

Mr. Kieran O'Keeffe  
Housing Delivery & Regeneration Directorate,  
Cork City Council,  
Floor 2,  
Civic Offices,  
Anglesea Street,  
Cork City  
T12 T997

5<sup>th</sup> March, 2024

Dear Kieran,

**1.0 PART V – ST. KEVIN'S SHD – PROPOSED LRD AMENDMENT APPLICATION TO THE PERMITTED DEVELOPMENT AT FORMER ST. KEVIN'S HOSPITAL AND GROUNDS, SHANAKIEL, CORK**

**Previously Permitted Development ABP Ref. ABP-308923-20.**

As previously discussed via email on 29<sup>th</sup> February 2024, please find enclosed the original Part V proposal, pertaining to the parent permission, as referenced above.

As noted, the proposed development will increase the overall unit numbers on site by 2 no. units. The previous Part V proposal was agreed in principle with the Planning Authority. The increase of 2 units will not affect the original proposal and it will be factored into NMV calculations, should permission be granted.

It is accepted that costings submitted pre-decision are indicative only and a full negotiated review will be carried out by both parties, should permission be granted.

If you have any further queries do not hesitate to contact me.

Kind regards,



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**Órla Casey**  
**Associate**  
**Tom Phillips +**  
**Associates**

TOWN PLANNING CONSULTANTS



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

2<sup>nd</sup> 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](mailto: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**

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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
	<b>266</b>		<b>26,366</b>
*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

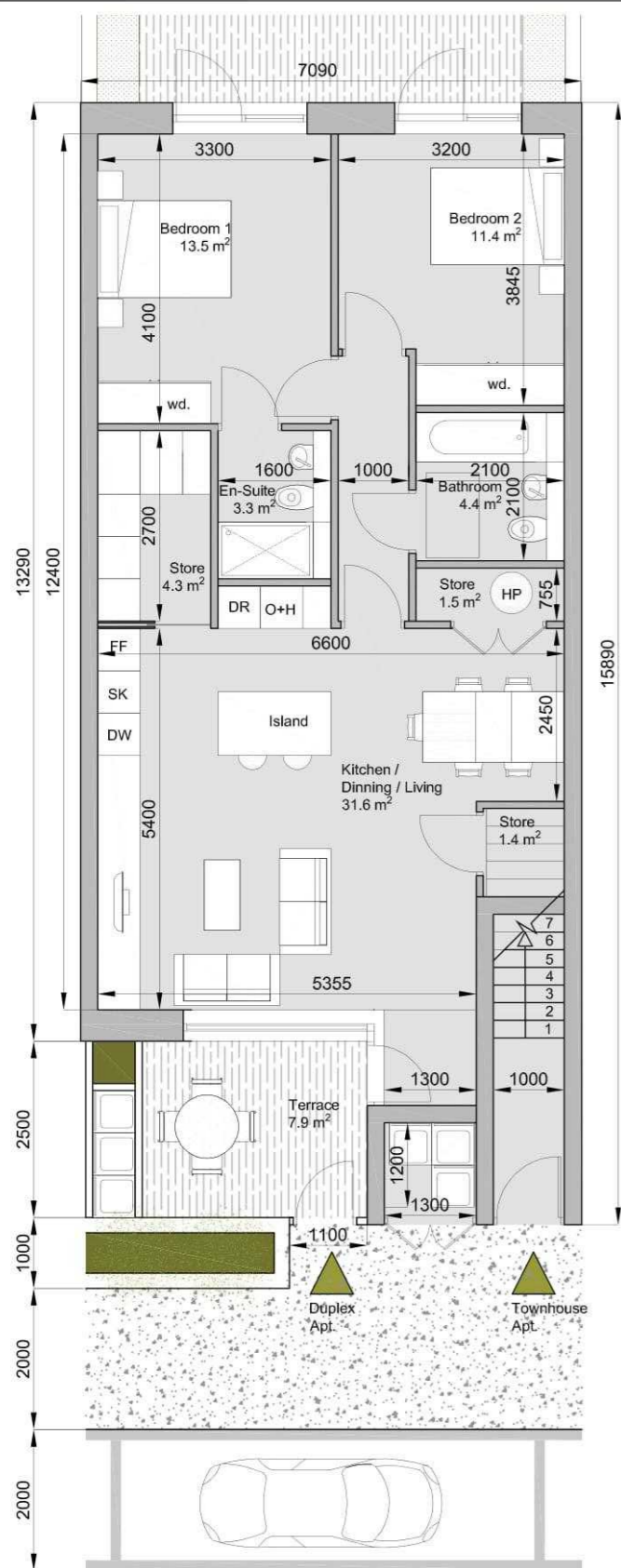
**Asbestos** Asbestos Survey Report dated 26.03.2020

