



**DEVELOPMENT AT  
TURNER'S CROSS  
CORK**

**PART 8  
PLANNING REPORT**

COTTER & NAESSENS  
ARCHITECTS

SEPTEMBER 2025





## DESIGN TEAM

### Architects:

Cotter & Naessens,  
28 South Mall, Cork  
Tel: +353 (0)21 484 7123  
Email: [lcotter@ccnarchitects.net](mailto:lcotter@ccnarchitects.net)  
Contact: Louise Cotter

### Conservation Architects:

Carrig Conservation International Ltd  
Atlantis Building, Cumberland St S,  
Dublin 2  
Tel: +353 (1) 552 9080  
Email: [leila@carrig.ie](mailto:leila@carrig.ie)  
Contact: Leila Budd

### Civil/Structural Engineers:

Punch Consulting Engineers,  
Elm Court, Borreenmanna Rd.,  
Ballintemple, Cork  
Tel: +353 (21) 462 4000  
Email: [cmurphy@punchconsulting.com](mailto:cmurphy@punchconsulting.com)  
Contact: Cian Murphy

### Mechanical & Electrical Engineers:

Matt O'Mahony & Associates  
8 Sidney Pl, Victorian Quarter, Cork  
Tel: +353 (21) 450 6364  
Email: [info@mattomahony.ie](mailto:info@mattomahony.ie)  
Contact: John Geany

### Quantity Surveyors:

JJ Casey & Co  
Carrig House,  
West End,  
Ballincollig  
Cork  
Tel. +353 (21) 487 3912  
Contact: Edward Power

### Fire Consultant

Jensen Hughes  
Office 126, Cube Building, Monahan Rd.,  
Ballintemple, Cork  
Tel: +353 (1) 661 4925  
Email: [anthony.french@jensenhughes.com](mailto:anthony.french@jensenhughes.com)  
Contact: Anthony French

### Accessibility Consultants

O'Herlihy Access Consultancy  
Guinness Enterprise Centre, Taylor's Ln,  
the Liberties, Dublin 8  
Tel: +353 (1) 415 1285  
Email: [zandalee@accessconsultancy.ie](mailto:zandalee@accessconsultancy.ie)  
Contact: Zandalee Slabbert

### PSDP

Occupli,  
Euro Business Park, Ballytrasna,  
Cork  
Tel: +353 (818) 315 415  
Email: [danielkelly@occupli.com](mailto:danielkelly@occupli.com)  
Contact: Daniel Kelly







**TABLE OF CONTENTS**

**1.0 Project Background**

- 1.1 Introduction
- 1.2 Site Description
- 1.3 Existing Building

**2.0 Site Conditions**

- 2.1 Site Surveys
- 2.2 Site Services
- 2.3 Site Sections
- 2.4 Archaeological Heritage
- 2.5 Architectural Heritage and Conservation
- 2.6 Roads and Traffic
- 2.7 Planning Context

**3.0 Design Approach**

- 3.1 Proposed Use and Typology
- 3.2 Conservation
- 3.3 Site Strategy
- 3.4 Design Quality

**4.0 Management of the Development**

- 4.1 Management of the Development
- 4.2 Security

**5.0 Demolition of the Chapel**

- 5.1 Conservation
- 5.2 Design Studies
- 5.3 Optimum use of Wider Site
- 5.4 Comment from Presentation Sisters
- 5.5 Summary

**6.0 Development Plan Objectives**

**7.0 Urban Design Criteria**

- 7.1 Zoning
- 7.2 Density
- 7.3 Residential Design Standards
- 7.4 Residential Amenity
- 7.5 Car Parking
- 7.6 Bicycle Parking
- 7.7 SuDs and Drainage
- 7.8 Biodiversity
- 7.9 Ecological Assessment
- 7.10 Waste Management

**8.0 Accommodation Schedule**

**9.0 Appendices**







## 1.0 PROJECT BACKGROUND

### 1.1 INTRODUCTION

The purpose of this report is to accompany the Part 8 Planning Application for development at Turner's Cross, Cork which comprises, the renovation and extension of the existing convent building to form a Domestic Violence Refuge including accommodation and support services and a separate block (West Block) of 32 no. social housing units including a land-scaped residential courtyard.

### 1.2 SITE DESCRIPTION

The site is a backland site bounded by the Capwell Bus Depot (once the Macroom Railway Terminus) to the North, Bunscoil Chriost Ri to the South East and terraces of housing to the West on Evergreen Road. A narrow access road provides entry into the site. The field to the western side of the site is a self-contained plot of land, overlooked by the terraced housing of Summerhill South and Evergreen Road.

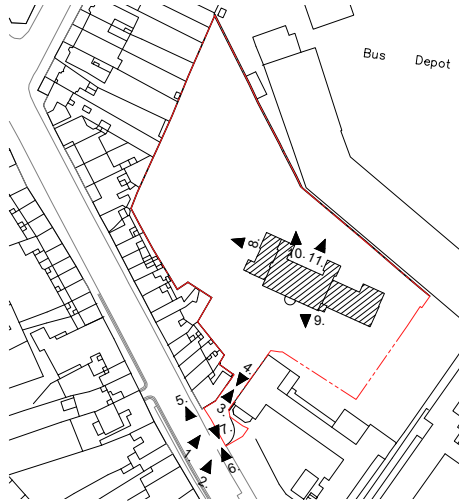
The site is within the Turner's Cross Architectural Heritage Area and the existing Christ the King Presentation Convent is listed on the National Inventory of Architectural Heritage (NIAH) although it is not a protected structure. The convent is representative of the expansion of the Presentation Order in the Turner's Cross area in the 1930s. There is a significant level difference across the site. There is a sunken garden to the rear of the existing convent which is 2m lower than the entry ground level and completely overgrown. There is also a slope across the Western site towards the Western boundary.

The entire site is 6,959m2 and is approximately 15 minutes walk from Cork City Centre. The site has very little frontage on to the street and the existing convent building is largely hidden from view except for glimpses that emerge between the school and neighbouring housing as you walk along Evergreen Road.

The existing convent is 3 storeys high with the surrounding residential buildings, school and bus garage varying from 1 to 3 stories. The nearby 1930s Christ the King Church which is a protected structure rises above the neighbourhood. Refer 'View 9' which shows the church as viewed from the roof terrace of the existing convent.



Aerial View



- VIEW 1** - Glimpse of the existing convent between Bunscoil Chriost Ri and adjoining terraced housing - from Evergreen Rd  
**VIEW 2** - Glimpse of the existing convent between Bunscoil Chriost Ri and adjoining terraced housing - from Evergreen Rd existing convent building  
**VIEW 3** - View of the existing convent on approach  
**VIEW 4** - View of Evergreen Road from the entry road  
**VIEW 5** - View of Evergreen Road towards West  
**VIEW 6** - View of Evergreen Road towards West - existing gate to site visible  
**VIEW 7** - View of Evergreen Road towards East  
**VIEW 8** - View of rear of terraced housing on Evergreen Road -as viewed from Convent roof  
**VIEW 9** - View of Bunscoil Chriost Ri as viewed from Convent Roof (Church of Christ the King visible in background)  
**VIEW 10** - View of Capwell Bus Depot as viewed from Convent Roof  
**VIEW 11** - View of Capwell Bus Depot as viewed from Convent Roof  
**VIEW 12** - Nearby Christ the King Church



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10



View 11



View 12



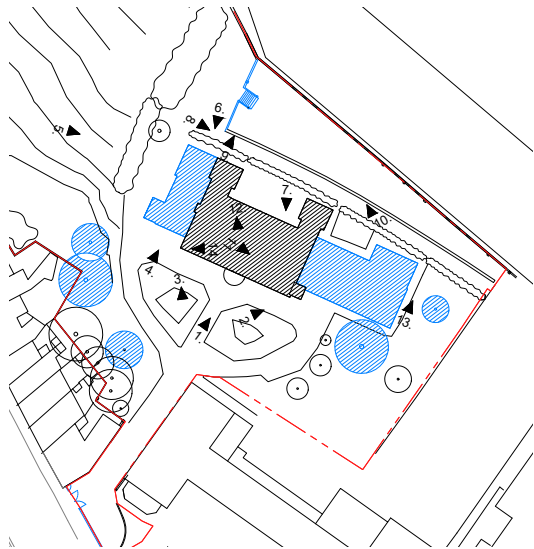
1.3 EXISTING BUILDING

The existing convent is a seven-bay three-storey building free-standing in its own grounds built c.1935 on a rectangular plan and with half-level returns at the northeast and northwest. There is an adjoining single-storey annex over partial basement at the west and an adjoining Chapel at the East. There is an integrated bell tower with stone features at the southeast and a semi-circular entrance porch to the south elevation.

The walls are solid red brick with a cement render and impermeable paint finish. The render has extensive cracking which has resulted in extensive water ingress and damage mainly along the Southern elevation. The main building and west annex are flat roofed with parapets. The chapel has a pitched slate roof.

Grass lawns and concrete paths define the approach to the building on the South. A sunken garden to the North is now mostly overgrown but would have provided amenity to the convent residents in the past.

Carrig Conservation have carried out an extensive condition survey of the existing buildings including the interiors. Their report is included in the Appendix.



- VIEW 1 - Convent - South Elevation
- VIEW 2 - Convent and Chapel
- VIEW 3 - Convent and West Annex
- VIEW 4 - Lean-to at Western side of Convent
- VIEW 5 - Convent - West Elevation
- VIEW 6 - Convent - North Elevation
- VIEW 7 - Convent - North Elevation
- VIEW 8 - Northern terrace and retaining wall
- VIEW 9 - Steps to sunken garden - all overgrown
- VIEW 10 - Bus garage was viewed from Northern terrace - sunken garden overgrown
- VIEW 11 - Bell tower as viewed from roof of Convent
- VIEW 12 - View of Bus Garage as viewed from roof of Convent
- VIEW 13 - Chapel - East Elevation
- VIEW 12 - View of rear of terraces on Evergreen Road as viewed from within Convent



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10



View 11



View 12



View 13



View 14



## 2.0 SITE CONDITIONS

2.0 SITE CONDITIONS

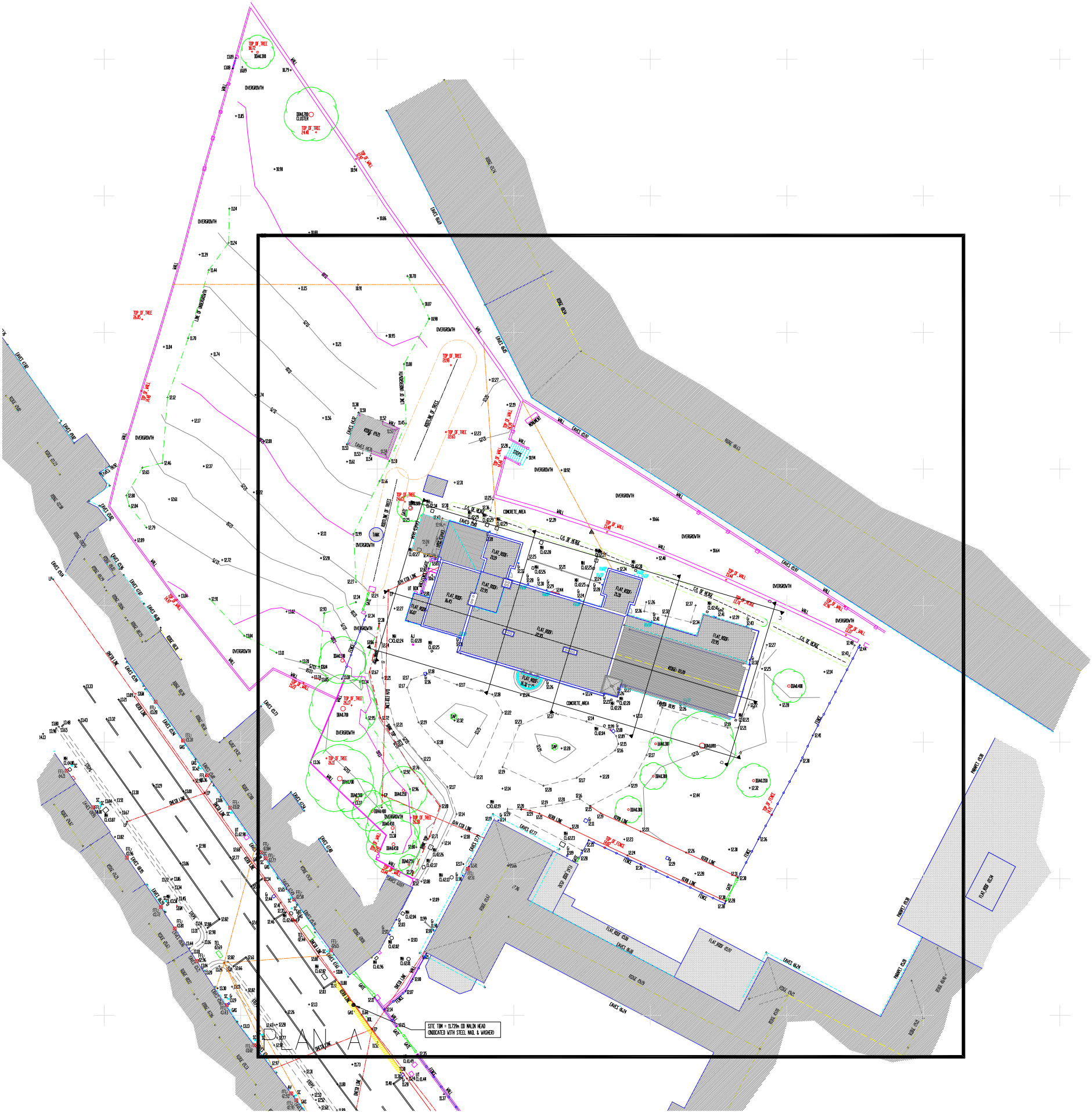
2.1 SUMMARY OF SITE SURVEYS

Surveys that have been undertaken:

- Topographical Survey - July 2020 by 'Geodata Land Surveyors'
- GPR Survey - July 2020 by 'Geodata Land Surveyors'
- Asbestos Survey - August 2020 by 'MDK Analytical'

GEOTECHNICAL GROUND INVESTIGATION

Geotechnical investigations have been undertaken on site by Priority Geotechnical - testing was undertaken in December 2024 and January 2025. The results of this investigation along with analysis has been considered in the structural design.



Excerpt from Topographical Survey - Refer to Appendix A for full version



2.2 EXISTING SERVICES

All existing main services such as gas, Eircom and electricity are available along Evergreen Road.

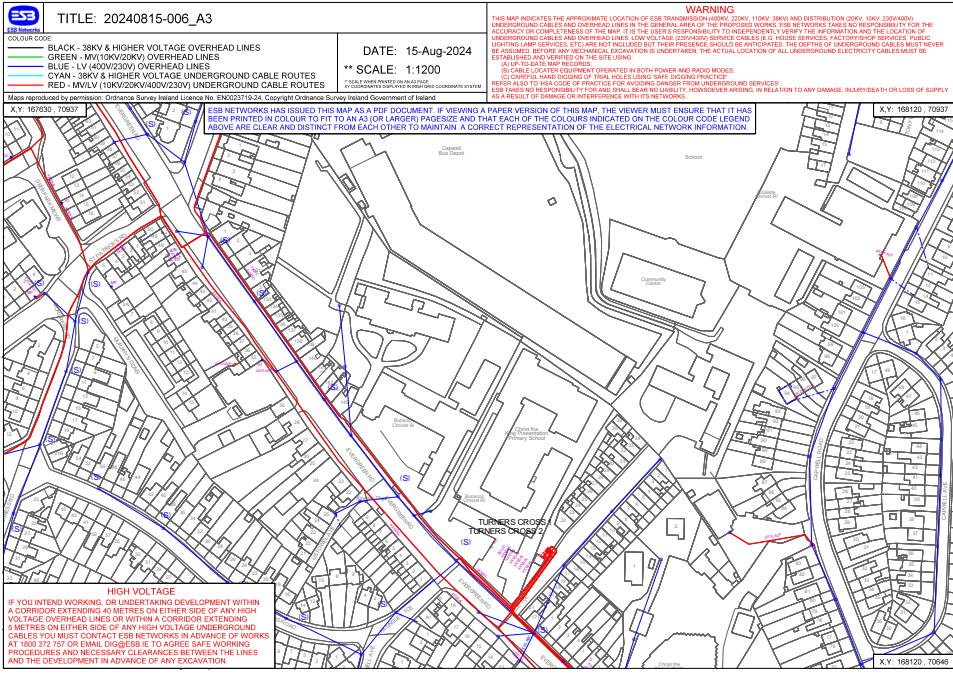
The existing building is equipped with a Low-Temperature Hot Water (LTHW) boiler.

A diversion of some existing overhead lines will be required (shown on ESB map below) - the lines currently connect to an existing pole on Evergreen Road and connect to the existing convent building.

