



Cork City Council

**Planning Application Form
 Large-scale Residential Development (LRD)**

Confidential Contact Information
 (To be completed for all applications)

- The applicant(s) address **must** be submitted on this page.
- This section will not be published on the internet as part of the planning file.
- **Only one copy of this section needs to be submitted**

1. Applicant Details

Applicant 1		Applicant 2	
Address (Required)	The Land Development Agency 2nd Floor Ashford House Tara Street Dublin 2 Dublin	Address (Required)	
Eircode	D02 VX67	Eircode	
Contact No.	01 910 3400	Contact No.	
Mobile No.	086 065 4526	Mobile No.	
Email Address	info@lda.ie	Email Address	

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

Name:	Órla Casey, Tom Phillips + Associates
Address:	Tom Phillips + Associates Suite 425 + 455, No. 1 Horgan's Quay, Waterfront Sq, Cork City
Eircode	T23 PPT8

Contact No.	021 212 9840		
Mobile No.	087 712 0170		
Email Address	orla@tpa.ie		
Should all correspondence be sent to the above address? Tick <input checked="" type="checkbox"/> appropriate box. (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)			
YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>

3. Person responsible for preparation of Drawings and Plans:

Name:	Seán Kearns
Address:	Reddy Architecture + Urbanism Douglas Business Centre, Carrigaline Road, Douglas, Cork
Eircode	T12 PO88
Contact No.	+353 21 436 2922
Mobile No.	086 2460108
Email Address	cork@reddyarchitecture.com

4. Contact details of Company: Where Applicant is a Company registered under the CompaniesActs (1963 to 2017)

Applicant Address:	Land Development Agency 2nd Floor Ashford House Tara Street Dublin 2 Dublin
Registered Address of Company:	Government Agency, not a company – Address as follows: Land Development Agency 2nd Floor Ashford House Tara Street Dublin 2 Dublin
Eircode	D02 VX67
Contact No.	01 910 3400
Mobile No.	086 065 4526
Email Address	info@lda.ie

5. Owner (required where applicant is not the owner):

Name:	Applicant is owner
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Address:	
Eircode	
Contact No.	
Email Address	

The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application. These details will not be made available to any third party with the exception of An Bord Pleanála for the purpose of administering the appeal.



Cork City Council

Planning Application Form

Large-scale Residential Development (LRD)

Please note the following information before completing this application.

- This Planning Application form is for a Large-scale Residential Development (LRD) only. It is a combination of the standard planning application for a section 34 planning application and supplementary questions and information required for an LRD.
- Please read the information provided on LRDs on Cork City Council’s website [Large-scale Residential Developments \(LRD\) - Cork City Council](#)
- Please ensure that each section of this application form is fully completed and signed. The applicant should enter n/a (not applicable) where appropriate.
- Please ensure that all necessary documentation is attached to your application form.
- Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

1. Applicant(s) name(s)

The Land Development Agency

2. Where Applicant is a Company (registered under the Companies Acts 1963 to 2017) please supply the following:

Name(s) of Company director(s)	The Land Development Agency
Company Registration No.	Government Agency, not a company

3. Name of Person/Agent acting on behalf of the Applicant:

Órla Casey, Tom Phillips + Associates

4. Person responsible for preparation of Drawings and Plans:

Name	Seán Kearns
Firm/Company	Reddy Architecture + Urbanism

**5. Address, Location, or Townland of the proposed Large-scale Residential Development:
(as may best identify the land in question)**

Former St. Kevin's Hospital and Grounds, Shanakiel, Cork City	
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

6. Description of the proposed Large-scale Residential Development:

Brief description of nature and extent of development, including uses	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 building (c. 440 sq m; RPS ref. no. PS1154) 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 and internal reconfiguration of the permitted office/enterprise space within the Chapel to a creche (630 sqm) including the necessary internal servicing and 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 as well as necessary refurbishment and repair works.
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7. Legal Interest of Applicant in the Land or Structure:

Please indicate applicant's legal interest in the land or structure	A. Owner ✓ B. Occupier C. Other
Where legal interest is 'Other', please expand further on your interest in the land or structure	n/a
If you are not the legal owner, please state the name of the owner and supply a letter from the owner consenting to the making of this application.	n/a