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

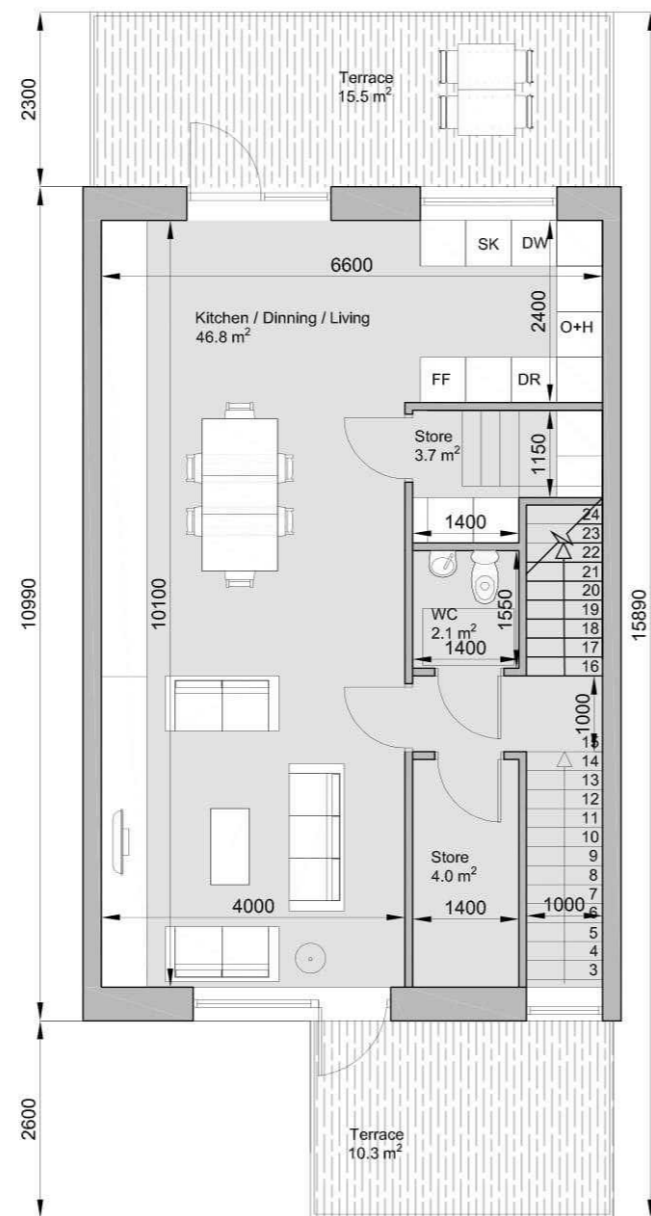
## Cost Plan Summary (Part V)

	No. of units	GIFA	Unit	Rate €	Amount €
<b>1.0 Housing Costs</b>					
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
<b>Sub Total Housing Costs</b>	<b>27</b>	<b>2,600</b>			<b>4,550,690</b>
<b>1.4 Part V Nr of Units</b>					
	<b>27</b>		nr		
<b>1.5 Total Nr of Units for entire scheme</b>					
	<b>266</b>		nr		
<b>2.0 Siteworks</b>					
2.1 Site Works apportioned per Unit (refer to elemental breakdown)		45,818	@	27	1,237,078
<b>3.0 Total Construction Costs (excl Contingency)</b>					<b>5,787,768</b>
<b>4.0 Sundries</b>					
4.1 Construction Inflation					Excl
4.2 Developer Margin at 7.5%					434,083
4.3 Contingency at 5%					289,388
<b>Sub Total Sundries</b>					<b>723,471</b>
<b>5.0 Total - Construction Costs excl VAT</b>					<b>6,511,239</b>
<b>6.0 Fees and client direct costs</b>					
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
<b>Sub total fees and client direct excl VAT</b>					<b>761,476</b>
<b>7.0 Finance Costs</b>					
7.1 Finance					478,704
<b>8.0 Total Part V Project Estimate Excl VAT</b>					<b>7,751,418</b>
<b>9.0 VAT</b>					
9.1 VAT at 13.5%		7,751,418	@	13.50%	1,046,441
<b>Sub Total VAT</b>					<b>1,046,441</b>
<b>10.0 Total Part V Project Estimate incl VAT</b>					<b>8,797,860</b>

