



PLANNING REPORT AND STATEMENT OF CONSISTENCY

PROPOSED LRD AMENDMENT TO THE PERMITTED DEVELOPMENT
AT FORMER ST. KEVIN'S HOSPITAL AND GROUNDS, SHANAKIEL,
CORK



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1.0 INTRODUCTION

1.1 Purpose of Statement

Tom Phillips + Associates (“TPA”) in association with a multi-disciplinary team have been instructed by the Land Development Agency (Applicant), to prepare this LRD Amendment Planning Application to amend a previously permitted SHD development (ABP Ref. ABP-308923-20).

In summary, the previously permitted development, with a total gross floor area of circa 24,344sqm on the site of the Former St Kevin’s Hospital and Grounds (a protected structure RPS ref. no. PS1154), provided 265 no. residential units, a creche and office enterprise centre. The proposal also included the demolition of a number of structures on the site. A detailed description of the development is set out under section 1.4.1 of this report.

The proposed amendments relating to this application can be summarised as follows:

- The replacement of Block G, (a 3 storey building comprising 5 no. two bedroom duplex apartments and 5 no. three bedroom duplex townhouses) with a two storey building comprising 6 no. townhouses, (4 no. three bedroom 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; NIAH Ref. no. 20865030) to 6 no. apartments (4 no. one bedroom and 2 no. two bedroom apartments)
- The change of use and internal reconfiguration of the permitted office enterprise centre within the former chapel building (NIAH ref. no. 20865011) to a new creche facility with associated outdoor play area
- The proposals will result in the net increase of 2 no. units to provide a total of 267 no. residential units
- The proposals retain the site layout, parking, bin and bike storage facilities and landscaping layouts as previously permitted, with all associated site works.

Given that the proposals were deemed to be not substantially different to the permitted development by Cork City Council under the s247 consultation, this Planning Statement and Statement of Consistency will focus only on the amendments to the proposal and any relevant policy changes since the previous decision was issued.

1.2 The Project Team

This planning application has been prepared by a multidisciplinary design team with extensive experience in the preparation of residential planning applications.

The team includes:

- Project Management (Cogent Associates);

- Architects (Reddy Architecture + Urbanism);
- Town Planning (Tom Phillips + Associates, Town Planning Consultants);
- Conservation Architects (John Cronin and Associates)
- Engineering (Barrett Mahony, Consulting Engineers);
- Transport Engineering (ILTP, Consulting Engineers);
- Ecology and Appropriate Assessment Screening (Openfield Ecology);

This experienced planning and design team has worked together to produce what is considered to be the optimal sustainable development for the subject site.

1.3 Legislative context

The Planning and Development (Amendment)(Large-scale Residential Development) Act 2021 replaced the Strategic Housing Development (SHD) process in December 2021. Under Section 34(3)(c), applications to amend permitted SHD applications are made directly to the Local Authority.

Prior to submitting an LRD application, applicants must consult the Local Authority via pre-application consultation. A s247 pre-application meeting was requested with Cork City Council prior to the submission of the planning application (Ref No. 190/23, 1st December 2024). In this instance, the Local Authority determined that the proposed development is substantially the same as the permitted development and no further consultation was required. A Section 247(7) Determination is included with this application.

1.4 Summary Description of the Proposed Development

1.4.1 Permitted SHD (ABP Ref. ABP-308923-20)

In April 2021, An Bord Pleanála granted permission for a development on the site with a total gross floor area of circa 24,344sqm to provide 265 residential units, a creche and office.

The approved application consisted of the demolition of:

- 2,901sqm of former hospital buildings and associated outbuildings including the demolition of the 1,129sqm former two storey Saint Dymphna's Hospital block,
- 672sqm of the rear toilet blocks and contemporary stair cores to the side and rear of the Saint Kevin's Hospital building,
- 220sqm two storey former Doctors House,
- 50sqm one storey hospital mortuary building,
- 480sqm of shed buildings to the rear of the Chapel,
- 151sqm retaining wall to the immediate south of the Saint Kevin's Hospital building and the partial demolition of the existing 350sqm link corridor structure, to be replaced with an integrated landscaped amenity area in the footprint of the original structure,

- Two new 228 sqm extensions with bridge access are to be provided to the rear of the Saint Kevin's Hospital Building.
- Two 31sqm new glazed porches to the south.

