARKED 'J'
 WAYLEAVE FOR ESB MARKED 'K'
 WAYLEAVE FOR SERVICES MARKED 'L'
 WAYLEAVE FOR GAS MARKED 'M'

PROPERTY TO BE DEMOLISHED MARKED 'N'

Edgar J. Delaney
 EDGAR J. DELANEY BE MIEI MSCSI MRICS
 CHARTERED SURVEYOR
 THIS 28th DAY OF JUNE, 2018.

CAPTURE RESOLUTION:
 The map capture is only accurate to the
 resolution at which they were captured.
 Output scale is not indicative of data capture scale.
 Further information is available at:
<http://www.osi.ie>, search 'Capture Resolution'

OUTPUT SCALE: 1:2,500



564530

564530

566121

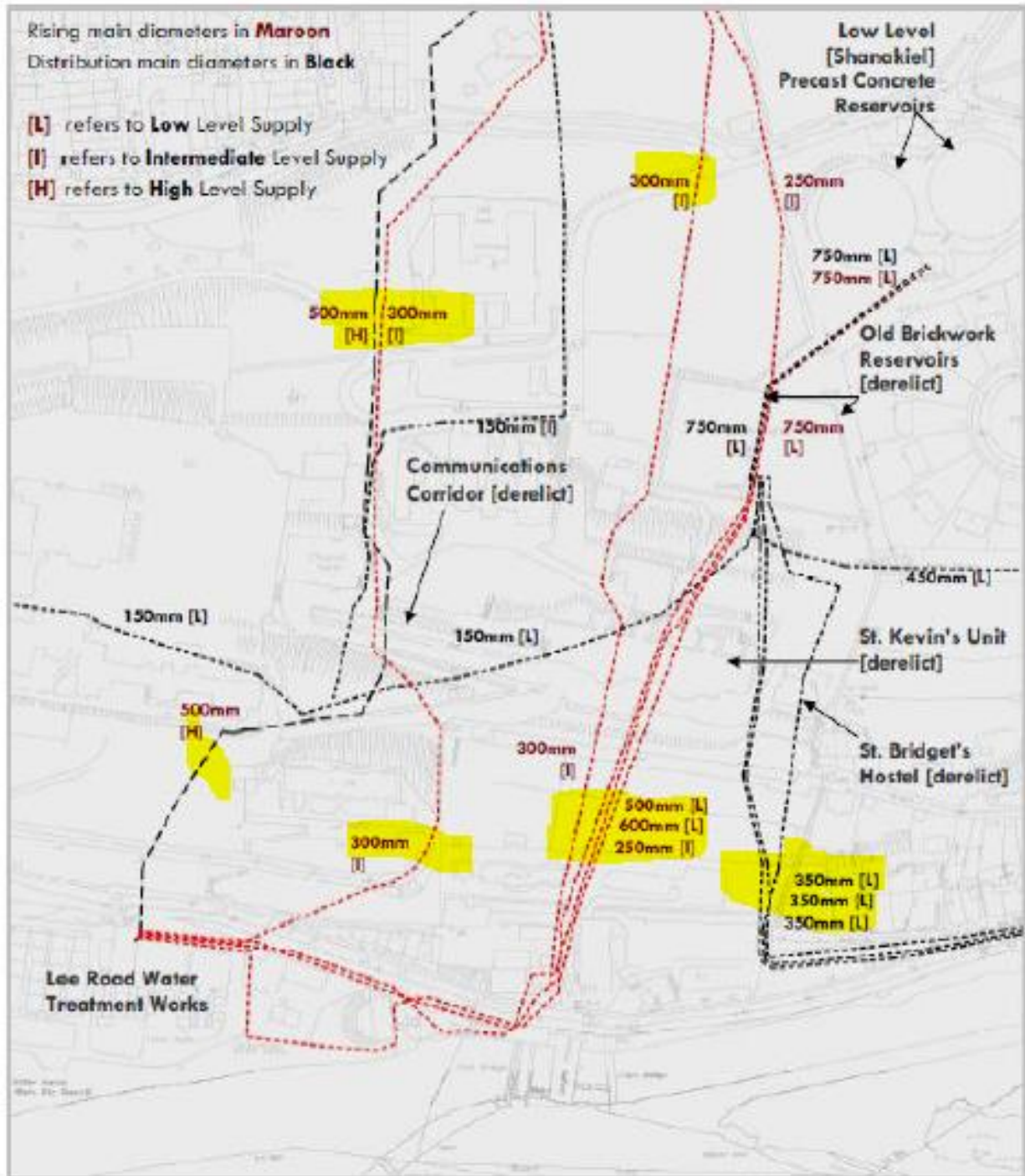
566121

571872

571872

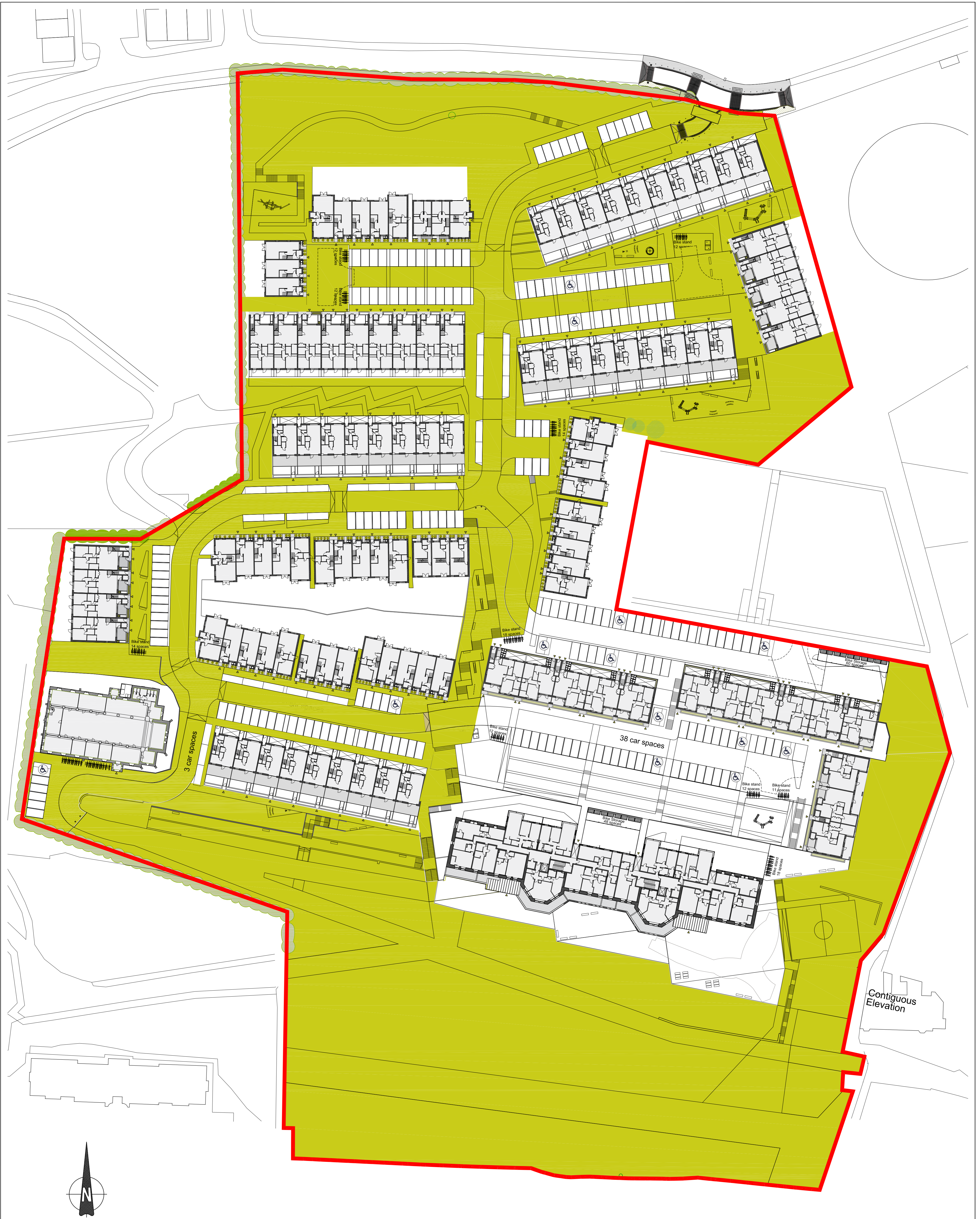
Appendix C – The mains that will be de-commissioned highlighted

