

**Residential Development
at St. Kevin's Hospital, Cork for Land Development Agency**

Schedule of Areas and Housing Quality Assessment
February 2024

REDDY ARCHITECTURE + URBANISM



SUBJECT PLANNING APPLICATION TOTALS

	Town Houses	Apartment	Total	%
1-Bed		4	4	33.3%
2-Bed		2	2	16.7%
3-Bed	4		4	33.3%
4-Bed	2		2	16.7%
Total	6	6	12	
	50.0%	50.0%		
Total Site Area (Gross)			5.7	Ha
Net Development Area for density calculation (excluding NW2 landscape preservation zone, (1.27 Ha) & Irish Water Wayleave (0.23ha))			4.2	Ha
Total Number of Residential Dwellings			12	

Gross Floor Area of RESIDENTIAL	1,073	m ²
Gross Floor Area Creche within Chapel	630	m ²
Total Gross Floor Area of Development	1,703	m²

ST. KEVIN'S NEW REVISED OVERALL TOTALS

Block G, formerly a duplex block of 10 units (5no. 2-bed duplex apts., 5no. 4-bed duplex houses) replaced with a row of 6 townhouses (4no. 3-bedroom, 2no. 4-bedroom). Creche unit relocated from within St. Kevin's building to chapel (formerly Enterprise Offices unit) and replaced with 6 apartment units (4no. 1-bedroom apts., 2no. 2-bedroom apts.). Increase in two numebr units on site

	Town Houses	Apartments	Duplexes	Total	%
1-Bed		40		40	15.0%
2-Bed		77	49	126	47.2%
3-Bed	36		37	73	27.3%
4-Bed	16		12	28	10.5%
Total	52	117	98	267	
	19%	44%	37%		
Total Site Area (Gross)				5.7	Ha
Net Development Area for density calculation (excluding NW2 landscape preservation zone, (1.27 Ha) & Irish Water Wayleave (0.23ha))				4.2	Ha
Total Number of Residential Dwellings				267	
Density Total Area (inc. NW2 zoning & I.W. wayleave)				46.8	Dwellings/Ha
Density Net Area				63.6	Dwellings/Ha

Net Development Area for Open Space calculation (excluding NW2 landscape preservation zone, (1.27 Ha) & Irish Water Wayleave (0.23ha))	4.2	Ha
Total Public Open Space REQUIRED within Net Development Area	0.63 (15%)	Ha
Total Public Open Space PROVIDED within Net Development Area	1.16 (28%)	Ha
Total Public Open Space PROVIDED within Application Red Line (including 1.27ha NW2 lands)	2.43 (42%)	Ha

Gross RESIDENTIAL Floor Area of Development	19,340.9	m ²
Gross RESIDENTIAL Floor Area of St. Kevin's Hospital Conversion	3,887.2	m ²
Gross Floor Area Creche within Chapel (foemrley enterprise offices)	630	m ²
Total Gross Floor Area of Development	23,858	m²

Previous Creche size as permitted within St. kevin's	440	m2
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Building Heights	2 to 4	storeys
Total number of car parking spaces	241	no change
No. bicycle parking spaces	495	
Visitor	50	
Creche spaces	6	
Total no. of bicycle parking spaces	551	no change
No. of Dual Aspect Units	54 (75%)	
Part V Provision	28 (10%)	

Summary Residential Schedule of Accommodation – Town House

Block Type	No. of Units	2-BED	3-BED	4-BED	5-BED	% Dual Or Triple Aspect	Gross Floor Area PER BLOCK (m2)
G	6		4	2		100%	675.2
Total	6	0	4	2	0	100%	675.2

Detailed Residential Schedule of Accommodation – Town Houses subject of this application replacing Duplex Block