The approved application also included the construction of:

- 46 town houses (32 3-bedroom units and 14 4-bedroom units) arranged in 11 two storey blocks,
- 54 ground floor two-bedroom duplex apartments and 36 3-bedroom and 18 four-bedroom duplex townhouses above arranged in seven three storey blocks,
- 52 walk up apartments (11 one-bedroomed apartments and 41 two-bedroomed apartments) arranged in three four storey blocks

The development also included 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 includes 241 no. surface car parking spaces and 563 no. bicycle parking spaces.

The development also included 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.

1.4.2 Proposed LRD Amendments to the Permitted SHD

This application proposes to make minor amendments to the permitted SHD scheme. The proposed amendments, as outlined in the enclosed statutory notices, are stated as follows:

"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.

2.0 SITE LOCATION AND CONTEXT

The proposal is located on a 5.7 ha site 2.5 km west of Cork City Centre on a prominent south facing hillside site, the former St. Kevin's Hospital and Grounds, Shanakiel. The site offers expansive views over the western suburbs of the city. The sites vehicular access is from the higher, Shanakiel Road which rises from the Sundays Well road, a major east west link road north of the River Lee. This provides direct access to the city-centre to east and to Wellington bridge to the west, situated below the site. This provides direct access to University College Cork and its Mardyke Arena and Western Gateway building.

The Area above the site to the north is dominated by the Carrigmore Hospital which is surrounded by St Anne's Pitch and Putt golf course. Beyond this is the Hollyhill Industrial Estate, home to Apple's European Headquarters, employing c. 6,000 people.

The entire site extends to approximately 14 acres (5.7 hectares) and is laid out over three tiers/levels with a series of buildings. At present, the site has been substantially cleared and is under active construction.

St Kevin's suffered a major fire in 2017, however initial phases of construction have now secured the building structurally. The External envelope of the Church building is intact, but again the interiors are significantly neglected internally.

There are a number of roads on site providing access to the various buildings, but the complexes original secondary access south west of the site is, at present, no longer accessible, with the adjoining Our Lady's Hospital complex now in separate ownership.

3.0 RELEVANT PLANNING HISTORY

The development site has limited planning history with the most relevant application being ABP Ref. ABP-308923-20 as detailed in full under section 1.4.1 of this report.

4.0 STATEMENT OF CONSISTENCY

4.1 National and Regional Planning Context

4.1.1 National Planning Framework (NPF), 2018 – Ireland 2040 Our Plan

The *National Planning Framework (NPF)*, published in February 2018, sets out a strategic development framework for Ireland over the period to 2040. The NPF is the Government's plan to cater for the extra one million people that will be living in Ireland, the additional two thirds of a million people working in Ireland and the half a million extra homes needed in Ireland by 2040. The Framework focuses on:

- Growing regions, their cities, towns and villages and rural fabric;
- Building more accessible urban centres of scale;
- Better outcomes for communities and the environment, through more effective and coordinated planning, investment and delivery.

The NPF sets out several objectives including the following which are relevant to this proposal:

National Policy Objective 33

"Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location."

National Policy Objective 4

"Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being."

National Policy Objective 32

"To target the delivery of 550,000 additional households to 2040."

The proposed amendments to the development inherently comply with the overarching themes of the National Planning Framework, by proposing a compact well-designed sustainable form of residential development on an existing brownfield, zoned, urban site located in close proximity to public transport services and a well-established social infrastructure that will contribute to the consolidation of Cork City.

4.1.2 Housing for All – A New Housing Plan for Ireland, 2021

Housing for All is an action plan for housing up to 2030. The plan is based around four key pathways:

- Supporting home ownership and increasing affordability
- Eradicating homelessness, increasing social housing delivery and supporting social inclusion
- Increasing new housing supply
- Addressing vacancy and efficient use of existing stock

The plan sets a target of delivering over 300,000 homes by 2030 including 90,000 social homes and 36,000 affordable purchase homes.

The amendments to the consented SHD development, remain in line with the objectives set out in the plan. The amendments will result in the provision of 267 homes, positively contributing to the objectives and the housing delivery targets set out in *Housing for All*.

