

CORK CITY COUNCIL

SITE NOTICE

Notice of Large-Scale Residential Development (LRD)

Application to Cork City Council

We, **The Land Development Agency** intend to apply for planning permission for a Large-Scale Residential Development comprising amendments to a permitted Strategic Housing Development of 265 no. units (An Bord Pleanála Ref: 308923-20) on the site of the **Former St Kevin's Hospital and Grounds, Shanakiel, Cork (A Protected Structure, 'Saint Kevin's Hospital' RPS Ref. PS1154)**.

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.

This application for the proposed amendments to the consented Strategic Housing Development (ABP Ref: 308923-20), is a Large-scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended.

LRD Website: www.stkevinslrd.com

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, City Hall, Cork, during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submissions and observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed:



(Órla Casey, Tom Phillips + Associates, Suite Suite 425 + 455, No. 1 Horgan's Quay, Waterfront Sq, Cork City, T23 PPT8)

Date of erection of site notice:

25 March 2024