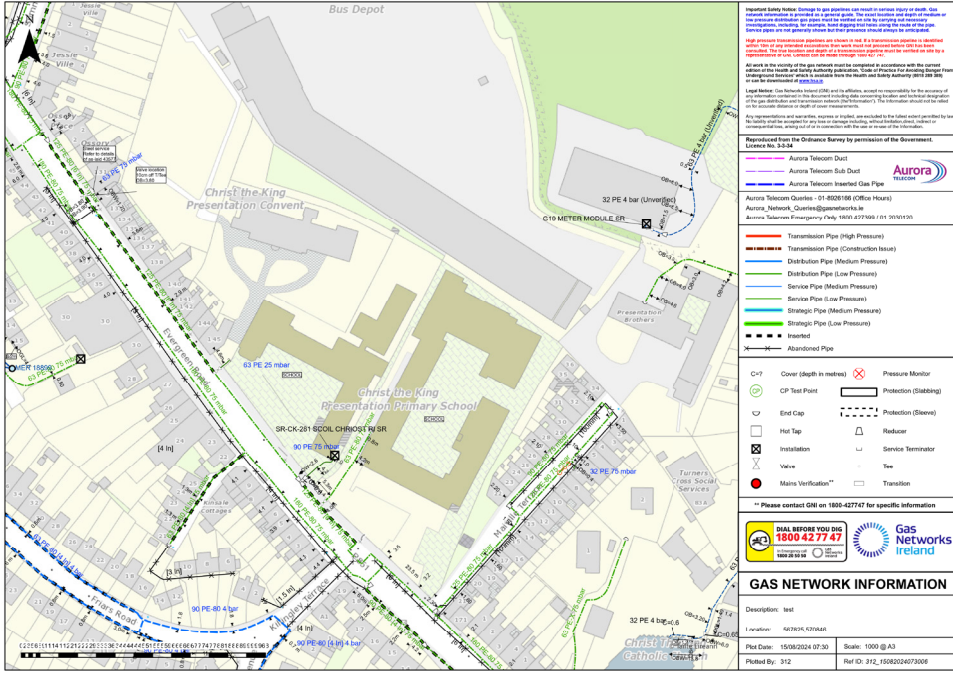
An external plinth mounted ESB unit substation will be installed to service electrical power requirements of the development.

Gas - Gas is available but is not being used in the proposed design. The existing connection will be capped off safely

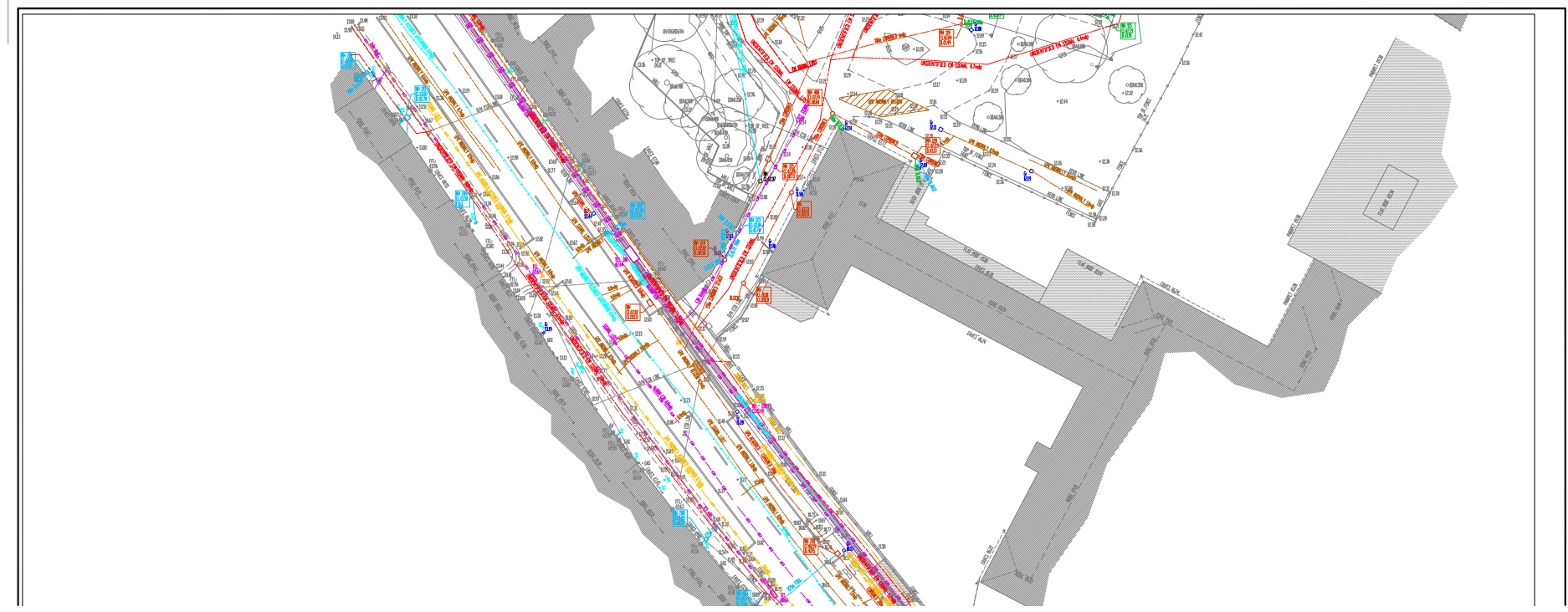
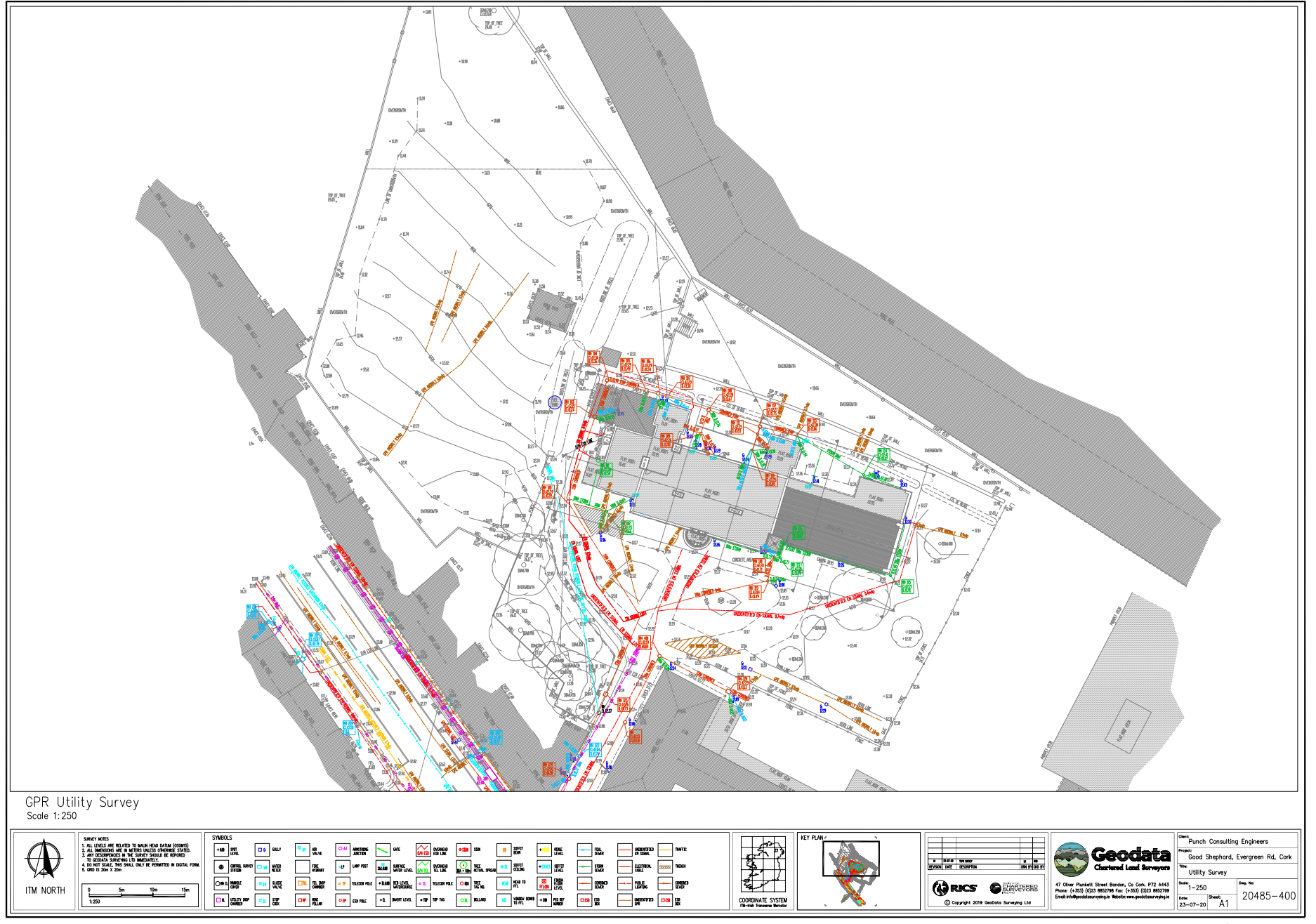
Engagement with Utility Providers - this remains an ongoing process. For example, ESB will not review applications until planning permission is granted.



ESB Networks Utility Map

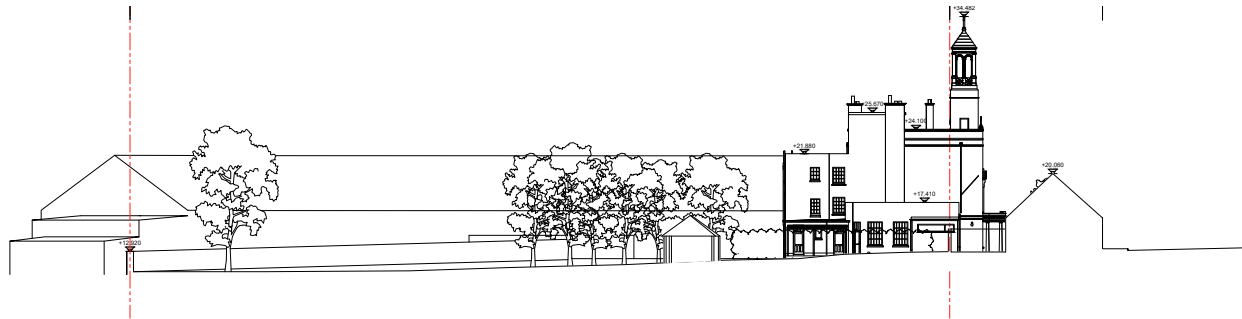
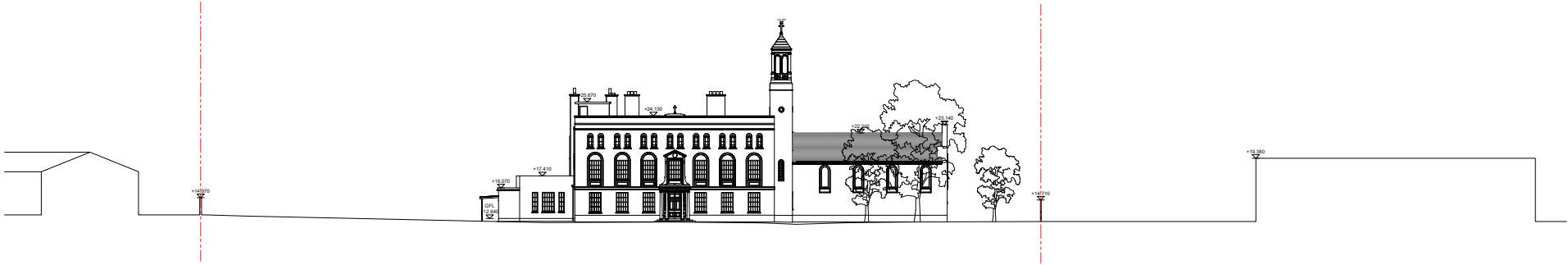


Gas Networks Ireland Utility Map





2.3 SITE SECTIONS





## 2.4 ARCHAEOLOGICAL HERITAGE

Carrig Conservation have carried out a desktop review in relation to the potential for archaeology to the site. The Historic Environment Viewer ([heritagedata.maps.arcgis.com](https://heritagedata.maps.arcgis.com)) and the Cork City Heritage Sites ([corkcityco.maps.arcgis.com](https://corkcityco.maps.arcgis.com)) webpages were consulted. These did not show any recorded monuments to the site and did not show the site as lying within a zone of archaeological potential.

## 2.5 ARCHITECTURAL HERITAGE AND CONSERVATION

The convent at Evergreen Road was constructed c. 1935 and followed shortly after the consecration of Christ the King Church in Turner's Cross. The former convent is a detached seven-bay, three -storey building and is listed on the NIAH. The NIAH notes that it forms part of an interesting group of related structures with the schools to the South-East forming a broader group of Roman Catholic related structures with the church and presbytery. The convent has been vacant for a number of years and has fallen into disrepair with significant water damage on the Southern elevation due to extensive cracking in the external render. Given the architectural value of the existing building, our proposal has been developed to restore and adapt the existing convent building to allow it to find a sustainable new use and to meet the needs of future users. An existing annex to the West and the chapel to the East are proposed to be demolished. New additions will be sensitive and appropriate to the context and through good quality design will avoid a negative impact on the character of the Architectural Conservation Area.

In Section 3 we further discuss the development of the design in relation to its historic context. Carrig Conservation Architects have prepared an Architectural Heritage Impact Assessment which summarises the works and our approach. See Appendix.



6 inch OS map of area c. 1940

## 2.6 ROADS AND TRAFFIC

The site is accessed from Evergreen Road with a narrow concrete paved access road leading from Evergreen Road into the site.

Access to the site is currently via a gate at the boundary of the site with the Evergreen Road footpath. This gate, in its current location, presents challenges for the future use of the site and access by refuse trucks and fire tenders. Retaining the gate in this position would restrict the necessary maneuvering space for these vehicles, particularly for emergency services and waste collection, and could result in traffic congestion with vehicles queuing on an already heavily trafficked public road.

The gate has been removed and will be re-installed farther along the access road - it is being retained for Conservation purposes only and will remain in a permanent open position. This adjustment will alleviate congestion in the laneway and improve vehicular access. It will also help to enhance pedestrian safety and ensure that the existing public footpath is not blocked by larger vehicles waiting outside the entrance gate.

Punch Consulting Engineers have prepared a Mobility Management Plan for the site which is included in the Appendix. A Road Safety Audit has been carried out and the Design Team have addressed concerns raised in the design. This has been included in Punch's Mobility Management Plan.



Aerial View of Site

## 2.7 PLANNING CONTEXT

The site comprises the 3-storey Christ the King Presentation Convent and single-storey adjoining chapel. The lands to the west comprise open, attendant grounds of the convent, and would have been used as a walkway and recreational pursuits by convent residents. In built heritage terms, the convent building on site is listed on the National Inventory of Architectural Heritage (NIAH), reg. no. 20505570. Objective 8.22 of the Cork City Development Plan notes that the designation of buildings on the NIAH will be taken into account when considering proposals for development in relation to them. This is a key consideration in our proposal. The site is also within the Turner's Cross Architectural Conservation Area (ACA). Objective 11.202 of the CCDP notes that the designation of Architectural Conservation Areas is intended to encourage development in historic areas that promotes a high standard of design and detail, enhancing Cork City's existing historic morphology, varied architectural styles and use of materials, but which adds new qualities from our own time, making its own contribution to the city's evolving identity. We have summarised our approach in relation to these objectives at Section 6.

Consultation has taken place with CCC Planning Department and Conservation Officer. Feedback was received from a preliminary set of documents which has been responded to in this submission.

## Planning History

There is no record of any planning history on the subject site.

## Zoning

The site is zoned as "Sustainable Residential Neighbourhoods" on Map 7 of the Cork City Development Plan 2022-2028. A central objective of this Zone is for the 'provision and protection of residential uses and residential amenity' in this zoning. Having regard to national and local planning policy objectives to increase the supply of housing at increased densities in sustainable locations, in planning terms, the proposal to maximise residential development is in line with these objectives.



Extract from Map 7, Zoning Maps, Cork City Development Plan 2022-2028

## Future Development

The LDA/s Relevant Lands report (2025) identifies the Capwell Bus Station as one of 14 relevant sites in Cork City. It is categorised as Class 2, meaning it is 'Moderately Constrained' and is a medium to long term option.



The report notes that the site is 2.5ha and has the potential to yield 150 to 210 homes. There is currently no Masterplan affecting the land and it would need to be re-zoned. We note that there would be potential for future connections between our site and the Capwell Road site. The two sites share the Northern boundary and it may be possible (depending on levels) to make connections across this boundary. The open space for the Social Housing is located at this location and there would be potential to create a relationship between this and future open space on the Capwell Road Site. The secure boundary of the DVR would need to be maintained.





### **3.0 DESIGN APPROACH**



3.0 DESIGN APPROACH

3.1 PROPOSED USE AND TYPOLOGY

The development comprises a Domestic Violence Refuge and a separate block of 32 no. social housing units.

3.1.1 DOMESTIC VIOLENCE REFUGE - CONVENT AND EAST BLOCK EXTENSION

There is a critical national shortage of domestic violence (DV) refuge accommodation across Ireland. The Review of the Provision of Accommodation for Victims of Domestic Violence, published by Tusla in February 2022, clearly states:

‘It was widely acknowledged that there is inadequate provision of, and inequity in access to, appropriate accommodation for victims of domestic violence.’

This review identifies the need for between 38 and 57 additional units of refuge accommodation in the South-West and ‘a level of urgency to prioritise a number of locations for refuge developments that could come on stream within 3 years.

Tusla have confirmed to GSC that Cork is a ‘Priority Area’ and that they wish to see a new refuge developed in Cork as a priority within this timeframe. The Accommodation Review builds on the comprehensive Cork DV/SV Needs Assessment process (NAPs), published in 2018, which also clearly identified a shortage of domestic violence accommodation in the Cork region.

**Good Shepherd Cork** plans to develop this new domestic violence refuge facility at Evergreen Road, Turners Cross in combination with Cuanlee refuge.

Cuanlee currently provides refuge accommodation (6 units) for women & children in its premises at Karyl’s Quay and, through an arrangement with Childhood Matters (5 units).

Good Shepherd Cork currently provides support to women, children and families experiencing DV and SV through the following services and supports:

- Provision of emergency accommodation (Edel House and Redclyffe)
- Supports to women and families who are homeless and staying in B&B accommodation
- Outreach support to women and families who have experienced DV/SV
- Dedicated supports to children experiencing DV/SV.

