



# Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Órla Casey,  
Tom Phillips & Associates,  
Suite 425 & 455,  
No. 1 Horgan's Quay,  
Cork City.

<b>Tom Phillips &amp; Associates</b>	
Action:	
Date Rec'd:	03 JAN 2024
Project Ref & Planner:	20/12/2023

**Large-Scale Residential Development (LRD) Section 247(7) Determination  
Planning and Development Act 2000 (as amended)  
Planning and Development Regulations 2001 (as amended)**

**RE: Ref. 190/23**

The Land Development Agency intended to apply for planning permission for an LRD Amendment to the previously permitted Strategic Housing Development at the former St. Kevins Hospital and Grounds, Shanakiel, Cork City. The works will comprise the replacement of Block G, (a 3 storey building comprising 5 no. two bedrm. duplex apartments and 5 no. three bedroom duplex townhouses) with a two storey building comprising 6 no. townhouses, ( 4 no. three bedrm. houses, 2 no. four bedroom houses) the change of use of the Creche facility at ground floor level within the former St. Kevins hospital building (a protected structure RPS Ref PS1154) to 6 no. apartments (4 no. one bedrm. 2 no. two bedroom apartments). The change of use of the permitted office enterprise centre within the former chapel building to a new Creche facility with associated outdoor play area. This results in an increase of two units on site to that previously permitted (267 units total). The proposals retain the permitted site layout, parking, bin and bike storage facilities and landscaping layouts as previously permitted, with all associated site works.

Dear Ms. Casey,

I refer to your request for a determination under section 247 of the Planning and Development Act 2000 (as amended) in respect of proposed alterations to ABP-308923-20 at the Former St. Kevin's Hospital and Grounds, Shanakiel, Cork City.

After reviewing your submission dated 01<sup>st</sup> December 2023, the Planning Authority considers that the proposed development is substantially the same as the permitted



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development under Section 9 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

It is therefore concluded that no further consultation is required under section 247(1)(a) of the Planning and Development Act 2000 (as amended) prior to a modification application being lodged.

This determination remains valid for 6 months and shall not be construed as a merits-based assessment of the proposed alterations/modifications which will be subject to section 34(3)(C) of the Act.

As per section 247 (8) of the Act, this determination shall not prejudice the performance of the planning authority and cannot be relied on in legal proceedings or in the formal planning process, save insofar as it relates to section 32(A)(2) of the Act, in respect of the latter.

I trust that this is in order.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Martina Foley', is written over a horizontal line.

**Martina Foley**  
**A/Senior Executive Planner**  
**Development Management Section**  
**Community, Culture and Placemaking Directorate**  
**Cork City Council**