Figure 4.1: Layout of the Existing Rising and Distribution Mains



Appendix D – Sewer Network

Appendix J – Taken in Charge



DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION. © THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECTS PERMISSION.

REV	DATE	DRN	ISSUE
P01	2020.12.04	AO	Issued for Planning

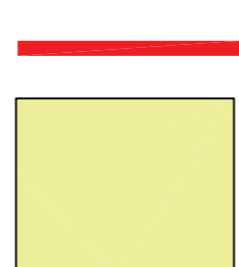
ORIGINAL SHEET SIZE = A1

NOTES

ALL MATERIALS TO BE CORK CITY COUNCIL TAKING IN CHARGE STANDARDS

CURRENT APPLICANT SITE

AREA TO BE TAKEN IN CHARGE



PLANNING

JOB
St. Kevin's Strategic Housing Development
At the former St. Kevin's Hospital and Grounds
Shanakiel, Cork

CLIENT
Land Development Agency

DRAWING
Taking in Charge
As Proposed

DATE	2020.12.04	SCALE	1:1000 @ A3
DRN.	A.Olalla	CHECKED	S.Kearns

Reddy Architecture + Urbanism
Cork Office,
Douglas Business Centre, Carrigaline Road, Douglas, Co. Cork

T: +353 (0)21 4362922
W: www.reddyarchitecture.com
E: cork@reddyarchitecture.com

JOB NO.	DWG NO.	REVISION
P19-194C-RAU-00-ZZ- DR-A-	31208	P01

APPENDIX J – DOCUMENT SCHEDULE

1. Application Fee (Cheque €42,284)
2. SHD Planning Application, prepared by Tom Phillips + Associates, including the following Appendices;
 - a. Letter of Consent provided by the Land Owner, the Health Service Executive;
 - b. Description of the Proposed Development;
 - c. Details of Consultation with Prescribed Authorities;
 - d. Brief Explanation of Demolition of Structures;
 - e. Statutory Notices Pertaining to the Site (Derelict Site Notice);
 - f. Outline of Specified Information Requested by An Bord Pleanála;
 - g. Part V Proposals, including agreement with Cork City Council, Costings and associated unit drawings and location maps;
 - h. Confirmation of Feasibility Statement from Irish Water;
 - i. Confirmation of Design Acceptance from Irish Water;
 - j. Taken in Charge drawing, prepared by Reddy A + U;
 - k. Document Schedule (this document).
3. Response to the Opinion of An Bord Pleanála, prepared by Tom Phillips + Associates;
4. Planning Statement of Consistency, prepared by Tom Phillips + Associates;
5. Material Contravention Statement, prepared by Tom Phillips + Associates;
6. Site Notice (erected 11 December), prepared by Tom Phillips + Associates;
7. Newspaper Notice (The Echo, 11 December 2020), prepared by Tom Phillips + Associates;
8. Cover Letter to An Bord Pleanála, prepared by Tom Phillips + Associates;
9. Cover Letter to Cork City Council, prepared by Tom Phillips + Associates;
10. EIAR Screening Statement + Screening Checklist, prepared by Tom Phillips + Associates;
11. Outline Operational Waste Management Plan, prepared by Tom Phillips + Associates;
12. Planning Report, prepared by Tom Phillips + Associates;
13. Prescribed Bodies Notification Letters, addressed to the Cork City Childcare Committee, The Department of Culture, Heritage and the Gaeltacht, The Heritage Council, Irish Water, National Transport Authority and Transport Infrastructure Ireland prepared by Tom Phillips + Associates;
14. Social Infrastructure Audit, prepared by Tom Phillips + Associates;
15. ESRI Shapefile, prepared by Reddy A + U;