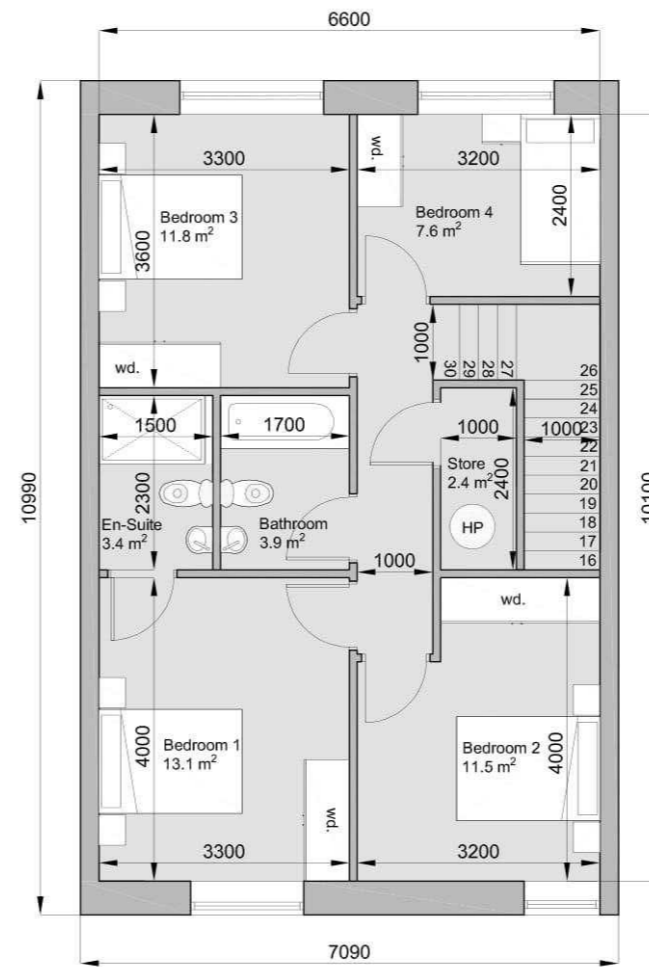
Appendix 1  
Outline House Drawings



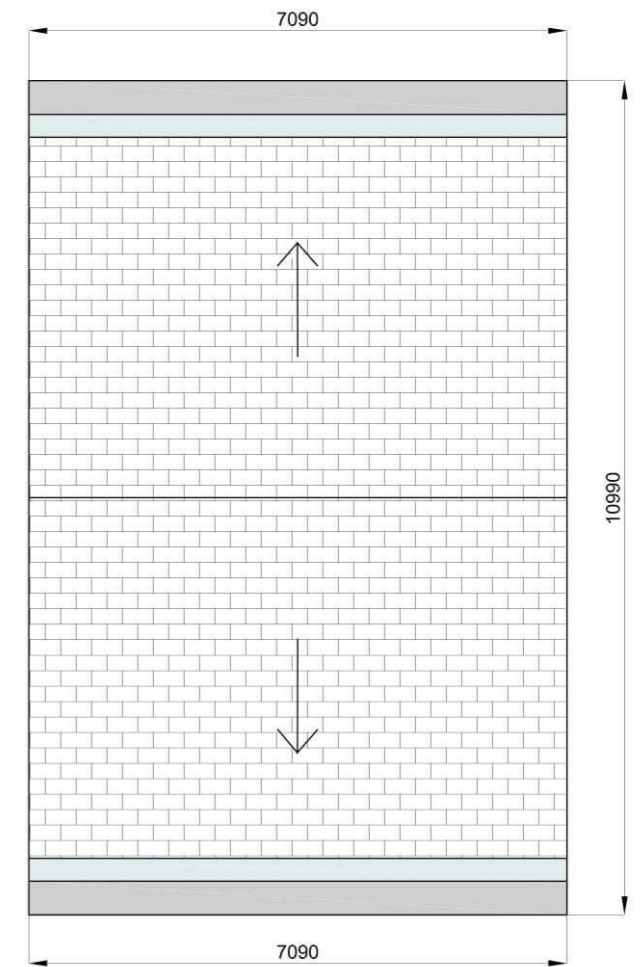
Ground Floor Plan \_ scale 1:100  
Total area: 81.6 m<sup>2</sup>