Block Type	Unit No.	Unit Type	No. Bedrooms	No. Persons	Floor Area (m ²)		Aspect	Aggregate Living Area (m2)		Living Room Width (m)		Main Bedroom Area		Double Bedroom Area				Single Bedroom Area			Agg. Bedroom Area		Storage area (m ²)		Additional storage in Attic	Private Open Space (m ²)
					Reqd. Min.	Provided		Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Provided	Provided	Reqd. Min.	Provided	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided		
G	1	Bookend	4	7	110	138.0	Triple	40	53.0	3.8	4.6	13	14.9	11.4	11.4	11.4		7.1	7.5		43	45.2	6	6.3	✓	Provided
	2	Midrow	3	5	92	99.8	Dual	34	40.0	3.8	3.8	13	13.5	11.4	11.4			7.1	7.2		32	32.1	5	5.0		46.9
	3	Midrow	3	5	92	99.8	Dual	34	40.0	3.8	3.8	13	13.5	11.4	11.4			7.1	7.2		32	32.1	5	5.0		46.8
	4	Midrow	3	5	92	99.8	Dual	34	40.0	3.8	3.8	13	13.5	11.4	11.4			7.1	7.2		32	32.1	5	5.0		46.0
	5	Midrow	3	5	92	99.8	Dual	34	40.0	3.8	3.8	13	13.5	11.4	11.4			7.1	7.2		32	32.1	5	5.0		43.0
	6	Bookend	4	7	110	138.0	Triple	40	53.0	3.8	4.6	13	14.9	11.4	11.4	11.4		7.1	7.5		43	45.2	6	6.3		62.9
Total					588	675.2																				295.6

TOTAL	675.2	295.6
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All Houses fully comply with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

Department of the Environment, Community & Local Government Standard - Quality Housing for Sustainable communities 2007

House Types	Floor Area (sqm)	No. of Floors	No. of Beds spaces	Main living Area (sqm)	Agg. Living Area (sqm)	Living room Width (m)	Bed 1 (sqm)	Bed 2 (sqm)	Bed 3 (sqm)	Bed 4 (sqm)	Bed 5 (sqm)	Agg. Beds Area (sqm)	Total Storage (sqm)
2 Bed/ 4 person dwelling (2 Storey)	80	2	4	13	30	3.6	13	11.4	0	0	0	25	4
3 Bed/ 5 person dwelling (2 Storey)	92	2	5	13	34	3.8	13	11.4	7.1	0	0	32	5
3 Bed / 6 person dwelling (2 Storey)	100	2	6	15	37	3.8	13	11.4	7.1	7.1	0	36	6
4 Bed/ 7 person dwelling (2 Storey)	110	2	7	15	40	3.8	13	11.4	11.4	7.1	0	43	6

Summary Residential Schedule of Accommodation – Apartments

Block Type	No. of Units	1-BED	2-BED	3-BED	4-BED	% Single, Dual or Triple Aspect	Gross Floor Area PER BLOCK (m2)
St. Kevins	66	30	36			73%	5943.0
Total	66	30	36	0	0	73%	5943.0

Detailed Residential Schedule of Accommodation – Apartments subject of this application repalcing Creche

Block Type	Unit no.	Unit Type	No. Bedroom No.		Persons		Floor Area (m ²)		Aspect	Aggregate Living Area (m2)		Living Room Width (m)		Main Bedroom Area		Double Bedroom Area			Single Bedroom Area			Agg. Bedroom Area		Storage area (m ²)		Additional storage in Attic	Private Open Space (m ²)			
			Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided		Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided					
SK	10		1	2	45	94.5	Triple	23	39	3.3	4.7	11.4	19	11.4								11.4	19.0	3	8.4					
	11		1	2	45	47	Single	23	24	3.3	3.4	11.4	12	11.4								7.1			11.4	12.0	3	3.0		
	12		1	2	45	54	Dual	23	23	3.3	3.3	11.4	12.7	11.4								7.1			11.4	12.7	3	3.0		
	13		1	2	45	53.8	Dual	23	24.5	3.3	4.7	11.4	11.5	11.4								7.1			11.4	11.5	3	4.7		
	14		2	3	63	74	Dual	28	28	3.6	3.9	13	13.5	11.4								7.1	10.5		20.1	24	5	6.2		9.7
	15		2	3	63	74.5	Dual	28	28	3.6	3.9	13	14.5	11.4								7.1	9.5		20.1	24	5	6		9.7
Total					306	397.8																							19.4	

Min. Requirements for Apartments permitted under the "Sustainable Urban Housing: Design Standards for New Apartments" (2022)

Specific Planning Policy Requirement 3

Minimum Apartment Floor Areas:

- Studio apartment (1 person) 37 sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (5 persons) 90 sq.m