4.1.3 Urban Development and Building Heights Guidelines for Planning Authorities (December 2018)

The Guidelines were published in December 2018 following the publication of the National Planning Framework. The aim of the Guidelines is to ensure that height policies do not undermine national policy objectives to provide more compact forms of development and the consolidation and strengthening of existing built up areas.

The amendments to this proposal remain in line with these guidelines with a reduction in height in Block G from 3 no. storeys to 2 no. storeys. The overall proposed heights for the development will range from 2-5 no. storey.

4.1.4 Childcare Facility Guidelines (2001)

The Childcare Guidelines 2001 generally recommend the provision of childcare facilities for residential development with 75 no. units or more, albeit having regard to the existing geographical distribution of such facilities in the area and the emerging demographic profile of the area. In this case, a development of 267 no. units is being proposed which would suggest childcare provision is required.

A 440sqm creche has been previously approved under ABP Ref. ABP-308923-20. The creche is to be relocated to St Kevin's Chapel comprising c. 630 sqm, which can be considered an expansion of the previously permitted use.

4.1.5 Part V of the Planning and Development Act 2000: Guidelines (2017)

This guidance document advocates consideration of Part V issues at the earliest point possible. The subject proposal is entirely consistent with the Guidelines, which states:

“The acquisition of units on the site of the development is the recommended option in order to advance the aim of achieving a social mix in new developments. This option should be pursued by the local authority from its earliest engagement with the developer, with a view to acquiring houses which meet its social housing requirements for that area/site.”

There are no changes proposed to the social housing provision as agreed under the original planning application.

4.1.6 Design Manual for Urban Roads and Streets (DMURS) (2013)

A key objective of DMURS is to achieve safe, attractive and vibrant streets by balancing the needs of all users, and prioritising alternatives to car journeys. The manual advocates a designed approach, which takes account of both the physical and social dimensions of place and movement.

The proposed amendments will result in no further changes in this regard and the scheme remains in compliance with DMURS.

4.1.7 Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities (2009)

The Appropriate Assessment Guidance was published to guide compliance with the Birds Directive, 1979 and the Habitats Directive, 1992.

An Appropriate Assessment Screening was prepared by Openfield Ecology with the original planning application and concluded that a Stage 2 assessment was not required in respect of the proposed development. An updated Appropriate Assessment Screening has been included with this planning application and reaches the same conclusion.

4.1.8 Architectural Heritage Protection – Guidelines for Planning Authorities (2011)

The Department for Arts, Heritage and the Gaeltacht produced these guidelines to aid the protection of built heritage deemed of special interest. The main hospital building on the site is a protected structure (Cork City Council RPS Ref. PS1154), albeit extensively damaged in a 2017 fire. There are a number of additional buildings and structures throughout the site with a heritage significance.

An Architectural Heritage Impact Assessment has been prepared by John Cronin & Associates to consider the impact of the proposed amendments on heritage assets on the site. This assessment has been prepared in line with relevant guidance and concludes that the revisions to Block G will have no impact on the historic fabric of the site and the proposed change of use of the chapel from an office to a creche will have ‘little bearing on the conservation works required to the building’s external envelope or to the impact on the internal fabric and character of the presently derelict building’.

This is set out in further detail under section 5.1 of this report and in the Architectural Heritage Impact Assessment that accompanies this application. Therefore, it can be concluded that the amendments to the scheme remain in compliance with the guidelines.

4.1.9 Sustainable Urban Housing: Design Standards for New Apartments (2023)

These guidelines seek to promote high density apartment development on appropriately zoned land in appropriate locations in line with the above referenced NPF overarching policies in relation to encouraging residential development within existing urban settlements.

Appendix 1 of the Guidelines sets out the required minimum floor areas, including for bedrooms and living spaces. The proposed amendments to the scheme are fully compliant with the minimum standards presented in Appendix 1 providing high quality accommodation. In addition, 75% of the residential units in the overall scheme are dual aspect which includes 100% of the proposed amended Block G and 5 out of the 6 proposed apartments in the former hospital building.

A Housing Quality Assessment prepared by RAU has been included with this application which illustrates compliance with the Guidelines.