16. Schedule of Drawings and Documents, prepared by Reddy A + U;
17. Site Location Maps at the required scales, prepared by Reddy A + U;
18. Site Layout Maps at the required scales, prepared by Reddy A + U;
19. Plans, Section and Elevations at various scales prepared by Reddy A + U;
20. Housing Quality Assessment, prepared by Reddy A + U;
21. Design Statement, prepared by Reddy A + U;
22. Building Lifecycle Report, prepared by Reddy A + U;
23. Materials Report, prepared by Reddy A + U;
24. Architectural Heritage Impact Assessment, including survey and assessment of buildings to be demolished, prepared by John Cronin + Associates;
25. Schedule of Drawings and Documents, prepared by Barrett Mahony Consulting Engineers;
26. Associated Engineering Drawings at various scales, including a Phasing Plan, prepared by Barrett Mahony Consulting Engineers;
27. An Infrastructure Report for Planning, prepared by Barrett Mahony Consulting Engineers including;

- a. A Statement of Compliance with Irish Water's Standard Details and Codes of Practice Design;
 - b. Surface Water Drainage details;
 - c. Site Flood Risk Assessment;
 - d. Foul Drainage Details;
 - e. Water Supply Details and
 - f. Roads and Traffic engineering details including Road Safety Audit.
28. Structural Report on South Retaining Wall, prepared by Barrett Mahony Consulting Engineers;
 29. Traffic and Transport Assessment and Mobility Management Plan, prepared by ILTP Consulting;
 30. DMURS Compatibility Statement, prepared by ILTP Consulting;
 31. Schedule of Drawings and Documents, prepared by AECOM;
 32. Associated Landscape Masterplan Drawings at various scales, prepared by AECOM;
 33. Landscaping Design and Public Realm Report, prepared by AECOM;
 34. Outline Specification of Softworks, prepared by AECOM;
 35. Materiality Report, prepared by AECOM;
 36. Sunlight and Daylight Access Analysis Report, prepared by ARC Consultants Ltd;
 37. Landscape and Visual Impact Assessment Report, prepared by Macroworks
 38. Photomontages and CGIs, prepared by Macroworks;
 39. Bat Survey, prepared by Wildlife Surveys Ireland;
 40. Ecological Impact Statement, prepared by Openfield Ecology;
 41. Appropriate Assessment Screening Report, prepared by Openfield Ecology;
 42. Ground Investigations Report, prepared by Causeway Geotech;
 43. Outline Construction Management Plan, prepared by DCON Safety Consultants;
 44. Outline Construction Environmental Plan, prepared by O'Callaghan Moran and Associates;
 45. Invasive Species Assessment Report and Management Plan, prepared by Invasive Plant Solutions;
 46. Arboricultural Tree Survey Report, prepared by Tree Management Services;
 47. Arboricultural Impact Assessment and Tree Protection Plan, prepared by Tree Management Services;
 48. Tree Survey drawings and associated protection plans, prepared by Tree Management Services;
 49. Archaeological Assessment, prepared by IAC Archaeology;
 50. Public Lighting Report and associated layout, prepared by EDCE;
 51. Energy Statement, prepared by EDCE;
 52. M+E Basis of Design Report, prepared by EDCE;
 53. Asbestos Survey Report, prepared by OHSS.