GSC and Cuanlee have agreed in principle – subject to CAS funding confirmation and planning permission being granted – that Cuanlee will combine with Good Shepherd Cork, under the GSC legal entity, and that GSC will own and operate the new refuge, to be called Cuanlee Refuge.

The power of architecture to heal and soothe has long been an iconic strand of modern architecture, when new typologies and spatial concepts evolved to harness the healing qualities of fresh air and sunlight. The tradition of sheltered accommodation is a venerable one dating from medieval times with established examples of almshouses and sanctuaries in most European cities that are still viable and remarkable institutions. Particular models include the Hofjes of Amsterdam and Godshuisen of Bruges, which catered for a range of people including unmarried women, mothers and the elderly. These places are invariably characterised by the intimate scale of the shared open spaces. Whilst the density required on the Evergreen Road site will limit the reliance on a single storey solution, much can still be learned from these historic places.

As part of our design development, we researched contemporary examples of the women’s refuge in Ireland and abroad and these are illustrated. It is clear that there is a wide variety of design approaches in these buildings, which are frequently located in repurposed existing buildings, usually in constrained urban sites. Consequently there is a wide variety in plan types and expression. Evolution of the type from the institutional model with shared facilities to a sheltered accommodation plan with self-contained units and communal facilities and resource rooms is evident.

A number of research papers have been published regarding the needs of the building users and impact on design requirements. A comprehensive study has been published by the University of Technology Sydney (Design Guide for Refuge Accommodation for Women and Children , Samantha Donnelly, Centre for Social Justice and Inclusion, March 2020). This study provides valuable insights into the needs of the user group including women, children and staff.

Findings from the research process indicated a number of pressure points, which have been corroborated by Good Shepherd staff who operate existing refuges:

- Kitchens - Shared cooking facilities are difficult to manage and allocation of storage and cleaning duties is problematic. Centres are increasingly providing kitchens in apartments with communal lounges with snacks and coffee and tea facilities are a popular choice, allowing residents to cook and eat as a family with the option to engage socially when appropriate.

Bathrooms	Shared bathrooms are generally avoided with a preference for private.
Laundries	These spaces seem to be a common source of tension due to lack of space and difficulty in co-ordinating washing and drying cycles. We have included a large laundry space which has direct access to outside. A drying area is included to the East of the site.
Foyer Areas	Lack of adequate lighting, storage for prams, complexity of access control and security systems pose difficulties for those with limited mobility, carrying small children etc.
Play Spaces	Child-focussed spaces are preferable to general areas with toys etc. Areas require visual connection to adult spaces.
Storage	Private space is generally compact and constrained. Secure storage is required for belongings

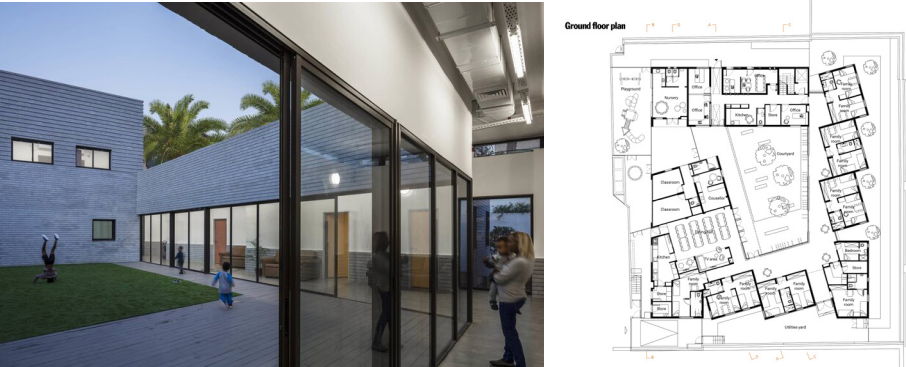
Opportunities for design development and improved facilities include:

- Gardens and Courtyards the provision of sheltered green spaces for relaxation
- Allotments with fruit and vegetables, chicken runs
- Meeting Hubs flexible rooms for workshops, meetings, counselling and therapy

Design Response

The brief for the DVR has been developed with GSC and Cuanlee with reference to the ‘Domestic Violence Refuge Accommodation - Project Brief Design Guidelines’, issued by the DHLGH. The DVR accommodation includes staff facilities, counselling rooms, communal living areas, Play Spaces and support spaces along with 20 no. accommodation units located in the existing convent building and Eastern extensions (the East Block).

The accommodation units have been developed with our research in mind and in consultation with GSC and Cuanlee based on their experience at their existing facilities. The top floor of the convent building includes a Therapeutic Facility which can be used for group activities such as yoga, group discussion, classes etc. The communal space opens out on to a garden terrace which affords panoramic views of Cork city and which will be planted to provide a calming space for residents. A Demonstration kitchen will be used to teach residents valuable life skills that they can use when they leave the refuge. Good Shepherd have a similar facility to this at Edel House and find it an invaluable resource. This level will have restricted access with residents only using the space under supervision. Allotments and play areas have been provided in the shared external space. This will encourage engagement between residents in the Refuge and provide relaxing and therapeutic outdoor areas.



Ada and Tomar House, Tel Aviv, Israel  
12 family units and common rooms 880m2



Haven House, Dublin  
32 units and common spaces, 2620m2

DESIGN STRATEGY

CONVENT BUILDING

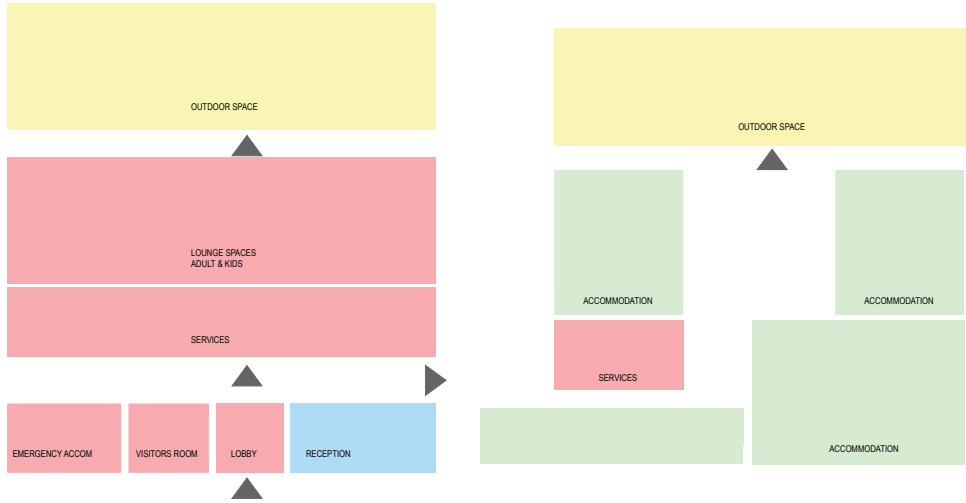
The Convent building accommodates the main entrance, foyer and communal spaces including resource rooms, and some residential units, while the East Block houses the majority of the residential units.

The main entrance door is retained along with the semi-circular portico. A spacious foyer with reception desk is located off the entrance lobby. A new extension to the rear provides space for two lounges, each with their own kitchenette or wet area. Sliding doors provide direct access to the garden beyond. There is a pergola providing shelter from the rain. The existing corridor provides access to staircases at each end and toilet facilities.

The first floor of the Convent accommodates resource rooms and meeting rooms, staff facilities and Teenager’s Room. The second floor of the building includes three studio apartments and two one bedroom apartments. The roof of the building is flat, providing an opportunity for a new “pent-house” which will be multipurpose, availing of access to an enclosed roof terrace. A therapeutic facility is located on this floor as described in the previous section.

EAST BLOCK

The entrance to the East Block is off the Convent central corridor for security reasons. On this floor there is a one bedroom universally accessible unit and two studio apartments. The upper floors include 7 no. one bedroom units (including one additional UD unit) and 8 no. studio apartments. There is scope to connect the north and south facing apartments to accommodate extended families.



3.1.2 SOCIAL HOUSING - WEST BLOCK

The West Block comprises 32 no. social housing units with a mix of unit types. A central core and external galleries provide access to the units. The access gallery overlooks a shared landscaped courtyard to the rear which provides amenity space to the residents.

- The social housing units have been design in accordance with the latest guidelines including:
- Sustainable Urban Housing: Design Standards for new apartments. Guidelines for Planning Authorities. Department of the Environment, Community and Local Government. December 2022.
  - Quality Housing for Sustainable Communities. Department of the Environment, Heritage and Local Government. 2017.

Refer to Section 3.3 to 3.4 for further details on the design approach and Section 8.0 for Accommodation Schedule.



### 3.2 CONSERVATION

As described previously, the site lies within the Turner's Cross Architectural Conservation Area. The existing convent which is listed on the NIAH was built in 1935 and is being refurbished and upgraded as part of our proposal.

There is currently severe water ingress impacting the exterior and interior of the convent which could lead to the eventual loss of the building if there is no intervention. The repair and refurbishment of existing features as part of the works would have a positive impact on the area and Cork City. Redevelopment will also allow for regeneration of the site with community services. We have engaged Carrig Conservation Architects to consult throughout all stages of the project. They have prepared an 'Architectural Heritage Impact Assessment' which is included in the Appendix. This report outlines the Conservation Strategy and contains a narrative on it's impact.

The Domestic Violence Refuge is housed in the existing convent and new extension. The convent contains staff facilities, counselling rooms, resident amenities, therapeutic facilities and support spaces as well as some accommodation units. The primary requirement for the Eastern block was for the majority of the accommodation units. The chapel is unsuitable for this use as it is one large volume and sub-division of the space both in plan and section, as would be required, would have resulted in the loss of the architectural integrity of the chapel and would have been inefficient in terms of space provision. Carrig Conservation have included an assessment on this proposal in their report. They note that the exterior of the chapel is not of architectural significance. The interior has some notable features which will be recorded and salvaged.

The new East Block extension as well as the West block social housing have been designed so that they are sympathetic to the convent building. The quality of the design of the proposed new East block extensions and West block social housing, materials, and sensitivity and appropriateness to context have been considered in order to avoid a potential negative impact and instead to provide a neutral or indeed a positive impact to the character of the ACA and to the setting of adjacent historic structures by the provision of a well designed structure appropriate to its context.



South Elevation

#### 3.2.1 ENVIRONMENTAL UPGRADE TO EXISTING BUILDING

We are developing a strategy to upgrade the existing convent to be more energy efficient and to provide a comfortable environment for the Domestic Violence Refuge.

The existing oil burning heating system will be replaced with a new hybrid gas and air-to-water system.

The existing fabric will be upgraded while respecting and enhancing it.

- Walls - The existing walls are solid brick with a plaster finish - the plaster has extensive cracking which is allowing water ingress and needs to be replaced. Consideration needs to be given to the solid nature of the existing walls - any applied material will need to be breathable to allow any moisture build-up to escape. We will replace the plaster internally and externally with a breathable product which will give the building a new weatherproof but breathable skin whilst also improving the thermal performance of the building. The existing mouldings will be recreated to maintain the original historic features of the convent building.
- Windows - The existing multi-pane windows will be refurbished and re-glazed to improve their thermal performance.
- Roof - The flat roof will be insulated and waterproofed to modern standards and the windows will be re-glazed to improve their U-Value.

The final strategy will be developed to ensure a balance of measures to include interventions that can be reasonably achieved to improve the performance of the building while respecting the existing fabric.

### 3.3 SITE STRATEGY



The site strategy design began with an analysis of the existing conditions, parameters, guidance documents and the potential to re-use the existing buildings on site.

Cotter & Naessens were commissioned by Good Shepherd Cork to carry out a Feasibility Study in 2020 to determine the optimum use of the site - both in maximising the efficiency for the client but also in providing a positive impact on the local area. We reviewed the following options:

1. Retain the convent and chapel and adapt for re-use as a Domestic Violence Refuge with a new block of housing to be built in the Western end of the site
2. Demolish the convent entirely and propose new buildings for the Refuge and Social Housing
3. Retain the convent but demolish the chapel, allowing for the construction of a new extension for use as accommodation for the DVR. New block of housing to be built in the Western end of the site

Option 1 - Re-use of all of the existing accommodation was explored as the first option. It was deemed unviable to retain the existing chapel however. As the majority of the Refuge staff and support spaces are housed in the convent building, the primary requirement for the East block was for additional accommodation units. As described Section 5, it was determined through extensive design studies, that it was unviable to retain the existing chapel for this purpose.

Option 2 - A number of site strategy options were developed where the existing buildings were demolished and the entire site was used to accommodate new buildings for the DVR and Social Housing. Consultation with the Conservation Officer indicated that it was preferable to retain the historic structures. This option was ruled out as the Design Team wished to retain the existing convent due to it's architectural value.

Option 3 - Our feasibility studies tested this option extensively and it was found that retention of the existing convent building was viable with the addition of a new extension for accommodation. The new social housing is located to the West of the site. This was found to be the most efficient use of the site while respecting the architectural heritage of the existing building and the local area. Refer to Section 5.0 for more information in relation to the demolition of the chapel.

#### 3.3.1 EXTERNAL SPACES & PUBLIC REALM

The creation of coherent and pleasant external spaces is a priority in our design strategy. The value of green space and a well-designed public realm is even more valued now following the Covid 19 pandemic. A mix of private, semi-private and communal open space should be included to support people of all ages to enjoy and colonise the space in groups or alone. Car parking (which should be very limited in provision in accordance with the City Council's sustainable policy and the policies outlined in Sustainable Urban Housing) would be relegated to the fringes of the development allowing more space for a generous garden that receives the sun.

The original convent was once surrounded by beautiful gardens, a sunken garden to the rear and a green area planted with decorative trees and shrubs to the front. Our site strategy maintains these garden spaces and they will play an integral part in the operation of the Domestic Violence Refuge. The garden to the front of the DVR provides a calm arrival experience while the sunken garden to the rear now provides secure allotments and play space for use by the residents.

The layout of the West Block is centred around a shared landscaped garden to the rear that is formed by the L shaped block. A mixture of planted areas, play spaces and gravelled paths provide a range of external spaces. Allotments are located to the West which can be used by the residents, providing opportunities for them to engage with their community.



Examples of Courtyard Housing across Europe:





3.3.2 BOUNDARIES AND OVERLOOKING

In an urban infill site such as this, surrounded by buildings on all sides, consideration of the new development's relationship with existing boundaries and neighbouring buildings is a key design parameter.

The most important consideration on this site is the amenity of the two storied domestic terraces to the South and West. In our design development, care has been taken to ensure adequate distance is provided between the proposed development and existing terraces.

The new residential block has been set back from the Southern and Western boundaries to minimise the potential for overlooking.

To further protect the privacy of both the new and existing residents, the balconies that face on to these boundaries include a system of screens that align with the windows of the main living spaces in the new apartments. These screens will be perforated metal and will allow some light and air through while providing visual privacy for both sets of residents.

Green buffers will be provided along these boundaries, planted with semi-mature trees which will be overlooked by the existing houses. A buffer will also be provided at the Capwell Rd Bus Station boundary but this will be semi-private in character.

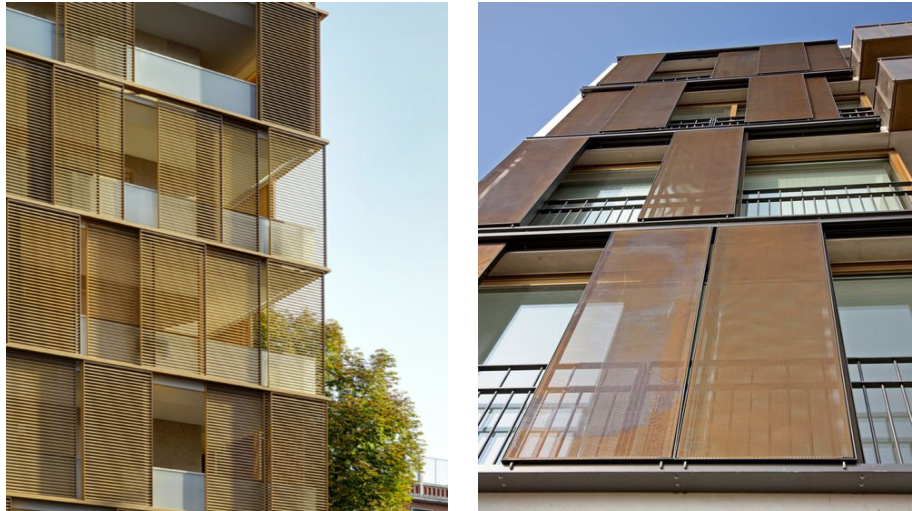
Another key boundary is that with the adjacent school - Bunscoil Chriost Ri. The impact on the amenity of the school will be minimal. The East Block has been set back from the Eastern boundary and the main Southern elevation has been set back further behind the convent so that overlooking from accommodation along the Southern boundary is minimised. Planting to the garden in front of and the Eastern side of this block will also provide privacy for both the DVR and school.



Overlooking Diagram - shows standard 22m separation distance  
- view cones will now be obscured by the balcony screens



3D image shows perforated metal privacy screens



Images show examples of perforated metal screens used in other apartment schemes



3.3.2.1 OVERSHADOWING

A comprehensive Shadow Study has been carried out by specialists Pedersen Focus. The scheme has been modelled to demonstrate the shadows that will be cast by the new blocks on the neighbouring properties.

SUNLIGHT ANALYSIS

When designing a new development, careful consideration should be taken to safeguard access to sunlight for any nearby building. The Sunlight Analysis should assess how much sunlight is lost to neighbouring properties to existing windows. In accordance with the ‘BRE Site layout planning for daylight and sunlight’ guidance document - To assess loss of sunlight to a property, consideration should only be taken to any window facing within 90 degrees of due South. Any windows which face outside of this have much less access to sunlight and are less likely to be impacted.