4.2 Regional Planning Context

4.2.1 Southern Regional Spatial Economic Strategy (RSES), 2019

The Regional Spatial & Economic Strategy (RSES), published by the Southern Regional Assembly (SRA), is part of the regional tier of governance in Ireland. The Region covers 9 counties including Cork, with three sub-regions or Strategic Planning Areas (SPAs) including the Cork Metropolitan SPA. The RSES is a strategic plan that identifies regional assets, opportunities and pressures and provides policy responses in the form of Regional Policy Objectives.

The main statutory purpose of the Strategy is to support the implementation of the NPF and the National Development Plan (NDP). The RSES provides a strategic vision, a settlement strategy, an economic plan, an environmental strategy, a transport plan, a vision for quality of life, a utilities plan, and a strategy for the implementation, monitoring and evaluation of the above. It notes that the Region is experiencing rapid population decline in certain areas, including parts of Cork City and county.

Given that the proposals are not materially different to the consented scheme, the amendments remain in accordance with the objectives set out in RSES.

4.3 Local Planning Context

4.3.1 Cork City Development Plan 2022-2028

Since the approval of ABP Ref. ABP-308923-20, the *Cork City Development Plan* has been updated with the relevant plan now being the *Cork City Development Plan 2022 – 2028*.

Under this plan, the majority of the site is zoned under Zoning Objective 1 – Sustainable residential Neighbourhoods, which is designed to “*protect and provide for residential uses and amenities, local services and community, institutional, educations and civic uses.*”

The provision and protection of residential uses and residential amenity is a central objective of this zoning. This zone covers large areas of Cork City’s built-up area, including inner-city and outer suburban neighbourhoods. While they are predominantly residential in character these areas are not homogenous in terms of land uses and include a mix of uses. The vision for sustainable residential development in Cork City is one where a range of residential accommodation, open space, local services and community facilities are available within easy reach of residents.

The Development Plan notes that development in this zone should generally respect the character and scale of the neighbourhood in which it is situated. Development that does not support the primary objective of this zone will be resisted. Primary uses in this zone will include residential development, crèches, schools, home-based economic activity, open space and places of public worship.

The site also comprises a section of zoning designation ZO 17 Landscape Preservation Zones. The objective of this zoning, is to “To preserve and enhance the special landscape and visual character of Landscape Preservation Zones.”

The amended proposal fully complies with the objectives under ZO 01 by providing residential units and a creche. With regards to zoning designation ZO 17, there are no substantial changes to the landscaping and the proposal therefore remains in accordance with the objectives set out in the plan.

Chapter 2 Core Strategy

The Cork City Development Plan sets out 9 no. Strategic Objectives (SO’s) to guide development in the city. These SO’s are aligned with the United Nations Sustainable Development Goals and the National Strategic Outcomes of the NPF.

The amendments to the consented scheme particularly relate to SO2 Delivering Homes and Communities by providing homes and a creche for community use.

SO7 Heritage, Arts and Culture aims to ‘*protect and enhance the unique character and built fabric of the city its neighbourhoods, urban towns and settlements by caring for Protected Structures, archaeological monuments and heritage, Architectural Conservation Areas and intangible heritage*’. The amended proposals will have minimal impact on the heritage assets on the site as set out in the Architectural Heritage Impact Assessment that accompanies this planning application.

Chapter 3 Delivering Homes and Communities

Chapter 3 sets out the objectives aimed at creating and maintaining sustainable neighbourhoods and the community infrastructure needed to ensure that diverse communities all benefit from a good quality of life.

The proposed development is consistent with Policy Objective 3.1 *Planning for Sustainable Neighbourhoods* which seeks to:

- “b) Require development proposals to put placemaking at the heart of their design concept and clearly demonstrate how neighbourhood integration, health and wellbeing and enhancement is central to this;*
- c) Plan for communities in accordance with the aims, objectives and principles of ‘Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual – A Best Practice Guide’, universal design principles and any updates;*
- d) Ensure that an appropriate level of supporting neighbourhood infrastructure is provided in conjunction with, and as an integral component of, residential development in New Sustainable Neighbourhoods;*
- f) Create healthy and attractive places to live consistent with NPO 4 of the NPF and Goal 3: Sustainable Place Framework of the RSES”.*

The development is also compliant with Objective 3.3 *New Housing Supply* which states that *“provision will be made for at least 17,118 new homes to be built in Cork over the Development Plan period”.*

Chapter 11 Placemaking and Managing Development

Chapter 11 sets out the qualitative and quantitative standards against which development proposals will be assessed.