8. Pre-Application Consultations

(A) Section 247 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:	Ref. 190/23
Meeting date(s):	No formal S247 meetings were held in relation to the proposed application. Subsequently, Cork City Council determined that the proposed alterations to ABP-308923-20 minor in nature, and that no formal 'LRD Meeting' would be required. A Section 247(7) Determination is included with this application and is appended to this form as Appendix A.
(B) LRD Opinion Meeting with Planning Authority:	
State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:	
Planning Authority reference number: Meeting date(s):	As noted above, no meeting was held, at the decision of Cork City Council.
Date that the LRD Opinion was issued:	n/a

9. Website Address

Website address where the LRD application is available for inspection:	www.stkevinslrd.com
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10. Site Area:

Area of site to which the application relates in hectares	5.7 ha
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11. Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	ZO 01 'Sustainable Residential Neighbourhood' ZO 17 'Landscape Preservation Zone'
Existing use(s) of the site and proposed use(s) of the site:	Former use – Hospital. SHD Residential Development currently under construction, as per ABP Ref. ABP-308923-20.

12. Site History

Details regarding the site history (if known)		
Has the site in question ever, to your knowledge, been flooded?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, please give details e.g. year, extent.		
Are you aware of previous uses of the site e.g. dumping or quarrying?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, please give details.		
Are you aware of any valid planning applications previously made in respect of this land/structure?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known: Reference No.: ABP-308923-20 Date: 17/12/2020 Reference No.: 18/37965 Date: 3/7/2018 Reference No.: 01/25255 Date: 22/5/2001		
If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.		
Is the application for the same development or for development of the same description as an application for permission for development which is the subject of an appeal to An Bord Pleanála?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An Bord Pleanála Reference No.: _____		

13. Where the application includes an existing building or buildings:

Gross floor space of any existing building(s) in m²	St Kevin's Hospital – 3,887.2 sqm Chapel – 630 sqm
Gross floor space of proposed works in m²	Parent permission under active construction. Planning amendment relates to –

	Change of use of ground floor of St Kevin’s Hospital Block from permitted creche to 6 no. apartments – c. 397 sq m Change of use of existing Chapel Building – c. 630 sq m Cumulative Floor area of 6 no. new townhouses, to replace Block G – c. 675.2 sq m
Gross floor space of work to be retained in m² (if appropriate)	Existing buildings to which this amendment application relates - c. 3,887.2 sqm (St Kevin’s Hospital) and c. 630 sq m (Chapel)
Gross floor space of any demolition in m² (if appropriate)	No demolition proposed. Refer to works to PS outlined in the enclosed John Cronin + Associates Report

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)	Former Hospital Use
Proposed use (or use it is proposed to retain)	Residential, creche
Nature and extent of any such proposed use (or use it is proposed to retain)	6 no. new residential units at ground floor level of the main St Kevin’s Hospital Block, in place of the previously permitted creche. 6 no. new townhouse units, in place of the previously permitted 10 no. apartments (Block G). New creche use proposed in Chapel building, in place of the previously permitted office/enterprise use. Please refer to the Planning Report, prepared by Tom Phillips + Associates enclosed, for further information on proposals.

15. Social and Affordable Housing

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?	Yes <input checked="" type="checkbox"/> Units as per approved development.	No <input type="checkbox"/>
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose 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 which is subject to the application for permission 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> <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</p>		

appropriate share of any common development works as required to comply with the provisions in Part V of the Act.

If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2008, please submit a copy of the Certificate of Exemption under section 97 (or, where an application has been made but has not yet been decided, please submit a copy of the application).

If the answer to the above question is “no” by virtue of section 96(14) of the Planning and Development Act 2009, please submit details indicating the basis on which section 96(14) is considered to apply to the development.

Date the lands subject of the application were purchased by the applicant?

14 August 2023 – Lands transferred in ownership from HSE to LDA

16. Development Details

Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the proposed development require the preparation of an Environmental Impact Statement?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the application relate to a development which comprises or is for the purpose of an activity requiring an Integrated Pollution Control Licence issued by the Environmental Protection Agency (EPA)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Do the Major Accident Regulations apply to the proposed development?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the application relate to a development which comprises or is for the purpose of an activity requiring an Industrial Emissions Directive Licence issued by the Environmental Protection Agency (EPA)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the application relate to a development in a Strategic Development Zone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Does the proposed development involve the demolition of any habitable house?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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17. Details of Proposed Units