Summerhill South

Due to the separation distance between the new development and the residential properties on Summerhill South, there is no shadowing on the existing South-facing windows in June and September. There is minimal shadowing early morning and late afternoon in December but this is at times when the sun is rising and setting where sunlight would expected to be minimal. There is no effect at midday in December.

Evergreen Road

As the new development is to the North of Evergreen Road, there is very little overshadowing impact to the properties on this road. The study shows that when the sun is very high at 7am on June 21st, there is some shadowing to the rear of some properties. By 8am the shadow has moved to be within the site and these properties are not affected for the rest of the day. It is noted that any windows on these elevations would be North facing and so would be even less likely to be impacted (as per BRE guidance). At other times, there is no overshadowing on these properties. The sunlight impact is deemed to be negligible.

Bunscoil Chriost Ri

Again, due to the location of the development to the North of the school - there is no overshadowing on the existing windows of the school. The sunlight impact is deemed to be negligible.

Capwell Road Bus Garage

Due to the separation distance of the development from the Bus Garage, there is very minimal overshadowing of the Southern facade of the Capwell Bus Garage in Winter. There are no windows on this facade facing on to the site so the sunlight impact is deemed to be negligible.

GARDEN ANALYSIS

The impact of overshadowing of the new development on the existing gardens has been carefully considered so that it does not adversely affect their amenity.

BRE Guidance states - *If the garden areas with the new development in place receives two hours' worth of sunlight on 50% of the garden during the equinox (21st of March), then the gardens meet the criteria contained within the BRE Guidance*

Summerhill South

There is some overshadowing of the gardens to the rear of the residential properties on Summerhill South in the early part of the day in the Summer and Winter. At the Equinox (September) there is no shadowing from 12pm until evening and so it meets the threshold as set out in the BRE guidance. It is noted that these gardens are approximately 25m in length and so always have some remaining area that is not affected.

Evergreen Road

There is some overshadowing of the gardens to North Western end of Evergreen Road in the early part of the day in the Summer and Winter. At the Equinox (September) there is no overshadowing from 12pm until evening and so it meets the threshold as set out in the BRE guidance.

Bunscoil Chriost Ri

There is very minor overshadowing of the school amenity space after 5pm in Summer - a time that school would not be occupied. The effect is deemed negligible.

Capwell Rd Bus Garage

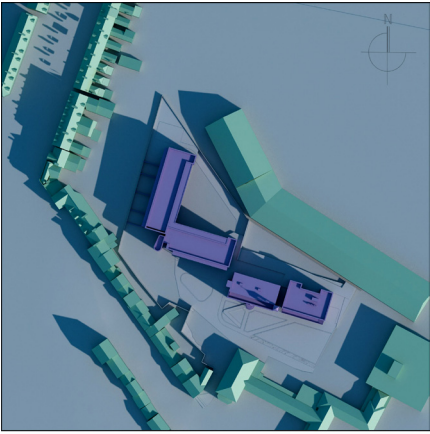
There is very minimal overshadowing of the Bus Garage site in the evening during Summer and Winter - this is not an amenity area and so the effect is deemed negligible.

CONCLUSION

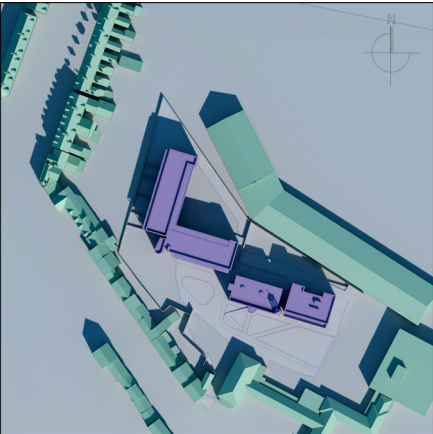
The residential properties to Summerhill South are situated a far distance away from the Proposed Development and the development will have a very minimal impact on them. The properties on Evergreen Road are located to the South of the development and as the overshadowing is mainly to the North of the development, the impact is minimal.

The Bus Garage and School do not have the same requirements for daylight/sunlight as residential properties but these are also minimally impacted due to the strategic site layout of the new development.

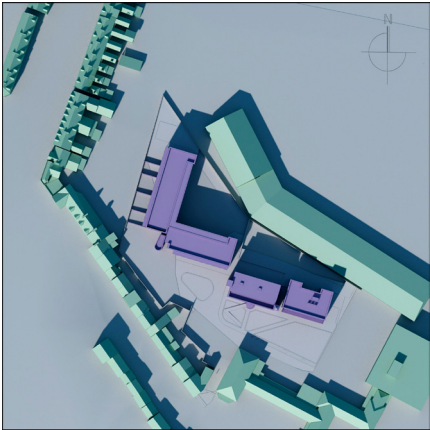
A number of images from the report have been included in this section for ease of reference. Please refer to the Appendix for the full report and imaging including ‘before’ and ‘after’ diagrams.



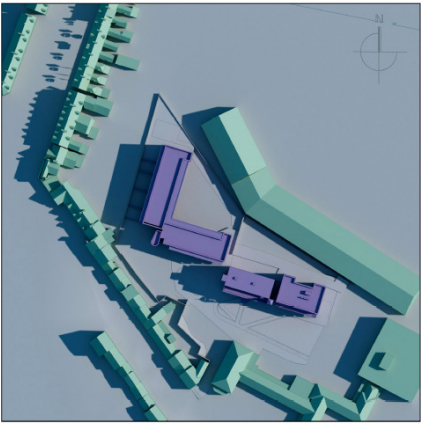
Date / Time: Sept. 21st / 10.00 am  
Daylight Savings Time in effect  
Proposed  
Pedersen Focus Ltd.



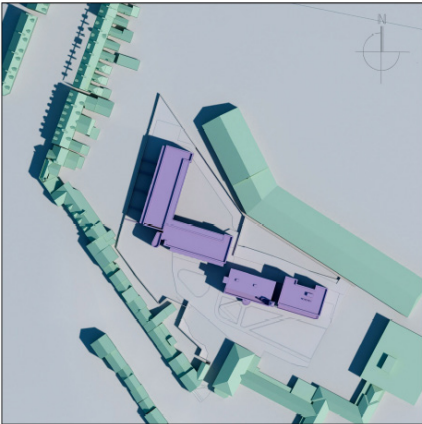
Date / Time: Sept. 21st / 12.00 pm  
Daylight Savings Time in effect  
Proposed  
Pedersen Focus Ltd.



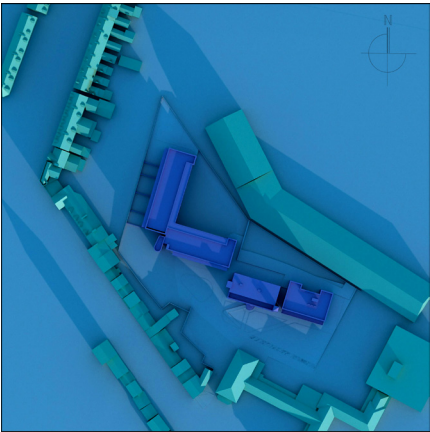
Date / Time: Sept. 21st / 15.00 pm  
Daylight Savings Time in effect  
Proposed  
Pedersen Focus Ltd.



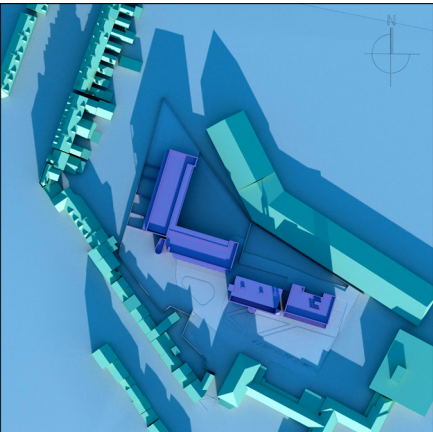
Date / Time: June 21st / 09.00 am  
Daylight Savings Time in effect  
Proposed  
Pedersen Focus Ltd.



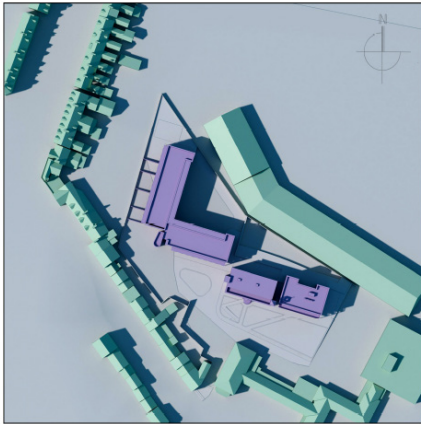
Date / Time: June 21st / 11.00 am  
Daylight Savings Time in effect  
Proposed  
Pedersen Focus Ltd.



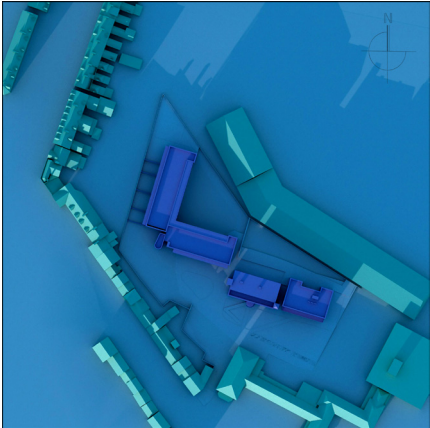
Date / Time: Dec. 21st / 10.00 am  
Proposed  
Pedersen Focus Ltd.



Date / Time: Dec. 21st / 12.00 pm  
Proposed  
Pedersen Focus Ltd.



Date / Time: June 21st / 17.00 pm  
Daylight Savings Time in effect  
Proposed  
Pedersen Focus Ltd.



Date / Time: Dec. 21st / 15.00 pm  
Proposed  
Pedersen Focus Ltd.

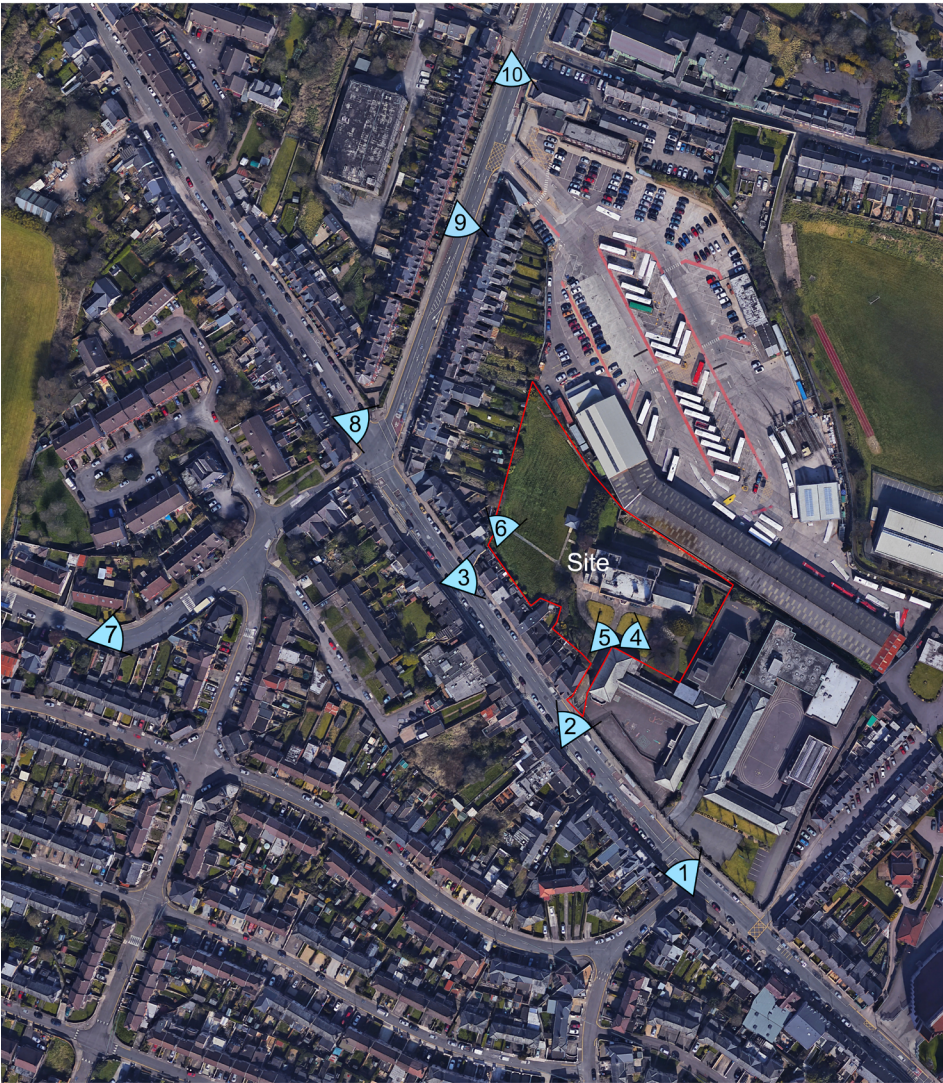


3.3.2.2 VISUAL IMPACT

The scheme has been designed to minimise any negative visual impact on the surrounding area. A high quality design including well-considered massing and materials that respond to the surrounding context have been used throughout. By restoring the landmark convent building and grounds the development will have a positive impact on the ACA and surrounding area.

Key views have been modelled to assess the visual impact of the proposed development within the site and from the public realm beyond. We have included a narrative on these below. Refer also to Carrig Conservations' Architectural Heritage Impact Assessment for further analysis on these views in relation to the Architectural Conservation Area.

The key plan below shows the location of the views taken. These views have been modelled by specialists Pedersen Focus. For full size images refer to their document in the Appendix folder (not bound into this document as files are too large).



Red-line shown is indicative only



View 1 - Existing



View 1 - Proposed

View 1 - The bell tower of the chapel remains the prominent feature visible above the school as you approach the site on Evergreen Road from the East. In the proposed view, a corner of the East Block and a glimpse of the rooftop extension is visible. The materials have been selected to compliment the existing light coloured render of the convent.



View 2 - Existing



View 2 - Proposed

View 2 - This view shows the main approach to the site. The impact is minimal with just a glimpse of the rooftop extension to the convent visible. The existing gate has been located farther in to the site to allow for safer vehicular access. This is being retained for Conservation purposes only and will be in a permanent open position.





View 3 - Existing



View 4 - Existing



View 5 - Existing



View 3 - Proposed

View 3 - Again the bell tower remains the prominent feature. A glimpse of the top storey of the West Block and the rooftop extension to the convent are visible. The red brick has been selected for the West Block to compliment the materials on Evergreen Road and Summerhill South



View 4 - Proposed

View 4 - This view from within the site shows the West block in the context of the existing convent and the rear of the properties on Evergreen Road. The block is set back from the Southern boundary. Semi-mature trees have been used to screen the development from the neighbours (the impact of these will improve over time). Screens have been added to the balconies on the Southern Elevation of the West block to provide privacy. The block sits behind the building line of the convent so that its prominence is not compromised.



View 5 - Proposed

View 5 - This view, also from within the site, shows the East block in context with the existing convent. Again, it sits behind the building line of the convent and its materials have been selected to compliment the historic building.





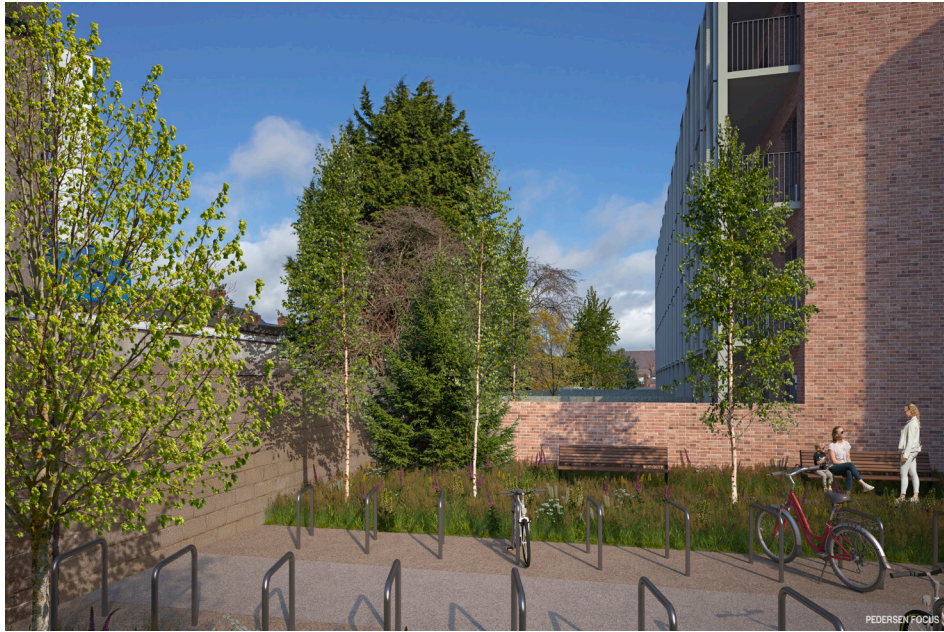
View 6 - Existing



View 7 - Existing



View 8 - Existing



View 6 - Proposed

View 6 - This view, from within the site, shows the Western elevation of the West block in the context of the Western boundary to the rear of the residential properties on Summerhill South. Existing trees on this boundary (some within the properties on Summerhill South) have been shown and new semi-mature trees will be planted to provide additional screening - their impact will improve over time. The balcony screening is shown which gives privacy to the new and existing residents.



View 7 - Proposed

View 7 - This view is taken from St Patrick's Road to the South. The West block is visible through the trees. It does not break the existing buliding line of the surrounding area.