Section 11.66 of the Development Plan states that residential developments will be assessed against a broad range of issues, including the following:

- 1. Design quality (urban design, architecture, landscape, biodiversity, DMURS, SUDS);*
- 2. Site features and context;*
- 3. Residential density;*
- 4. Building height;*
- 5. Residential mix (dwelling type, size, tenure, and specialist housing);*
- 6. Existing neighbourhood facilities and the need for additional facilities;*
- 7. Integration with the surrounding environment in terms of built form and the provision of walking/ cycling permeability;*
- 8. Transport and accessibility (including cycle parking, car parking, site access, transport impact);*
- 9. Residential amenity of scheme proposed (homes, private space, communal space, and public space);*
- 10. Impacts on residential amenity of surrounding areas (e.g. overlooking, daylight, sunlight and overshadowing);*
- 11. Utilities provision;*
- 12. Waste management.*

All of the above issues have been given due consideration in the preparation of the original SHD application and this amendment is not materially different to the scheme which was consented.



Residential mix is addressed in Chapter 11 of the Development Plan. Paragraph 11.74 of the Plan states that *“development proposals will need to ensure that they have an appropriate residential mix in terms of dwelling type, dwelling size, tenure, and specialist housing”*.

The proposal replaces Block G, formerly a duplex block of 10 units (5 no. 2 bed duplex apartments and 5 no. 4-bed duplex houses) with a row of 6 townhouses (4 no. 3-bed and 2 no. 4-bed) and the relocation of the creche from the former hospital building to the chapel will provide 6 apartment units (4 no. 1-bed and 2 no. 2-bed). There is a net gain of 2 no. units on the site to provide a total of 267 residential units comprising of a mix of 1 no. bed (15%), 2 no. bed (47.2%), 3 no. bed (27.3%) and 4 no. bed (10.5%).

5.0 PLANNING ASSESSMENT

5.1 Conservation and architectural heritage

The site includes a number of heritage assets including the main hospital building which is a protected structure (Cork City Council RPS Ref. PS1154), although this was extensively damaged in a 2017 fire.

In addition to this, the chapel building (NIAH reg. no. 20865011) and the former St Kevin's Asylum building (NIAH reg. no. 20865030) are rated by the National Inventory of Architectural Heritage as being of regional significance with special interest in architectural, artistic, historical and social categories.

The site has been designed with regard to the significance of the heritage assets and under the original planning application a Conservation Strategy and Method Statement was prepared by John Cronin and Associates which sets out measures to be taken to preserve the architectural features of merit.

This application is accompanied by an Architectural Heritage Impact Assessment prepared by John Cronin & Associates to consider the impact of the proposed amendments on the heritage assets on the site. This assessment concludes that the revisions to Block G will have no impact on the historic fabric of the site. The report also notes that the change of use of the permitted creche within the St Kevin's Hospital building to apartments will have a 'negligible impact to the upstanding historic fabric or character of the former asylum building' and the proposed change of use of the chapel from an office to a creche will have 'little bearing on the conservation works required to the building's external envelope or to the impact on the internal fabric and character of the presently derelict building'. This is set out in full detail in the Architectural Heritage Impact Assessment that accompanies this application.

The report recommends conservation method statements are agreed to maintain the architectural significance of the relevant heritage assets.

Therefore, it can be concluded that there will be no further impact on important heritage assets as a result of the proposed amendments.

5.2 Creche facility

A 440 sqm creche has been previously approved under ABP Ref. ABP-308923-20. It is now proposed that the creche is relocated to St Kevin's Chapel comprising 630 sqm, which is an expansion of the previously permitted use.

As part of the originally approved application, St Kevin's Chapel was permitted as office space. However, it is necessary to move the creche from the former hospital building to provide residential units. Given the zoning of the site as *ZO 1 – Sustainable residential Neighbourhoods*, community uses should be prioritised in this location and using the chapel as the creche will allow members of the community to use this heritage asset and secure the building into the future, while also providing a much needed childcare facility in the area. It is considered that this element of the proposal will provide a significant community gain.