First Floor Plan \_ scale 1:100  
FF area: 66.5 m<sup>2</sup>  
Total area: 133 m<sup>2</sup>



Second Floor Plan \_ scale 1:100  
SF area: 66.5 m<sup>2</sup>  
Total area: 133 m<sup>2</sup>



Roof Plan \_ scale 1:100

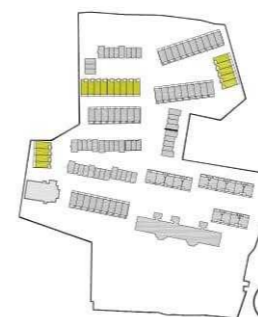
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NOTES

# 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



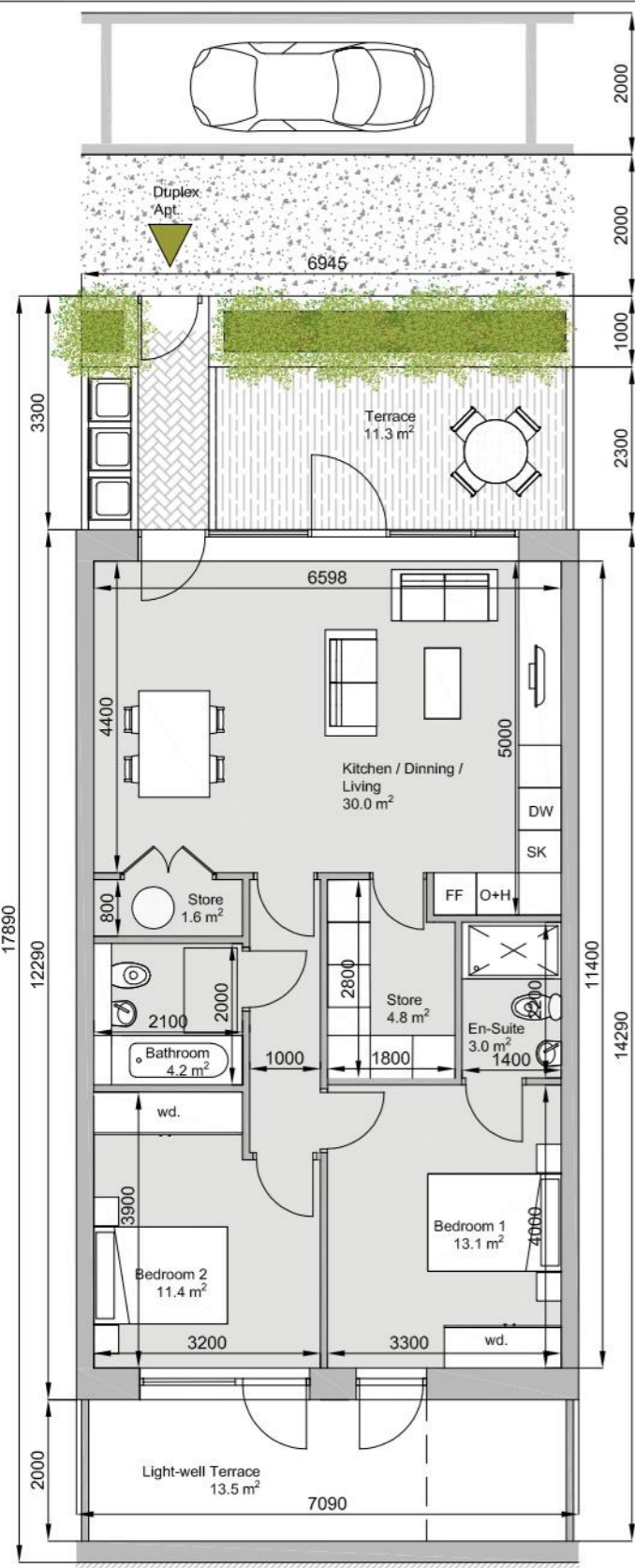
Pre-Planning	
JOB St. Kevins Redevelopment	
CLIENT Land Development Agency	
DRAWING Duplex Unit_Type A_4 Bedrooms Floor Plans	
DATE 2020.02.07	SCALE 1:100 @ A3
DRN. A.Olalla	CHECKED P.Mulligan