View 8 - Proposed

View 8 - This view is taken from the Western end of Evergreen Road, looking back towards Summerhill South and the site. A very small glimpse of the West block is visible between the buildings. The red brick material has been selected to tie in with the materials on the surrounding area - as demonstrated in this view.





View 9 - Existing



View 10 - Existing



View 9 - Proposed

View 9 - This view is taken from Summerhill South and the development is not visible from this viewpoint - the outline has been shown. This also demonstrates its scale in relation to the grand properties on Summerhill South and its separation from their long rear gardens.



View 10 - Proposed

View 10 - This view is taken farther North along Summerhill South, looking back towards the entrance to the Bus Garage. The West Block, East Block and the bell tower are visible in the distance. They do not break the building line of the surrounding buildings.



3.4 DESIGN QUALITY

The provision of a high quality development is at the heart of our proposal both in positively contributing to the built environment and in providing quality spaces for living, working and healing in the Domestic Violence Refuge and adjacent Social Housing.

3.4.1 THE FORM

Domestic Violence Refuge

The East Block extension has been designed to compliment the existing convent. It's scale and low-key expression ensures that the East Block reads as an annexe to the Convent which is the primary structure and core of the project. It sits behind the face of the convent, in its shadow.

West Block

An L-shaped block has been developed to maximise the potential of the site while respecting setback distances to the site boundaries. A central core leads to external galleries which provide access to the units and landscaped garden at the rear.

STANDARDISATION AND REPETITION

The layouts of both blocks have been developed to include a high degree of repetition. This allows for alignment of structure on all levels and an efficient distribution of services leaving maximum space for the accommodation.

3.4.2 ELEVATION TREATMENT

Domestic Violence Refuge

The elevation of the East Block extension to the existing convent has been developed to compliment the existing building while having its own quality sense of materiality. The material palette will be simple with white brick, steel juliette balcony and powdercoated aluminium windows with a stone plinth at Ground Floor level. They will be robust finishes which will be suitable for the lifetime of the Refuge with low maintenance requirements. The fenestration pattern responds to the vertical repetitive pattern of the convent elevation with it's vertical emphasis.

West Block

The West block uses a similar material palette but the brick will be a different colour to differentiate it from the Convent and it's extension. Red brick construction is typical of the residential buildings of the neighbourhood, as well as being used in the adjacent school buildings. The steel balustrading and balcony structure will be carefully designed so that it is honest in its expression with sizes of members responding to their structural requirements. Steel connections will be developed with the structural engineer so that they are efficient and considered providing an elegant structure that gives a layered effect to the elevation.

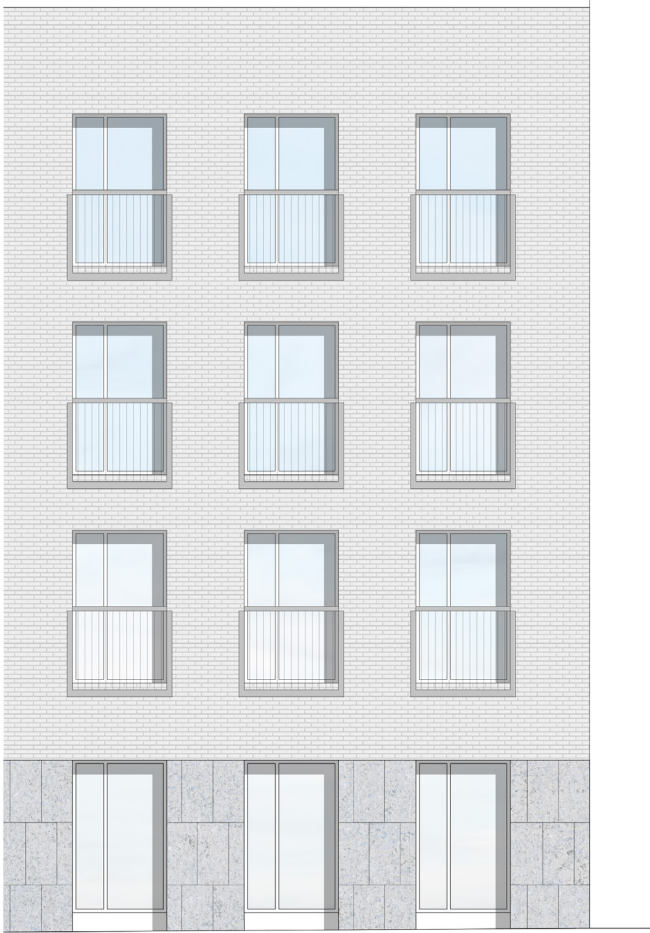
Perforated metal screens have been added to the balcony structure to provide privacy to the existing and new residents.

Painted render is used to the rear of the West Block - giving the appearance of a 'carving out' of the block. Thresholds and doorways will be expressed along this facade marking the entrance to each of the units.

Entrance

The entrance to the West Block is defined by the sculptural form of the curved Stair Block. The Stair Block sits forward of the building line and draws visitors towards the entrance which is located between it and the Lift Core.

A metal gate, matching the balustrading used throughout the West Block, is located at the entrance. The entrance courtyard behind is designed as an external garden space. The gate provides security while maintaining the garden feel of the courtyard behind.



East Block Elevation



Entrance to West Block



West Block Elevation



3.4.3 THE PLAN



West Block - Typical Apartment Layout



DVR - Typical Studio and One-Bedroom Apartment Layout

ASPECT

All apartments in the West Block are dual aspect. This will allow for quality living and sleeping spaces with plenty of daylight and natural ventilation. Access to external private balconies on the South and West provide amenity and an opportunity to open the living spaces to the outside. Screens are included to provide privacy for the new residents and existing on Summerhill South and Evergreen Road

The one-bedroom accommodation units of the DVR are typically single aspect with the studios to the rear being dual aspect. It is noted that the single aspect units are all South facing with full-height sections of glazing so will have bright living and sleeping spaces. We have provided Juliette balconies to all units within the East block which will allow the residents to open up the doors and will provide amenity and a connection to the outside.



Examples of gallery space and community engagement at Dominick Hall by Cotter & Naessens

3.4.4 BUILDING PERFORMANCE AND OPERATION

The maintenance requirements of the building envelope and services will be a critical design parameter. The issue of design life and life span is fundamentally bound with sustainability. The design process will achieve design for durability and long design life by means of the following strategies:

- Appropriate selection of materials for structure, finishes and components
- Specifications for durability, life span and maintenance regime
- Robust detailing

The specification will ensure provision of materials and components with low maintenance requirements that will reduce running costs and the negative environmental impact associated with frequent repair, upgrades and waste disposal. Design lifespan and low maintenance requirements will inform design choices and we will favour high quality natural materials. Durability, ease of accessibility and availability of replacement parts are key parameters in the design and performance specification of mechanical and electrical services. Working with our Services Engineer, we will ensure efficient allocation of service routes with good access and careful specification incorporating requirements for minimum design life and outline of repair and replacement strategies.

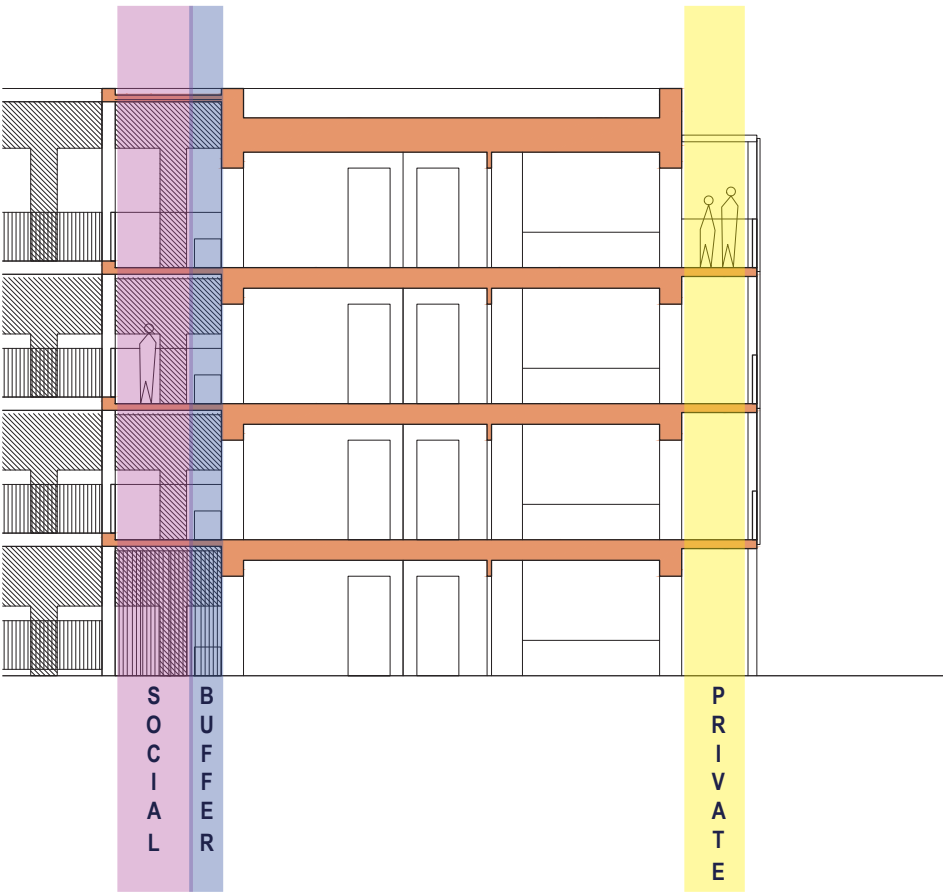
The Site Services have been shown on the attached drawing from Matt O'Mahony and Associates Engineering Consultants.

CIRCULATION

The apartment units are all accessed by a gallery to the rear of the building - rather than a corridor. This gallery is 2.4m in depth which allows for a buffer zone with planters next to the unit providing privacy for the bedroom windows that face on to it. The benefits of this approach are:

- Increased access to natural ventilation and daylight
- Dual orientation for apartments
- Social space where people may meet their neighbours
- Additional semi-private open space

The cross section is key to defining and configuring the relationship to the street and the sequence of circulation from street to home space. This is critical to the sense of ownership and security that informs a sense of place. We would propose to develop this deck structure into a space where people might linger, looking at the definition of the door threshold, making a proper front door, and also the design of a facade screen which presents a formal face to the street behind which the domestic arrangement of windows, vent grilles, meter boxes etc can be arranged.



ENVIRONMENTAL DESIGN & SUSTAINABILITY

An energy efficient, sustainable design will minimise the operation costs throughout the lifecycle of the project. The housing will be designed on environmental principles, optimising orientation and glazing for daylight and controlled passive solar gain. The main objectives in the design of NZEB dwellings are:

- Fabric First – the building fabric will be specified with high degrees of insulation and low U-Values producing a high performing thermal envelope with minimal thermal bridging
- High degree of airtightness
- Designed ventilation system & Renewable Technologies
- Provision of energy and/or operational management control system with regard to the achievement of economical operation without impact on end user requirements or thermal comfort in the heated spaces.
- Promotion of Active Travel
- SUDS – providing natural water collection strategies to deal with drainage within the site (Refer Punch Consulting report in Appendix for further detail).
- Waste Management – The Development Plan promotes a Circular Economy. The residential units will include facilities for segregating waste and the capacity will be based on the latest guidance in the CCC Waste Action Plan.

3.4.5 BER RATINGS

The Design Team have developed a strategy to achieve BER ratings as follows:

- Existing Convent - B Rating
- Extension to Convent - A Rating
- West Block Housing - A Rating

The strategies employed include:

- Low U-Values - High levels of insulation specified. A new insulated lime render will be applied to the walls in the existing convent building to get the U-Value as low as possible. Insulation will be added at roof level.
- Low energy lighting
- Efficient heating systems - Heat pumps in all buildings



OUTLINE MATERIAL SPECIFICATION

- **Render to existing convent** - Lime render with mouldings to match existing - painted white
- **Brick East Block Extension to Convent** - White brick with light coloured mortar
- **Stone to East Block Extension to Convent** - Stone plinth at ground floor level - this reflects the difference of the entrance level below the cornice at first floor level of the convent building
- **Brick West Block**- Red brick. A curved brick element that houses the stair core will be a strong, elegant form to mark the entrance to the block.
- **Balconies to South (Both Blocks)** - Steel structural frame. Slender steel flats are used to create the balustrade
- **Balconies to North (West Block)** - Concrete collonade with infill steel balustrades to match North Elevation
- **Windows and Doors** - Aluminium window frames externally - powdercoat or anodised finish



Fig 1 - white brick



Fig 2 - white brick



Fig 3 - stone plinth



Fig 4 - red brick



Fig 5 - red brick



Fig 6 - Curved Brick Element



Fig 7 - Steel balustrades



Fig 8 - Concrete Collonade



Fig 9 - Balcony Screening







#### 4.1 MANAGEMENT OF THE DEVELOPMENT

Management of the overall development and the interaction between the housing and DVR has been carefully considered to foster a supportive and welcoming environment while prioritising the safety and security of individuals seeking refuge at the Domestic Violence Refuge.

GSC will manage the 32-unit development to address the social housing need within Cork City. It is planned that this part of the scheme will be underpinned by a long-term financial arrangement with Cork City Council and the Department of Housing.

Eligibility for these units will be centred on women and families who are on Cork City's housing list and will include some who are leaving the DVR at Turner's Cross, or other DV accommodation, and women and families with a housing need that are within other of the GSC services in Cork, including their existing emergency accommodation units for families that are experiencing homelessness. A small number of these units may also be used to provide accommodation to young female adults who have been in the TUSLA care system but have now reached young adulthood.

GSC propose, in collaboration with Cuan, to have one unit available for male victims of Domestic Violence. Decisions regarding nominations to units will be managed by GSC in consultation with, and with the oversight of, the relevant state agencies involved including Cork City Council, Cuan and Tusla. GSC plan to deploy outreach/tenancy support staff to work with any residents of the development who need ongoing support. GSC already manage a portfolio of residential units across the city, providing a significant number of emergency accommodation residential units within their existing services as well as delivering an after care service.

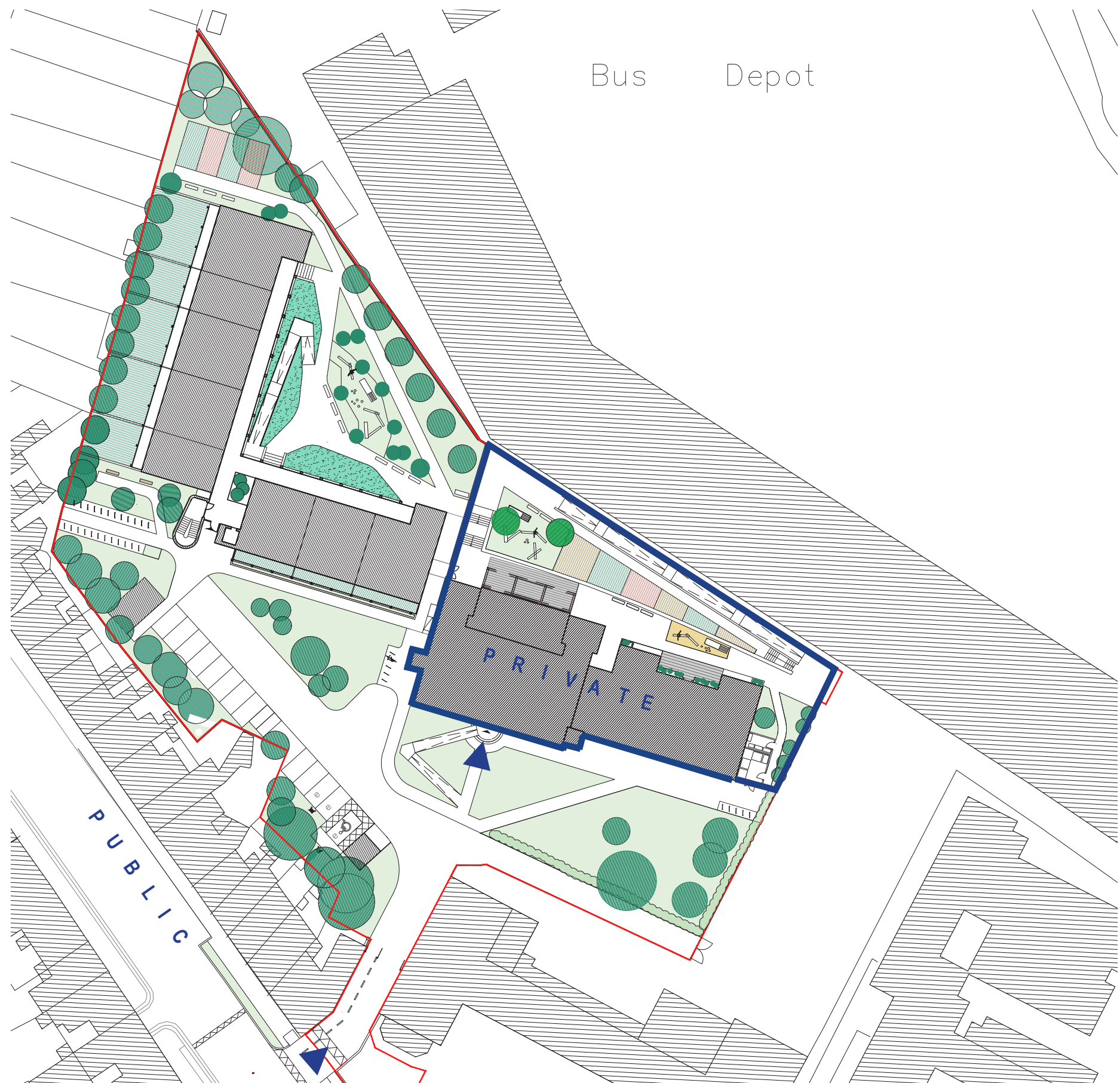
#### 4.2 SECURITY

Given the sensitive nature of the Domestic Violence Refuge and the requirements of its residents, security had to be a key concern in the development of the Site Strategy.