5.3 Unit mix and density

The proposed development provides a mix of dwelling types and sizes that will accommodate a variety of tenures and households and is, therefore, compliant with the Cork City Development Plan 2022-2028 objectives to provide a mix of housing types and tenures. The amended proposals will result in the provision of 52 town houses, 117 apartments and 96 duplexes as set out in Table 1:

	Town Houses	Apartments	Duplexes	Total	%
1 bed		40		40	15.1%
2 bed		77	48	125	47.2%
3 bed	36		36	72	27.2%
4 bed	16		12	28	10.6%
Total	52	117	96	265	
	20%	44%	36%		

Table 1: Housing mix with the amended proposals

The density of the site was established under the consented application (ABP Ref. ABP-308923-20) and the addition of two residential units will have a negligible impact on this.

Full details of the unit mix and density are provided in the Housing Quality Assessment prepared by Reddy Architecture + Urbanism that accompanies this planning application.

5.4 Engineering and site services

With regards to SUDs, drainage, road networks and foul and surface water connections, the proposal will have minimal impacts as confirmed by the Civils Note prepared by Barrett Mahony Consulting Engineers.

With regards to SUDS, the proposed changes to the former hospital building and the chapel will have no impact on the building footprint or make any changes to landscaping and the changes to Block G will result in a smaller building footprint with a slight increase in the area of soft landscaping which is a positive impact.

Similarly, the proposals will not result in changes to the Foul, Surface Water or Watermain pipe networks and it is noted that the amended proposal will still be within the scope of the feasibility tested at stage of the original planning application

In relation to the roads network, the amendments do not change the locations of the buildings and therefore there are no changes required to the road network.

6.0 DOCUMENTATION SUBMITTED WITH THE APPLICATION

The following documents have been prepared in support of this application. Three copies of each document plus a digital copy have been submitted with this application.

Documents and Reports

- Application Form
- Receipt confirming payment of fee of €5,111
- Statutory notice erected 25 March 2024
- Press Notice published in the Echo on 25 March 2024
- Section 247 (7) Determination
- Part V Information Pack
- Planning Report and Statement of Consistency, prepared by Tom Phillips + Associates (this document)
- Architectural Design Statement, prepared by Reddy Architecture + Urbanism (RAU)
- Architectural Heritage Impact Assessment, prepared by John Cronin and Associates
- Appropriate Assessment, prepared by Openfield Ecology
- Civils Note, prepared by Barrett Mahony Consulting Engineers
- Schedule of Areas and Housing Quality Assessment, prepared by Reddy Architecture + Urbanism

Plans and drawings

- Architectural Drawing Register, prepared by Reddy Architecture + Urbanism – full details of all plans submitted are contained within this document. All plans and drawings have been prepared by Reddy Architecture + Urbanism
 - Site location plan P19-194C -RAU- 00-ZZ- DR-A- 31000
 - Site location plan P19-194C -RAU- 00-ZZ- DR-A- 31001
 - Site Layout plan as permitted
 - Site Layout plan as proposed
 - Block G – plans, elevations and sections as permitted and as proposed
 - St Kevin’s Apartments – plans, elevations and sections as permitted and as proposed
 - Chapel - plans, elevations and sections as permitted and as proposed

7.0 CONCLUSION

The proposed development, including residential units and a creche, is a high-quality scheme which will assist in the delivery of local, regional, and national level planning policy objectives. In addition, the proposal is *“substantially the same as the permitted development”* as determined by Cork City Council at s247 consultation.

The changes to the scheme do not result in the loss of any residential units from the permitted development and includes the relocation of the creche to St Kevin’s Chapel which will help to secure this building into the future and allow members of the community to access this heritage asset. The site is zoned as ZO 01 ‘Sustainable Residential Neighbourhood’ which prioritises residential and community uses and is therefore in line with the strategic objectives of the development plan.

The development has been designed with regard to the significance of the heritage assets and the proposed changes will have no impact on the historic fabric of the buildings on the site.

The proposed development has been designed having regard to all relevant planning policies and guidance.

It is considered that the development accords with national, regional, and local, sustainable planning principles, particularly in relation to the promotion of more compact and efficient forms of urban development and increased residential densities in appropriate locations.

We trust that you will find the accompanying documentation in order, and we look forward to hearing from you in due course.

Yours Sincerely,



Órla Casey

Associate

Tom Phillips + Associates

Encl.