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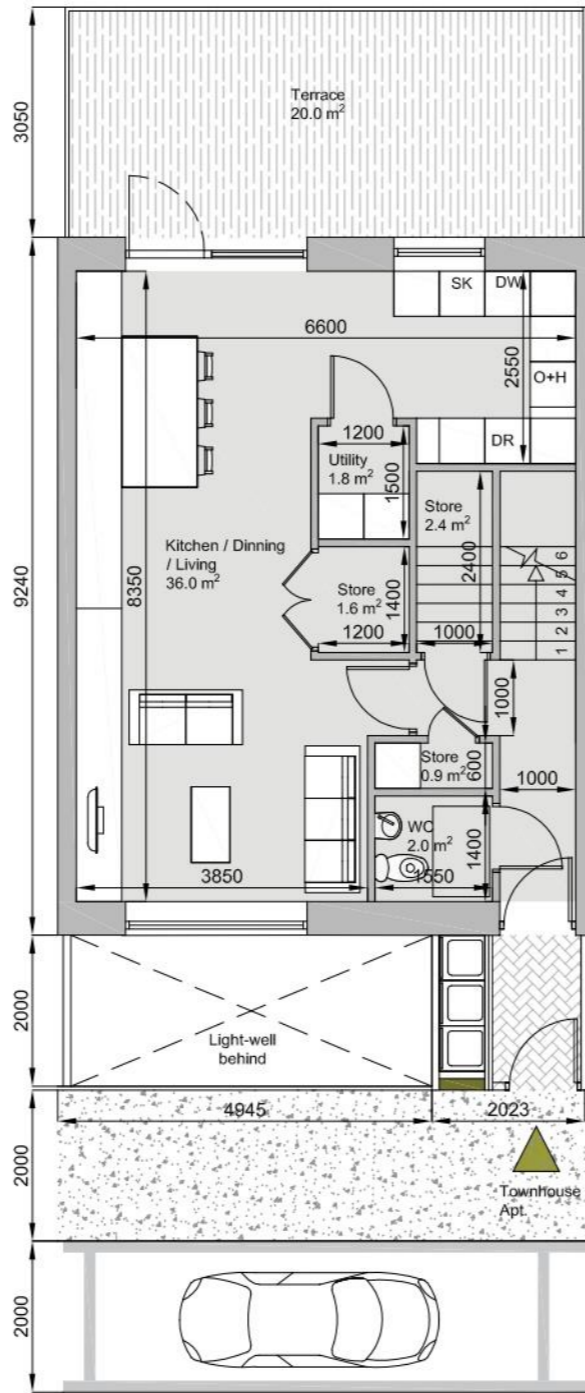
T: +353 (0)21 4362922  
W: www.reddyarchitecture.com  
E: cork@reddyarchitecture.com