The overall development is accessed from Evergreen Road. It is considered that this shared entry point is acceptable due to the fact that the Social Housing will also be managed by GSC.

Once inside the site, residents or visitors to the Refuge will then have a layer of privacy and security. The Refuge and accommodation in the East block are all accessed through the existing convent entrance. A reception area can screen visitors but the design of the interiors will be such that it is a welcoming environment. The open space to the rear of the refuge is fully enclosed with gate access points controlled by staff. It was important to develop the site strategy such that security was provided without making the environment feel hostile or harsh. The green landscape spaces to the front of the site are important in achieving this. The site feels open and welcoming and the walled nature of the refuge is not immediately apparent.

The boundaries to the DVR are all at a minimum of 2.1m height and are typically rendered masonry walls. Gates will be steel and will be securely managed by the staff of the DVR. Refer diagram adjacent where these boundaries are marked in blue.



Secure boundary around DVR and Private Open Space - boundaries are minimum 2.1m high



## 5.0 DEMOLITION OF THE CHAPEL



### 5.1 CONSERVATION IMPACT

The building is listed on the NIAH with a Regional Rating. It is located within the Turner's Cross Architectural Conservation Area and it's signifiante is categorised as 'Architectural'.

Carrig Conservation Architects have included a commentary on the impact of the demolition of the chapel in their AHIA report - see Appendix. In this report, it is noted:

*The chapel is immediately adjacent to and abuts the main convent building, however it is also a distinct separate block both physically and visually. The loss of the chapel is not anticipated to have a significant physical detrimental effect on the main convent building. The facade arrangement of the main convent building is completed within its own bounds and the loss of the chapel is not anticipated to have a significant visual detrimental effect on the main convent building.*

The impact on the Turner's Cross Architectural Conservation Area is demonstrated in the Verified Views by Pedersen Focus. The chapel is not visible in any of the views from Evergreen Road or Sumerhill South as it sits below the existing rooflines. The new East Block is visible in a number of views but the extent is minimal. The predominant material (white brick) has been selected to compliment the convent building and minimise the impact on the ACA.



Convent Building and Chapel as viewed on approach



Convent Building and Chapel Existing Elevation

### 5.2 DESIGN STUDIES

As described in Section 3.3, the site strategy design began with an analysis of the existing conditions, parameters, guidance documents and the potential to re-use the existing buildings on site. The considerations are outlined below.

#### Floor Area

Fundamentally, by demolishing the chapel and building a new block, there is a substantial difference in the floor area that can be provided for the Domestic Violence Refuge and much-needed accommodation. The diagram adjacent shows the area comparison - in retaining the Chapel the total area in addition to the convent building is 325m<sup>2</sup> whereas the new block provides 936m<sup>2</sup>.

#### Usability of the Existing Buildings

Retention of both buildings was considered to accommodate the Domestic Violence Refuge and accommodation units. Due to the volume and configuration of the Chapel, it would not be suitable for sub-division into accommodation units so the study assumed that the accommodation would be in the convent building with Support Services located in the chapel.

The diagrams on the next page demonstrate this design approach compared with the proposed design.

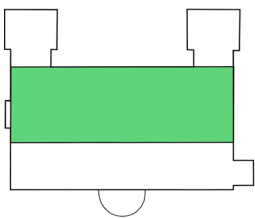
#### Re-using the Chapel:

- The accommodation units result in long narrow spaces
- Interconnecting units cannot be accommodated
- Universal Design Units cannot be accommodated
- Requires removal of a lot of walls - the current design uses minimal intervention in the convent
- A total of 7 accommodation units can be accommodated
- Subdivision of the Chapel space would be required to accommodate support services such as Counselling Rooms, Staff Kitchens, Staff Accommodation. This would be extremely difficult given the location of the windows and arched bays

#### Proposed Design with new East Block

- The layout of the accommodation units has been designed to meet Tusla and Domestic Violence Refuge Accommodation Brief Design Guidelines
- Interconnecting units are possible which will accommodate larger families
- Universal Design units are included with accessible bathrooms
- External balconies are provided to give amenity to residents
- A total of 20 accommodation units can be accommodated

Critically, the introduction of the new East block accommodates 20 no. residential units versus the 7 possible in the scheme where the chapel is retained. Good Shepherd Cork have a high demand for these units and we have strived to provide as much quality accommodation as possible. The proposed scheme also allows for provision of functional, high quality support spaces which would be not possible in a sub-divided chapel building.



**AREA - Convent + 325m<sup>2</sup>**  
7 Accommodation Units  
Inflexible design  
No interconnecting units  
No Universal Design units

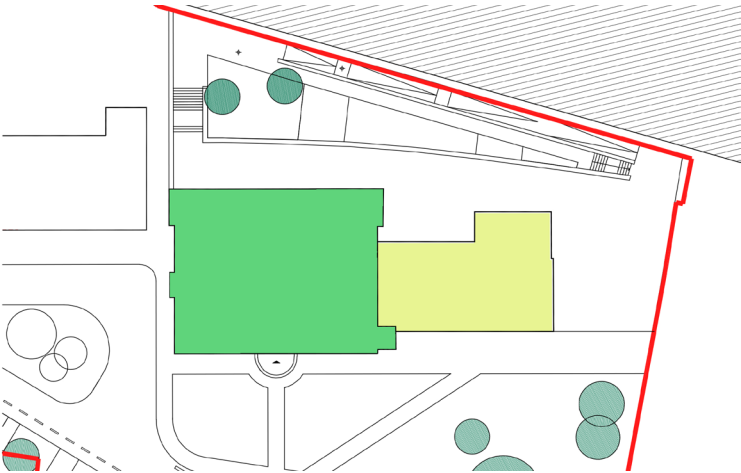
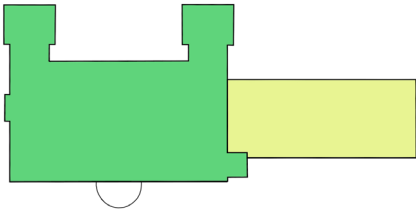
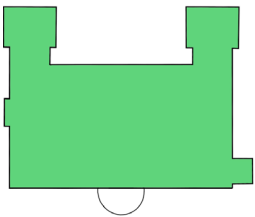
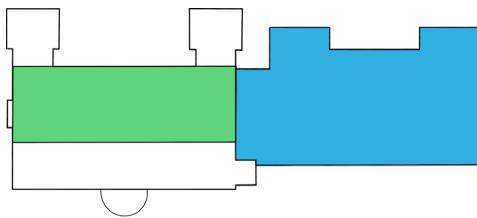


DIAGRAM 1 - KEEP CHAPEL



**AREA - Convent + 936m<sup>2</sup>**  
20 Accommodation Units  
Flexible design  
Interconnecting units  
Universal Design units

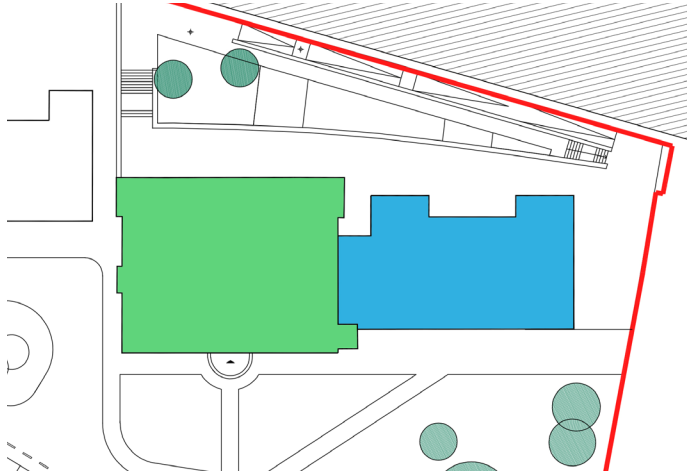
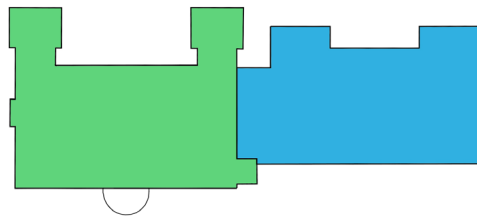
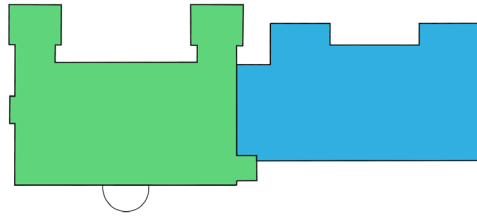
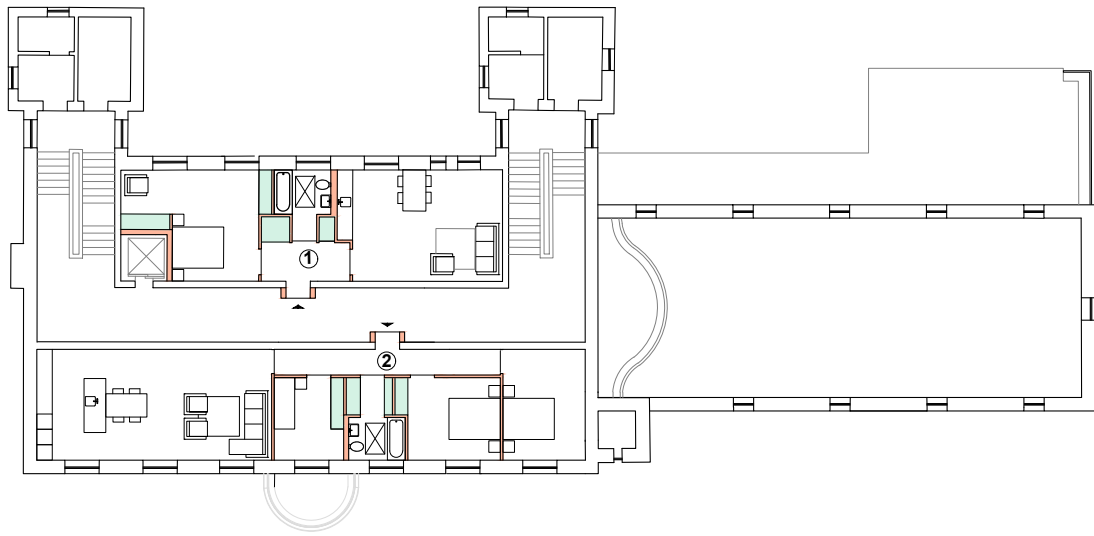
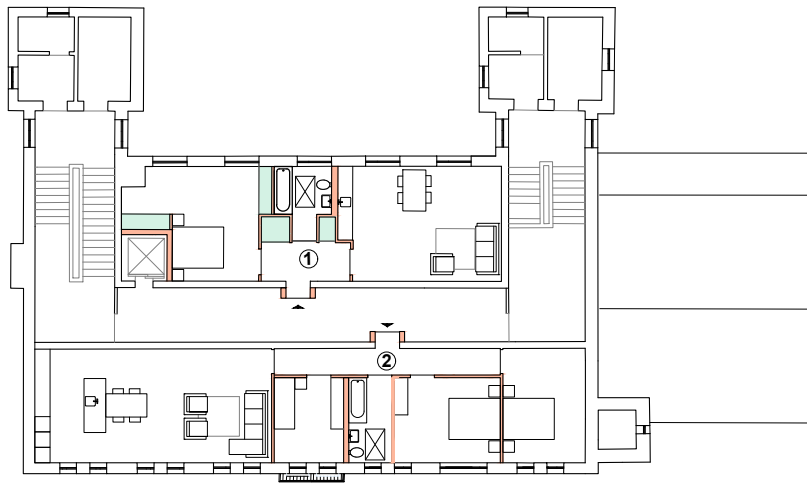


DIAGRAM 2 - PRE-PLANNING SCHEME (DEMOLISH CHAPEL)

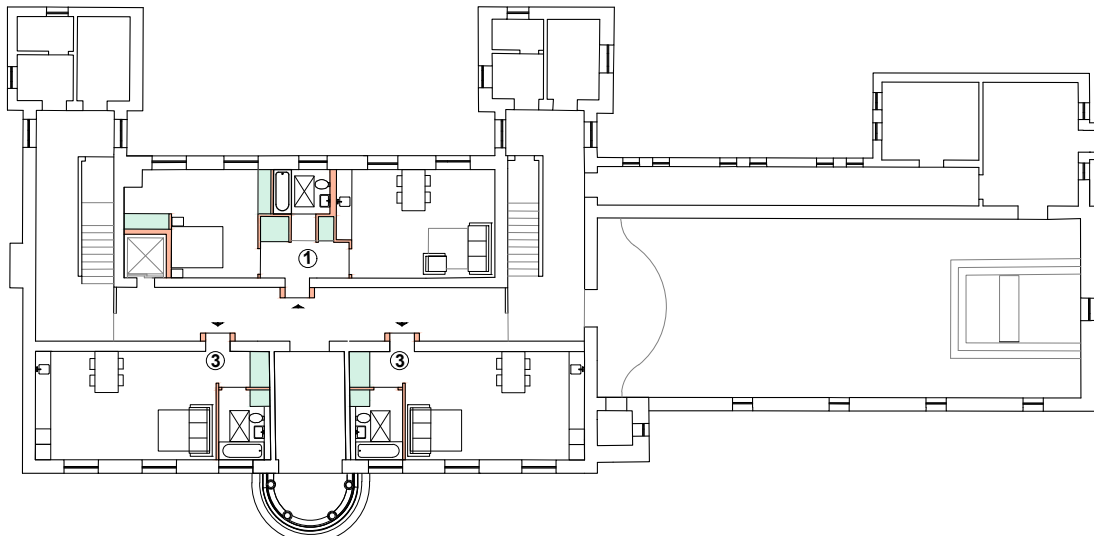




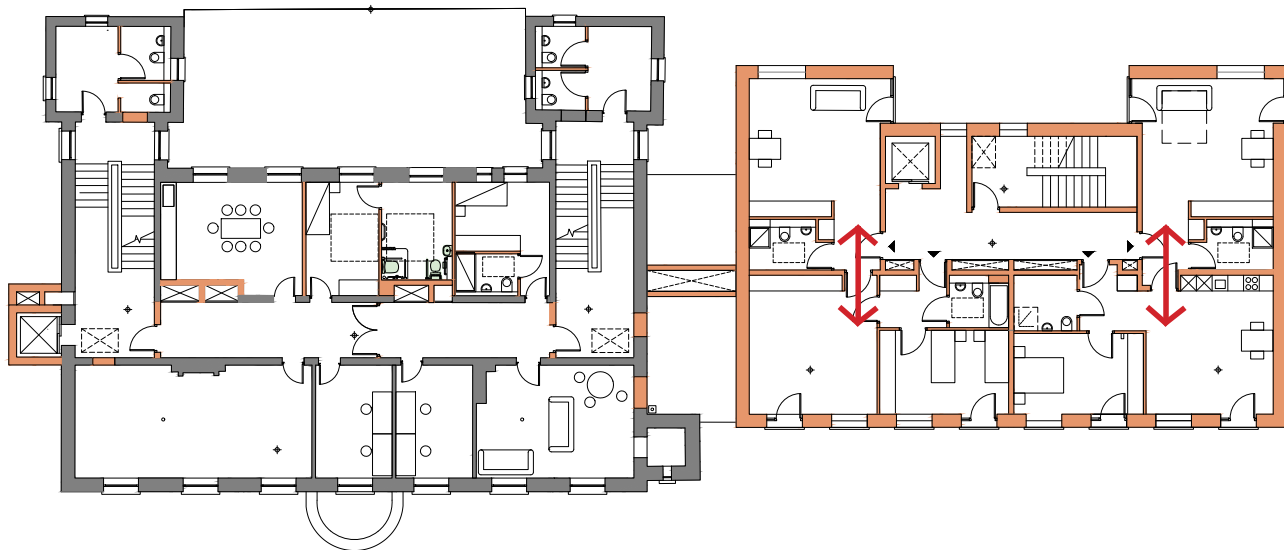
FIRST FLOOR



SECOND FLOOR



STUDY SCHEME WHERE CHAPEL IS RETAINED - GROUND FLOOR



PROPOSED SCHEME WITH NEW EAST BLOCK - TYPICAL FLOOR

CONVENT

TYPE	BEDS	GIA (sqm)	COUNT
①	1	55.3	3
②	3	91.5	2
③	studio	37.8	2
			7

TYPE	BEDS	COUNT
DVR - A	studio	8
DVR - B	1	7
DVR - D	1	1
DVR - E	studio	1
DVR - F	studio	1
DVR - G	studio	1
DVR - H	1	1
		20



### 5.3 OPTIMUM USE OF THE WIDER SITE

The demolition of the chapel must be considered in the context of the wider site development. The location of the new East Block in place of the existing chapel is the only viable location for the new Domestic Violence Refuge accommodation. The new block is connected to the convent and provides flexible, high quality and accessible residential units. The remainder of the site is being developed to provide 32 no. social housing units which are critical to meet the needs of the area. If the chapel were to be kept and the DVR accommodation located elsewhere on the site it would result in the loss of substantial number of social housing units.

The Housing Demand figures for the area, provided by the Housing Directorate in Cork City Council from their Housing Allocations Section, as of January 2025 are:

673 no. 1 bedroom units  
411 no. 2 bedroom units  
178 no. 3 bedroom units

### 5.4 COMMENT FROM PRESENTATION SISTERS

The Presentation sisters have asked GSC to take over their vacant convent because they have no further use for these premises. The Sisters are keen that the building and site be **used for social good**, specifically to provide accommodation for women, children and families who are vulnerable or marginalised.