Apartments		
Unit Types	No. of Units	Gross floor space in m²
Studio	0	0
1-bed	4	c. 249.3 sq m
2-bed	2	c. 148.5 sq m
3-bed	0	0
4-bed	0	0
Total	6	c. 387.8 sq m

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

Houses			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Terrace	6	20 (incl. 4 no. 3 bed and 2 no. 4 bed)	c. 675.2 sq m
Semi-detached	n/a	n/a	n/a
Detached	n/a	n/a	n/a
Duplex	n/a	n/a	n/a
Total	n/a	n/a	n/a

Total number of residential units in proposed development	6 no. new apartment units proposed in Hospital Building. 6 no. new townhouses proposed in place of Apartment Block G (which permitted 10 no. units). Accordingly, a net increase of 2 no. units proposed.
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Number of car-parking spaces to be provided		
Existing	Proposed	Total

n/a	No changes to parking	n/a
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Number of bicycle-parking spaces to be provided		
Existing	Proposed	Total
n/a	No changes to parking	n/a

LRD Floor Space	Gross Floor Space in m ²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	23,858
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	
(i) e.g Parking	N/A
(ii) e.g. Childcare	630
(iii) Other	N/A
(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	
Class of Development	Gross Floor Space in m ²
(i) Childcare	630
(ii)	n/a
(iii)	n/a
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	23,228.1
	Percentage
(e) Express (a) as a percentage of (d):	100%
(f) Express (c) as a percentage of (d):	2.64%
(e) plus (f)	102.64%

Additional / Supporting documents	Enclosed		
Website address and notification of the fact that the application is an LRD included in the site notice and newspaper notice	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Site location map sufficient to identify the land, at appropriate scale.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Layout plan of the proposed development, at appropriate scale.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Statement of consistency with the Development Plan	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response included to the issues set out in the LRD Opinion.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Where the planning authority 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.	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Design	Enclosed		
A design statement that addresses the sites location and context and the proposed design strategy.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Water Services:	Enclosed		
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.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	As per approved development
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.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	As per approved development
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	As per approved development
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	As per approved development
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Traffic and Transport:	Enclosed		
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	As per approved development
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	As per approved development
			N/A <input type="checkbox"/>
Taking in Charge:	Enclosed		

Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	As per approved development
Maps, Plans and Drawings:	Enclosed		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

18. Large-scale Residential 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?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
(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?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> As per approved development
(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?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> As per approved development
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Works proposed to protected structures. No demolition proposed. Please refer to John Cronin + Associates Report.
(f) 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? If “Yes”, enclose details with this application.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Previously on derelict sites register, however now under active construction

(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If "Yes", give details of the specified information accompanying this application.		

19. Services

Proposed Surface Water Disposal
Public Sewer/Drain [<input checked="" type="checkbox"/>] Soakpit [<input checked="" type="checkbox"/>]
Watercourse [<input type="checkbox"/>] Other [<input type="checkbox"/>] Please specify


20. Details of Public Notice

Approved newspaper in which notice was published	The Echo
Date of publication	25 March 2024
Date on which site notice was erected	25 March 2024

21. Application Fee

Fee payable	€5,511
Basis of Calculation (see appendix 1)	
<ul style="list-style-type: none"> • Replacement of the 10 no. unit apartment block G and replacing it with 6 no. unit townhouses. 6 no. x €130 = €780 at 25% = €195 (The provisions of Article 161 of the <i>Planning and Development Regulations</i> apply for this element of the LRD amendment application, in that the applicant fee is 25% of the LRD fee payable per residential unit) • Movement of creche out of the ground floor of main hospital building, into chapel = €7.20 x 630 sqm (chapel) = €4,536 • 6 no. new apartments of main hospital building = 6 no. x €130 = €780 • Total = <u>€5,511</u> 	

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

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 Planning and Development Act 2000, as amended, and the Regulations made thereunder.	
Signature of person authorised to operate on behalf of the Prospective Applicant:	
	
Date:	25 March 2024

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 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

<p>DATA PROTECTION</p> <p><i>"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protections policy is available at https://www.corkcity.ie/en/council-services/public-info/gdpr/.</i></p> <p><i>We request that you read these as they contain important information about how we process personal data.</i></p>
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Cork City Council Official Use Only:	
Planning Reference:	
Cork City Council Stamp:	

Appendix A – Copy of Cork City Council Determination.



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.

Tom Phillips & Associates	
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 01st December 2023, the Planning Authority considers that the proposed development is substantially the same as the permitted



We are Cork.

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,



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