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

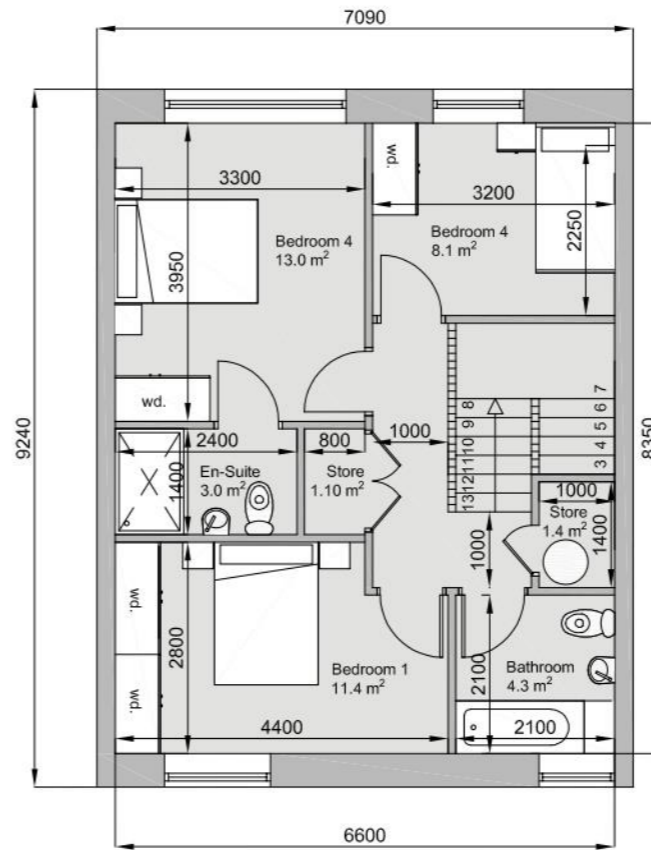




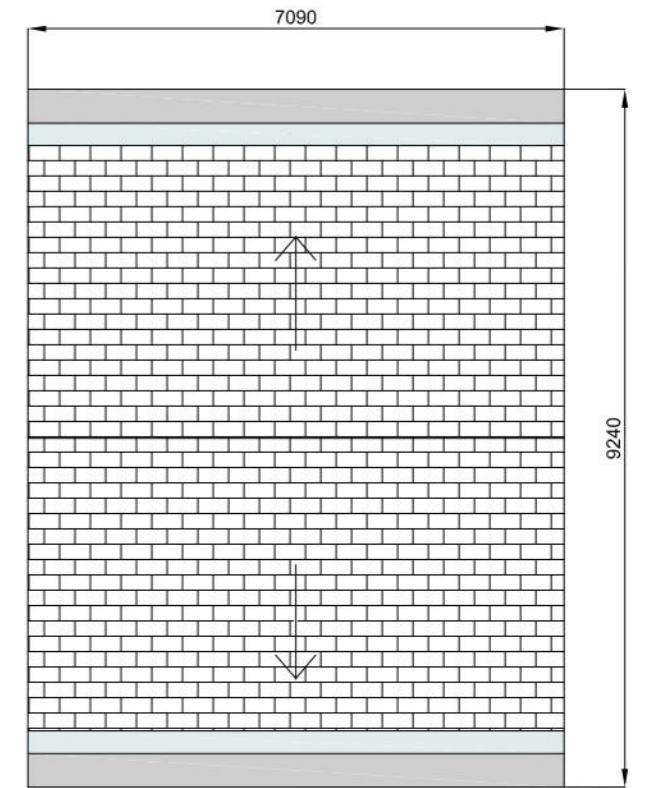
Ground Floor Plan\_scale 1:100  
Total area: 75.2 m<sup>2</sup>



First Floor Plan\_scale 1:100  
FF area: 55.0 m<sup>2</sup>  
Total area: 110 m<sup>2</sup>



Second Floor Plan\_scale 1:100  
FF area: 55.0 m<sup>2</sup>  
Total area: 110 m<sup>2</sup>



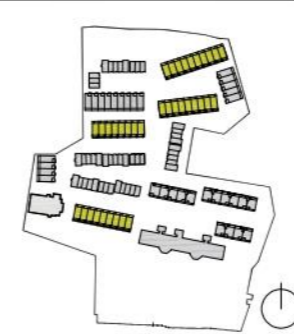
Roof Plan\_scale 1:100

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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	SCALE 1:100 @ A3
DRN. A.Olalla	CHECKED P.Mulligan



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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

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Appendix 2  
Site Plan of Proposed Units



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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

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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

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