GSC specifically asked the Sisters if they would have any objection to the demolition of the chapel. They assured GSC that they have no objection at all to the demolition of the chapel. They appreciate that it is not an efficient space to convert to accommodation or use for other purposes as part of a refuge.

### 5.5 SUMMARY

The main convent building has an imposing presence that can be felt as you approach the entrance portico from Evergreen Road. The chapel is an annex to this building and is very much secondary to it, sitting in its shadows.

The chapel is no longer used for the original intended religious purpose as the convent is unoccupied. Good Shepherd Cork do not have a use for the chapel in its current configuration and due to security considerations adjacent to the DVR, it cannot be used as a community facility. As per our earlier commentary, re-use of the chapel as part of the DVR results in a less functional facility with less than 50% of the accommodation provision which would be unviable for Good Shepherd Cork.

The demolition of the chapel facilitates the re-use and refurbishment of the convent building which is currently falling further and further into disrepair. It also allows the maximum use of the site in serving an urgent need in the community for housing and a Domestic Violence facility.





## 6.0 DEVELOPMENT PLAN OBJECTIVES



6.0 DEVELOPMENT PLAN OBJECTIVES

The development at Turner’s Cross has generally been designed to meet the Cork City Development Plan objectives. We have outlined below some of the key objectives and how they have been addressed.

Objective 11.1 Sustainable Housing - residential developments shall be sustainable and create high quality places which:

- Contribute to placemaking and to the 15-minute city and walkable neighbourhood concepts by planning for vibrant communities, with active streets, urban greening, versatile and creative use of spaces avoiding ‘dead’ spaces
- Prioritise walking, cycling and public transport and minimise the need to use cars
- Deliver a quality of life which residents and visitors are entitled to expect
- Provide a good range of community and support facilities, where and when they are needed and that are easily accessible;
- Present an attractive, well-maintained appearance, with a distinct sense of place and a quality public realm that is easily maintained;
- Are easy to access for all and to find one’s way around, with a focus on permeability within sites and integration and connectivity into the surrounding urban environment to enable short trips by walking and cycling
- Promote the efficient use of land and of energy, and minimise greenhouse gas emissions;
- Provide a mix of land uses to minimise transport demand;
- Promote social integration and provide accommodation for a diverse range of household types and age groups;
- Enhance and protect green and blue infrastructure and biodiversity;
- Enhance and protect the built and natural heritage.

Placemaking and Quality Design

Our approach to Placemaking and Design integrates all of the Development Plan Objectives for sustainable housing resulting in a good quality of life for residents. As described in section 3.3 the provision of quality external spaces is a key consideration in our design. A variety of scales and types of amenity spaces have been provided for people to enjoy alone or in groups. The allotments and play spaces in particular will encourage community engagement and provide an opportunity for social integration for the residents of the social housing or in the Refuge. The green spaces provide a pleasant outlook for the residents to enjoy and allow them to feel like they are in a garden oasis within the city. The landscape will be carefully designed to provide an attractive appearance but will also be low maintenance and appropriate for their setting.

The site’s location **15minutes** walk from the city centre means that residents can avail of any amenities they require by foot. The site is well served by public transport so it is easily accessed by visitors or Refuge staff. Extensive bike parking has been provided (Refer Section 7.6 for breakdown of numbers). **Pedestrians and cyclists are prioritised** within the design and speed limits will be applied with the limited parking reducing any vehicular activity. The Domestic Violence Refuge provides a much needed **community support facility**. The existing refuges in Cork run by Cuanlee and Good Shepherd are extremely busy and at capacity. This refuge will provide a safe haven for more families in Cork that may be currently staying at unsuitable accommodation without appropriate support.

Enhance and protect the built and natural heritage

Our proposal to refurbish and upgrade the existing convent building will bring back to life a historic building that is currently un-used and falling into disrepair. Refer Section 3.2 for our approach to the design.

Objective 11.2 Unit Dwelling Mix

Applications for 10-50 dwellings will need to provide a dwelling size mix that benefits from the flexibility provided by the dwelling size target ranges provided for the respective sub-area. Where a clear justification can be provided onthe basis of market evidence that demand/need for a specific dwelling size is lower than the target then flexibility will be provided according to the ranges specified.

	Min	Max	Target
<b>Studios / PBSA</b> (at LRT Stops / Urban Centre / HEI Campus Only)	0%	15%	10%
<b>1 Bedroom</b>	15%	25%	20%
<b>2 Bedroom</b>	25%	40%	34%
<b>3 Bedroom</b>	18%	38%	28%
<b>4 Bedroom / Larger</b>	5%	15%	8%

Table 11.8: City Suburbs Dwelling Size Mix for Housing Developments.

The unit mix in this development is:

West Block		DVR	
Unit Mix	Number of Apartments	Unit Mix	Number of Apartments
25% 1 bed units	8	55% Studio (DVR) units	11
50% 2 bed units	16	45% 1 Bed (DVR) units	9
25% 3 bed units	8		
Total 100%	Total 32 apartments	Total 100%	Total 20 apartments

West Block Social Housing

This mix has been developed in consultation with Good Shepherd Cork and the Housing Directorate at Cork City Council. It is based on the demand that GSC will have for the eligible tenants for this housing (refer Section 4.1) as well as the latest numbers on the CCC Housing Demand figures. The Housing Demand figures for the area, provided by the Housing Directorate in Cork City Council from their Housing Allocations Section, as of January 2025 are:

673 no. 1 bedroom units  
411 no. 2 bedroom units  
178 no. 3 bedroom units

A mix of unit types has been provided including 1 bed, 2 bed and 3 bed. Although there is a higher demand for 1 bedroom units, the 2 bedroom typology is the most common in this development. The 2 bed and 3beds will suit the family units that GSC anticipate will use this housing either as a transition from the DVR or from other DV facilities in the county. The one-bedroom units will suit singles or couples - suitable for the young adults that are exiting the Tusla care system.

Domestic Violence Refuge

The provision of unit types in the Refuge has been developed with Good Shepherd Cork and is specific to their requirements, based on their experience in providing similar accommodation at their other facilities. The DVR Project Brief Guidelines document notes that the main requirement is for 1 bed room units and that provision for larger units could be used by interconnecting these. There are 11 no. studio apartments and 9 no. one-bedroom apartments. These units are typically used for short term accommodation up to 3 months at a time and so the requirements are different to typical social housing. The majority of the units in the East Wing have been designed so that the studio and one-bedroom apartments can be connected and used together for larger families. This applies to 14 of the units which could result in 7 number combined units. The unit mix in this configuration is as follows:

DVR when units combined	
Unit Mix	Number of Apartments
54%Combined studio & one bed (DVR) units	7
31% Studio (DVR) units	4
15% 1 Bed (DVR) units	2
Total 100%	Total 13 apartments

Objective 11.3 Housing Quality and Standards

- High quality functional design: Housing developments should be of a high quality design and provide adequately sized rooms with comfortable and functional layouts, which are fit for purpose without differentiating between tenures
- Housing quality: Qualitative aspects of development are key to ensuring successful sustainable housing. Table 11.10 sets out key qualitative aspects that should be addressed
- Dual aspect dwellings: Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings.
- Daylight Sunlight and Overshadowing: The design of developments should provid sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context whilst minmising overshadowing and maximising the useability of outdoor amenity space
- Waste: Housing should be design with adequate and easily accessible storage space that supportst the separate collection of dry recyclables, food waste and residual ZZ
- Minimum spatial standards: Housing developments are required to meet the minimum standards outlined in 11.87 and 11.88

A key objective of this Design Team is to produce high quality housing that will provide a good quality of life for residents over the life-cycle of the buildings.

In general, the social housing has been designed to comply with the minimum requirements of

- ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ (2018), and
- ‘Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities’ (2007)

Refer to Section 7.3 and Section 8.0 for areas demonstrating compliance with the Guidance documents.



**Objective 11.4 - Daylight, Sunlight and Overshadowing**

‘All habitable rooms within new residential units shall have access to appropriate levels of natural / daylight and ventilation.

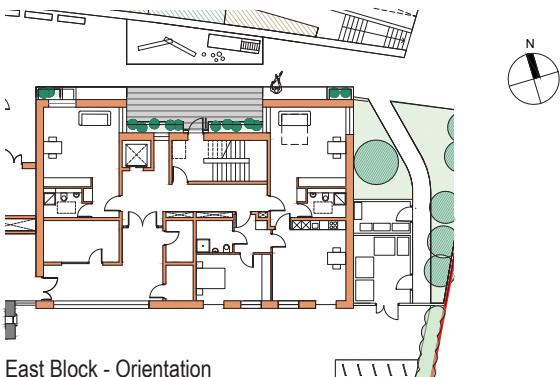
**Daylight -**

Generous extents of glazing have been provided throughout the development with full height glazing being provided to all living/kitchen and dining spaces and adequately sized windows provided to bedrooms. Overheating on the Southern facade will be considered - the balcony structure will provide some shade but a study will be carried out by our Services Engineer to determine whether any other measures are required.

In the West Block all units are **Dual Aspect** with either East-West or North South Orientation. **In the DVR**, the majority of units in the refuge are single aspect. This is due to density requirements and in consideration of the short term nature of their occupancy. Large sections of glazing have been provided in both living and sleeping spaces which will maximise daylight with outdoor amenity being provided through balcony access.



West Block - Orientation



East Block - Orientation

**Separation & Overlooking**

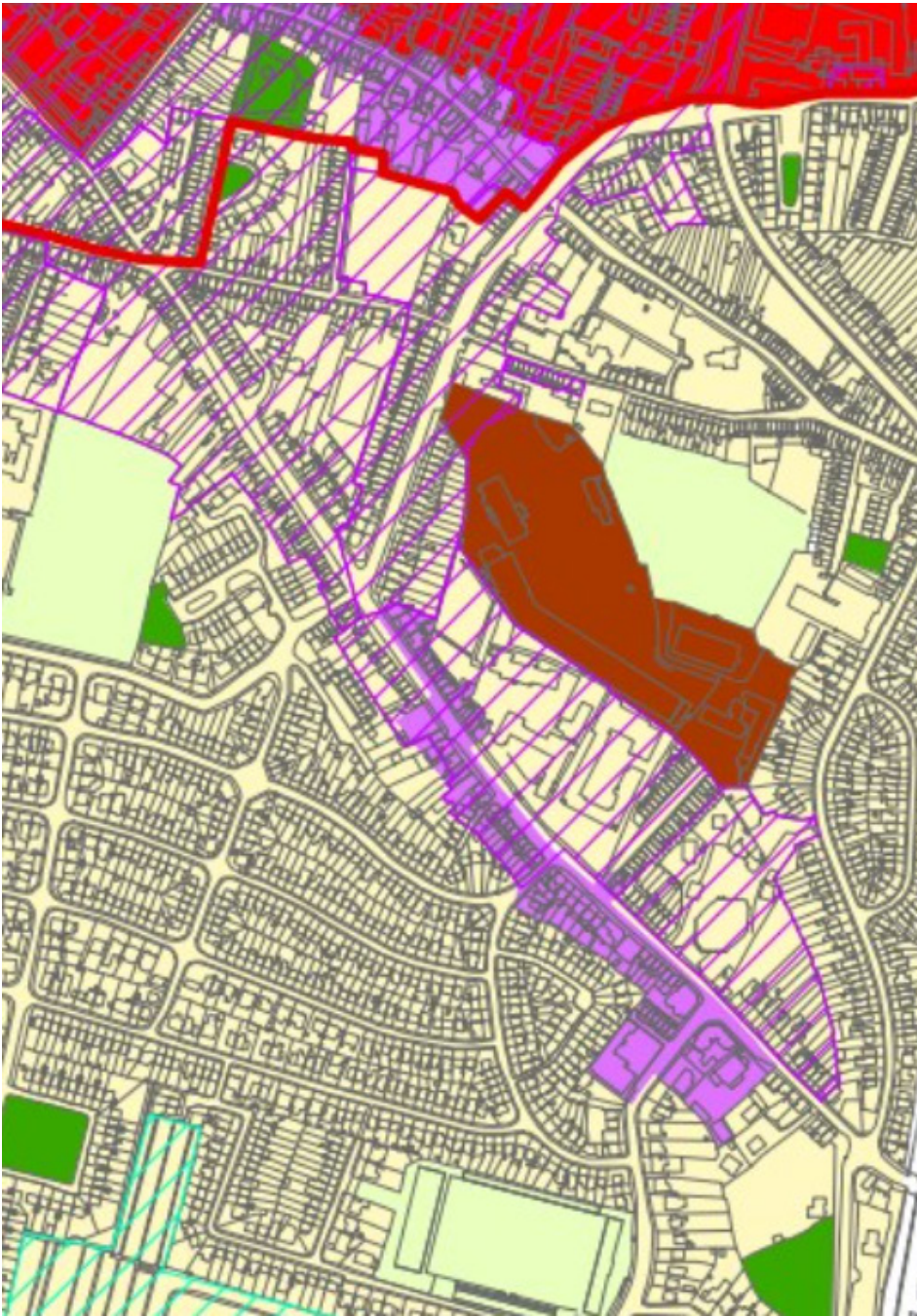
As outlined in Section 3.3.2, maximising the setback from neighbouring properties was a key consideration in the development of the site strategy. Refer to this section and the Appendix for analysis of the Overshadowing study that was carried out.

**Built Heritage - 11.202 and Section 8 Heritage Arts & Culture**

The designation of Architectural Conservation Areas is intended to encourage development in historic areas that promotes a high standard of design and detail, enhancing Cork City's existing historic morphology, varied architectural styles and use of materials, but which adds new qualities from our own time, making its own contribution to the city's evolving identity

New development in Architectural Conservation Areas should have regard to existing patterns of development, the city's characteristic architectural forms and distinctive use of materials. However, it is expected that new development should generally reflect contemporary architectural practice, and not aim to mimic historic building styles.

Refer to Section 3.2 where we have described our approach to designing within the ACA of Turner's Cross which is in keeping with the objectives of Section 8 of the Cork City Development Plan. It is noted that the material selection has been influenced by our response to this objective - the brick facade is a high quality finish that ties in with the local area and provides a robust, low maintenance material for the future of the development.



Architectural Conservation Area of Evergreen Road and Sumerhill South shown hatched in pink



## **7.0 URBAN DESIGN CRITERIA**



7.0 URBAN DESIGN CRITERIA

7.1 ZONING

The site is zoned as “Sustainable Residential Neighbourhoods” on Map 7 of the Cork City Development Plan 2022-2028. A central objective of this Zone is for the ‘provision and protection of residential uses and residential amenity’.

7.2 DENSITY

The site is categorized as an ‘Inner Urban Suburb’ on Map 6 of the CCDP. Target density in the area is 50 to 100 dwellings per hectare with target heights of 3 to 4 stories (Table 11.2).

Density and Building Heights Strategy	Density					Heights			
	FAR		Dwellings Per Hectare			No. of Storeys			
	Prevailing	Target	Prevailing	Target* Lower	Upper	Prevailing Lower	Upper	Target Lower	Upper
City	2.5 - 7	4+	10 - 25	100	N/A	2	5	4	8**
City Centre	2.5 - 7	4+	10 - 25	100	N/A	2	5	4	6
North Docks	0.5 - 1	3+	0 - 40	100	N/A	2	3	4	7
South Docks	0.5 - 1.5	4+	0 - 10	100	N/A	2	4	5	10**
Fringe / Corridor / Centre	1.0 - 3.5	2.5 - 4+	25 - 100+	50	150	2	6	4	7
City Fringe / Corridor	1.5 - 3.5	2.5 - 4.5	25 - 100	50	150	3	6	5	7
Mahon	0.5 - 3.5	1 - 4	10 - 40	50	120	2	5	4	6
Blackpool	0.5 - 3.0	1 - 4	0 - 40	50	120	2	5	4	6
Willon	0.5 - 3.5	1 - 4	10 - 25	50	120	2	4	3	5
Inner Urban Suburbs	0.2 - 1.5	0.5 - 2.5	10 - 40	45	100	2	4	3	5
1. The Urban North	0.2 - 0.7	0.5 - 1.5	10 - 25	50	100	2	3	3	4
2. Thivoli	0.2 - 0.7	0.5 - 3.5	0 - 10	50	100	2	4	3	5
3. Ballintemple & Blackrock	0.2 - 1.5	0.5 - 1.5	10 - 25	40	80	2	4	3	5
4. Douglas	0.2 - 2.5	0.5 - 3.5	5 - 20	50	100	2	3	3	4
5. South Link Road Corridor	0.2 - 1.5	0.5 - 2.5	15 - 40	50	100	2	3	3	4
6. South West Corridor	0.2 - 1.5	0.5 - 2.5	20 - 40	50	100	2	3	3	4
7. North West	0.2 - 1.5	0.5 - 1.5	10 - 25	40	80	2	2.5	2	4
8. North Blackpool	0.2 - 1.5	0.5 - 1.5	0 - 25	40	100	2	4	3	5
9. Central Ballincollig	0.5 - 3.0	0.7 - 3.5	10 - 25	50	100	2	4	3	5
10. Blarney	0.2 - 1.5	0.5 - 1.5	0 - 25	35	50	1	2	2	3
11. Stoneview	0.2 - 0.7	0.5 - 1.5	0 - 25	40	80	1	2	2	3
Outer Suburbs	0 - 1.5	0.2 - 1.5	0 - 25	40	60	2	3	2	4

\* Assuming resi-led scheme.  
\*\* Potentially suitable for exceptional tall building(s).

