

ST KEVIN'S SHD, SHANKIEL, CORK CITY LRD AMENDMENT TO THE PERMITTED SCHEME - NOTE RE CIVILS

Project Name:	St Kevin's SHD, Shankiel, Cork City
Project No:	19.305
Subject:	LRD amendment to the permitted scheme - Note Re Civils
Originator:	B Mahony
Project Engineer:	P O'Dwyer
Project Director:	B Mahony
Date / Revision:	07/03/2024- Rev 3
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1. INTRODUCTION

The Land Development Agency intends to apply for planning permission for revision to the previously permitted development (ABP ref 308923-20) at the former St. Kevins Hospital and Grounds, Shanakiel, Cork.

The proposed amendments include replacement of the permitted Block G (A c. 1072.5sq m, 3 no. storey apartment building comprising 5 no. two bedroom duplex apartments and 5 no. four bedroom duplex apartments) with 6 no. two storey townhouses (4 no. three bedroom, 2 no. four bedroom townhouses, cumulatively c. 675.2sq m) including associated private amenity space. The proposed development will also comprise of the internal reconfiguration and change of use of the permitted ground floor creche within the Former St Kevin's Hospital (c. 440 sq m) building to provide 6 no. apartments (4 no. one bedroom, 2 no. two bedroom), with no associated changes to elevations of the building; and the change of use of the permitted office/enterprise space within Chapel to a creche (630 sqm) with associated outdoor play area. The proposed amendments provide an overall increase of 2 no. additional units on site. The proposed development also includes for all associated site development and excavation works above and below ground.

This note describes the minimal impact that the proposal has on the SuDS, Drainage and Water Supply proposals and roads layout for the permitted development.

2. SUDS

Refer to the attached Architectural layout Plan to which we have added our comments re SuDS.

The proposed changes to the St Kevin's Apartment Building and the St Kevin's Chapel Building have no impact on the building footprint or make any significant changes to the landscaping when compared to the 2021 permission.

The proposed changes to Block G (shaded in blue on the mark-up) result in a significantly smaller building footprint with a corresponding significant increase in the size of the back gardens.

In summary the only impact the proposal has on the SuDS strategy is that there will be an increase in the area of soft landscaping (back gardens to Block G) which is a positive change in the context of SuDS.

3. FOUL & SURFACE WATER AND WATERMAIN PIPE NETWORKS

As the proposed amendment does not affect the locations of the affected buildings there will be no changes to the Foul, Surface Water or Watermain pipe networks. It should be noted that the proposed system is completely separate with separate outfalls to dedicated Foul and Surface water pipelines.

As regards peak foul flows and water demand, the changes are as follows:

- Block G: Net increase = 6-10 = - 4 (less)
- St Kevins apartments: Net Increase in Units = 6 (more)
- St Kevins Chapel – the Creche, which was located in the St Kevin’s Apartments building in the space where the 6 new units are proposed, has been moved to the Chapel building which was an Enterprise Centre in the permitted development. In the new proposal the Enterprise Centre has been omitted.

In summary the amendment proposes two additional apartments and omits the Enterprise centre. That results in a development comprising 267 units + Creche compared to a permitted development of 265 units + Creche + Enterprise Centre. The original confirmation of feasibility and Statement of Design Acceptance from UE (see Appendix IV of the Infrastructure Report submitted with the original application, Doc No 19.305-IR-01) was for 270 units and considering that the children using the Creche will be likely almost all from the development itself then the amended development will still be comfortably within the scope of the UE Confirmation of Feasibility and Statement of Design Acceptance.

4. ROAD NETWORK

As the proposed amendment does not affect the locations of the affected buildings there will be no changes needed to the Road networks.

The drop off area for the creche will be the 6 car park spaces previously assigned to the Enterprise centre, as shown on the Architect’s drawings.



Brian Mahony BE CEng MIEI MStructE FConsEI

Director & Chartered Engineer
Barrett Mahony Consulting Engineers



Block G
Proposed to change from 10 units to 6 units. Proposed amendment (shaded in blue) has significantly reduced building footprint footprint with bigger back gardens compared to 2021 permission.

Duplex Block G replaced with 6no. Townhouses

St Kevin's Chapel
Proposed to change from Enterprise Centre to Creche. Proposed amendment has the same building footprint and no significant changes to the landscaping compared to the permitted scheme

St Kevin's Apartments
Proposed to remove Creche and add 6 extra units. Proposed amendment has the same building footprint and no significant changes to the landscaping compared to the permitted scheme

Creche relocated to Chapel, replacing permitted enterprise office use

Creche within St. Kevins Hospital Building replaced with 6 no. Apartments

BMCE Comments
Re SuDS impact of proposed amendments.

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NOTES

FOR LANDSCAPE & BOUNDARY DETAILS PLEASE REFER TO AECOM'S LANDSCAPE DRAWINGS

FOR ENGINEERS DETAILS, RETAINING WALLS, PLEASE REFER TO BARRETT MAHONY ENGINEERS DRAWING

Phase Key Plan:

- Phase 01
- Phase 02
- Phase 03

Item	Quantity	Unit	Total
Phase 01	10	Units	10
Phase 02	6	Units	6
Phase 03	6	Units	6
Total	22	Units	22

PLANNING

JOB
St. Kevin's Residential Development at the former St. Kevin's Hospital and Grounds Shanakiel, Cork

CLIENT
Land Development Agency

DRAWING
Site Layout Plan As Proposed

DATE	17.11.2023	SCALE	1:500 @ A1
DRN.	A.Olalla	CHECKED	P.Mulligan

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SKC-RAU-XX-XX-DR-A-1200		P01

REV	DATE	DRN	ISSUE
P01	17.11.2023	AO	Issued for Planning Application

ORIGINAL SHEET SIZE = A1