The actual density of the site is:

- Considering West Block Social Housing alone - 32 units per 0.69 hectares  
The density is 52 dwellings per hectare
- When taking account of the 20 units in the DVR - 52 units per 0.69 hectares  
The density is 75 dwellings per hectare

This is in line with the recommended density of the site of 50 to 100 dwellings per hectare

Building Height

The existing convent is 3 stories with a parapet of 1.2m above the roof finish providing an accessible roof space.  
Our proposal increases the convent to 4 stories by providing DVR resident facilities on the roof with access to a roof terrace. The terrace which is intended to be a garden space has incredible panoramic views of Cork city and is intended to provide therapeutic and healing facilities.

7.3 Residential Design Standards

The residential units of the proposed development have been designed taking as reference the standards set in the following guidelines:

Social Housing:

- Sustainable Urban Housing: Design Standards for new apartments. Guidelines for Planning Authorities. Department of the Environment, Community and Local Government. December 2022.
- Quality Housing for Sustainable Communities. Department of the Environment, Heritage and Local Government. 2017

Domestic Violence Refuge:

- Domestic Violence Refuge Accommodation - Project Brief Guideliness (DHLGH)

Convent	Studio (DVR)	1 Bed (DVR)	1 Bed	2 Bed	3 Bed	Total
Ground						0
First						0
Second	3	2				5
Third						0
Subtotal						5
East Block						
Ground	2	1				3
First	2	2				4
Second	2	2				4
Third	2	2				4
Subtotal						15
West Block						
Ground				4	2	8
First			2	4	2	8
Second			2	4	2	8
Third			2	4	2	8
Subtotal						32
Total	11	9	8	16	8	52

West Block		DVR	
Unit Mix	Number of Apartments	Unit Mix	Number of Apartments
25% 1 bed units	8	55% Studio (DVR) units	11
50% 2 bed units	16	45% 1 Bed (DVR) units	9
25% 3 bed units	8		
Total 100%	Total 32 apartments	Total 100%	Total 20 apartments

The following table demonstrates how units comply with the minimum requirements for room dimensions (Refer Section 8.0 for full size version):

Note 1- Areas referred to are taken from Department of the Environment, Community & Local Government 2007, Quality Housing for Sustainable Communities.

Dwelling Type	Unit Type	Storeys	Unit Size m2	Min Unit Size required m2	Unit Size > Min+10%	Dwelling Aspect	Orientation	Number of bedrooms	Living/ Kitchen room area provided	Living/ Kitchen room area required	Aggregate bedroom area provided	Aggregate bedroom area required
West Block												
2 Bed (4 person)	Type A	1	79.8	73	NO	DUAL	E/W	2	32	30	25	25
1 Bed (2 person)	Type B	1	52	45	YES	DUAL	E/W	1	24	23	11.4	11
3 Bed (6 person)	Type C	1	95	86	YES	DUAL	E/W	3	34	34	33	32

Note 1- Areas referred to are taken from Domestic Violence Refuge Accommodation - Project Brief Guidelines - issued by DHLGH

Dwelling Type	Unit Type	Storeys	Unit Size m2	Min Unit Size required m2	Unit Size > Min+10%	Dwelling Aspect	Orientation	Number of bedrooms	Living/ Kitchen room area provided	Living/ Kitchen room area required	Room area provided
Studio Apt (West)	DVR - A	1	37	37	NO	DUAL	E/W	0	28	N/A	N/A
Studio Apt (East)	DVR - A	1	37	37	NO	DUAL	E/W	0	28	N/A	N/A
1 Bed (2 person)	DVR - B_UD	1	52.4	45	NO	SINGLE	N/S	1	25	N/A	15
1 Bed (2 person)	DVR - B	1	52.4	45	NO	SINGLE	N/S	1	25	N/A	16
Accommodation)											
1 Bed (2 person)	DVR - D	1	37.4	45	NO	SINGLE	E/W	1	23.6	N/A	9
Studio Apt	DVR - E	1	25.4	37	NO	SINGLE	E/W	0	19.6	N/A	N/A
Studio Apt	DVR - F	1	26.8	37	NO	SINGLE	E/W	0	21	N/A	N/A
Studio Apt	DVR - G	1	26.4	37	NO	SINGLE	E/W	0	20.6	N/A	N/A
1 Bed (2 person)	DVR - H	1	40.1	45	NO	SINGLE	E/W	1	23.3	N/A	11
Utility)	Unit Quantity		Total Unit area								

The tables above are an extract from the overall Accommodation Schedule in Section 8.0 - more data available in Appendix

Units in the West Block generally comply with the guidelines as set out in the -Quality Housing for Sustainable Communities. Department of the Environment, Heritage and Local Government. 2017.

The DVR Project Brief Guidelines document recommends that bedrooms are 14 to 15m2 in size - all bedrooms in the East block are in excess of this size. The recommended size for studio apartments is 37m2 and one bedroom apartments is 45 to 50m2. In some instances where they are lower in the Convent it is due to re-use of existing spaces and these spaces would have lower occupancies.

Floor to Ceiling Heights

A minimum 2.6m floor to ceiling clear height has been provided throughout all apartment units in the West Block and new DVR East Block.  
The spaces in the Convent building vary from 2.7m to 3m floor to ceiling height.

7.4 RESIDENTIAL AMENITY - PRIVATE AND COMMUNAL SPACE

Private Amenity Space

Private amenity space is provided in the form of of balconies/terraces at upper level units with private gardens provided to the Ground Floor units along the West side of the West block. The private amenity spaces of all residentail units exceed the minimum area and depth requirements as shown in the Accommodation Schedule, Section 8.0.  
Balconies are primarily accessed from living rooms and they have level accesses.  
Balustrading will be safe for children. Vertical privacy screens will be provided between adjoining balconies and the floors of the balconies will be solid and self-draining.

Communal Amenity Space

A landscaped garden is provided to the rear of the West Block. This is accessed via the circulation gallery with steps and a ramp leading from the main circulation core. Allotments are accessed via a tree-lined path to the North of the site.  
Allotments and garden space is provided to the rear of the Domestic Violence Refuge along with a garden to the East.  
The communal amenity space provide well exceeds the minimum area requirements as illustrated in the following table:

Domestic Violence Refuge			
Type of Dwelling	Number of Dwellings	Number of Bedrooms	Communal Amenity Min.
DVR - A	8	0	8 x 4m² = 32m²
DVR - B_UD	2	1	2 x 5m² = 10m²
DVR - B	5	1	5 x 5m² = 25m²
DVR - D	1	1	1 x 5m² = 5m²
DVR - E	1	0	1 x 4m² = 4m²
DVR - F	1	0	1 x 4m² = 4m²
DVR - G	1	0	1 x 4m² = 4m²
DVR - H	1	1	1 x 5m² = 5m²
Type A	16	2	16 x 7m² = 112m²
Type B	4	1	9.4 x 5.55m² = 52m²
Type C	8	3	8 x 9m² = 72m²
Total Reqd. Min. Communal Amenity Space Area [DOE 2015]			325m²
ACTUAL Communal Amenity Space Area (incl. children's play)			1171m²

West Block			
Type of Dwelling	Number of Dwellings	Number of Bedrooms	Communal Amenity Min.
Type A	16	2	16x7m2 = 112m2
Type B	8	1	8 x 5m2 = 40m2
Type C	8	3	8x9m2 = 72m2
Total Reqd. Min. Communal Amenity Space Area [DOE 2015]			224m2
ACTUAL Communal Amenity Space Area (incl. children's play)			596m2

Children's Play

The recreational needs of children have been considered as part of the communal amenity space. It has been taken into consideration their safety as well as the landscape and orientation. 2 play areas have been provided for the Domestic Violence Refuge where it will be particularly important. One area is provided just outside the rear entrance of the East block which will be for younger children. A larger area is provided at the lower garden adjacent the allotments.  
A play area has been provided within the landscaped garden to the rear of the West Block. All play spaces will be designed with guardian supervision in mind. They are within sight of the apartment buildings and will include seating for adults. These spaces will also act to provide opportunities for community engagement between residents.



Site Plan - Play Areas highlighted in pink



7.5 CAR PARKING

The Cork City Development Plan notes the following objectives for developments in the Sustainable Housing Zone (zoning for this site). Developments should:

- Contribute to placemaking and to the 15-minute city and walkable neighbourhood concepts by planning for vibrant communities, with active streets, urban greening, versatile and creative use of spaces avoiding ‘dead’ spaces
- Prioritise walking, cycling and public transport and minimise the need to use cars

A total of 13 car parking spaces have been provided including 1 Part M compliant Disabled parking space and 3 no. stations for EV charging. 6 no. of these spaces will be assigned to the DVR for staff and residents with the remaining 6 assigned to the Social Housing and the 1no. Disabled space being shared. This can be reviewed by the management in the future to ensure optimum operation of the development. 2 no. motorcycle parking spaces have been provided.

This site is approximately 15minutes walk to the city centre so is within walking distance of numerous amenities and is well-served by public transport. As such, priority has been given in the design to pedestrians and cyclists and the provision of quality outdoor space. The use of excessive hard standings and car parking would detract from the quality of the space and experience of residents, staff and visitors.

Refer to Punch Consulting Engineers Report in the Appendix for more information on the Mobility Management Plan for the site.

7.6 BICYCLE PARKING

Table 11.14 of the CCCDP requires one bicycle parking space per apartment units. With 52 units, this would require a total of 52 spaces. We have provided 34 no. bicycle parking stands which can take 2 bikes each resulting in 68 spaces which is in excess of the CCCDP requirement. 10 racks have been provided adjacent the DVR providing 20 bike spaces for the 20 units - the remainder can be used by the Social Housing. This can be reviewed by the management in the future to ensure optimum operation of the development. Bicycle parking has been located at both blocks to be convenient to the entrance.

7.7 SUDS AND DRAINAGE

SuD's drainage measures for the site have been designed in relation to SuDS in accordance with the Cork City Council Development Plan 2022-2028, with guidance for selection of SuDs measures taken from CIRIA C753 The SuDS Manual. Measures that have been included are: Green Roofs  
Soakaways  
Bio-Retention Areas  
Tree Pits  
Refer to Punch Consulting Engineering Planning Report in Appendix for further information on the drainage design for the site.

7.8 BIODIVERSITY

Areas of green roof have been provided on both buildings which will assist in reducing the storm-water run off and attract biodiversity such as birds, bees and spiders. New landscaped areas on the site will be planted with native planting and will also encourage biodiversity on the site. Allotments have been provided for use by the residents to encourage community engagement as well as also enhancing the biodiversity on the site.

7.9 ECOLOGICAL ASSESSMENT

Appropriate Assessment and Environmental Impact Assessment Screening Reports have been carried out by Flynn Furney Environmental Consultants for the site. The reports have concluded that screening is not required for this site and therefore full reports are not necessary. The EIA Report notes that the characteristics of the proposed development would not be considered likely to have significant effects on the environment. Refer to full reports by Flynn Furney Environmental Consultants contained in the Appendix.

7.10 WASTE MANAGEMENT

Each apartment will be designed so that adequate bin storage is available within the unit itself to allow for waste separation. A central external storage area has been provided with easy access from the core circulation to store waste until collection. In the West Block, a bin enclosure has been provided adjacent the parking area. A turning area has been provided for the truck near the access lane. In the Refuge, due to the security requirements, the bin storage area needed to be located within the secure boundary. It has been located to provide easy access for the residents while also allowing maintenance staff to bring bins outside the secure area for collection.

BS5906:2005 provides guidance on 'Waste Management in Buildings'. Other Local Authorities (DLRCC) have referenced this document in their guidance and it has been used as a reference in a number of Waste management plans for residential developments that have previously been submitted to Cork City Council (available online).

We have used this document in the calculation of the provision for this Development.

1. Domestic Violence Refuge

For calculation of the storage requirements for the DVR, we have considered both the accommodation units and the staff requirements separately.

Residential Accommodation

Table 1 from BS5906:2005 provides guidance on storage requirements for different building types.

Table 1 — Typical weekly waste arisings and subsequent storage requirements										
Building	Equation for weekly waste arisings litres	Typical example of the size of concern	Weekly waste arisings litres	80 l bin/bag/box equivalent	120 l bin equivalent	240 l bin equivalent	660 l bin equivalent	720 l bin equivalent	1 100 l bin equivalent	7.6 m³ compactor equivalent (ratio 3:1)
Domestic	number of dwellings × {(volume arising per bedroom [70 l] × average number of bedrooms) + 30}	number of dwellings = 1, average number of bedrooms = 3	240	3.0	2.0	1.0	0.36	0.33	0.22	0.01
Office	volume arising per employee [50 l] × number	number of employees = 40	2 000	25.0	16.67	8.33	3.03	2.78	1.82	0.09

DVR	
Unit Mix	Number of Apartments
55% Studio (DVR) units	11
45% 1 Bed (DVR) units	9
Total 100%	Total 20 apartments

Average number of bedrooms (counting studios as 1 bedroom for the purpose of this calculation)  
20 bedrooms total across 20 apartments ÷ Average # of bedrooms = 1

Waste calculation from Table 1 BS5906 - Domestic  
20 dwellings x {(70 x 1) + 30} = 20 x (100) = 2,000 litres – for all waste for accommodation

For the Staff provision, we have used the recommendations for Office Buildings and assumed a staff number of 15

50 l x 15 = 750l

Total waste required - 2,750litres  
The target for Recycled Waste in the National Waste Management Plan is 55% by 2025 so if we take this target we could break down the waste as follows:

55% = Dry Mixed Recyclables = 1,512 litres  
35% = Residual Waste = 963 litres  
10% = Organic Waste = 275 litres

Provision

2 x 1,100 litre bins for = 2,200 litres for Dry Mixed Recyclables  
1 x 1,100 litre bins = 1,100 litres for Residual Waste  
1 x 270 litre bins = 270 litres for Organic Waste

2. West Block Social Housing

West Block	
Unit Mix	Number of Apartments
25% 1 bed units	8
50% 2 bed units	16
25% 3 bed units	8
Total 100%	Total 32 apartments

Average number of bedrooms  
64 bedrooms total across 32 apartments ÷ Average # of bedrooms = 2

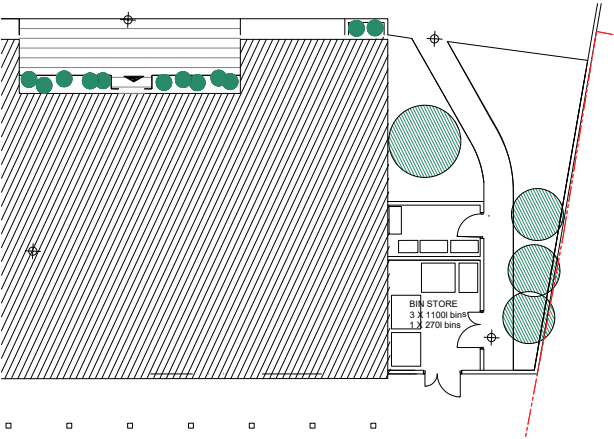
Waste calculation from Table 1 BS5906  
32 dwellings x {(70 x 2) + 30} = 32 x (140 + 30) = 5,440 litres – for all waste

The target for Recycled Waste in the National Waste Management Plan is 55% by 2025 so if we take this target we could break down the waste as follows:

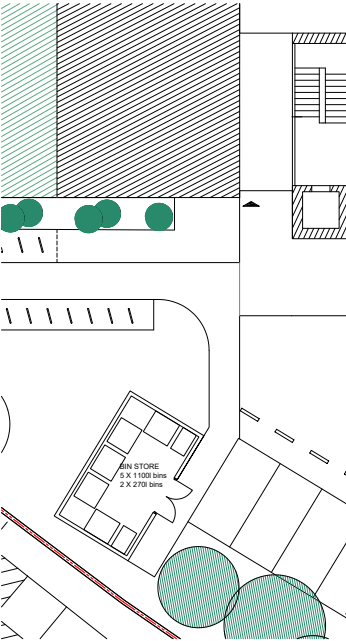
55% = Dry Mixed Recyclables = 2,992 litres  
35% = Residual Waste = 1,904 litres  
10% = Organic Waste = 544 litres

Provision

3 x 1,100 litre bins for = 3,300 litres for Dry Mixed Recyclables  
2 x 1,100 litre bins = 2,200 litres for Residual Waste  
2 x 270 litre bins = 540 litres for Organic Waste



Domestic Violence Refuge - Bin Storage Area



West block Social Housing- Bin Storage Area



**8.0 ACCOMMODATION SCHEDULE**



8.0 ACCOMMODATION SCHEDULE

Note 1- Areas referred to are taken from the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023																	
Unit No.	Dwelling Type	Unit Type	Storeys	Unit Size m2	Min Unit Size required m2	Unit Size > Min+10%	Dwelling Aspect	Orientation	Number of bedrooms	Living/ Kitchen room area provided m2	Living / Kitchen room area required m2	Aggregate bedroom area provided m2	Aggregate bedroom area required m2	Storage area provided in house m2	Storage area required m2	Balcony Area Provided	Private Amentiy Space Reqd
West Block																	
16	2 Bed (4 person)	Type A	1	79.8	73	NO	DUAL	E/W	2	32	30	25	24.4	7	6	13	7
8	1 Bed (2 person)	Type B	1	52	45	YES	DUAL	E/W	1	24	23	11.4	11.4	3	3	9	5
8	3 Bed (5 person)	Type C	1	95	90	YES	DUAL	E/W	3	34	34	33	31.5	9	9	14	9

Note 1- Areas referred to are taken from Domestic Violence Refuge Accommodation - Project Brief Guidelines - issued by DHLGH																	
Unit No.	Dwelling Type	Unit Type	Storeys	Unit Size m2	Min Unit Size required m2	Unit Size > Min+10%	Dwelling Aspect	Orientation	Number of bedrooms	Living/ Kitchen room area provided	Living / Kitchen room area required	Room area provided	Recommended bedroom area	Storage area provided in house m2	Storage area required m2		
East Block																	
4	Studio Apt (West)	DVR - A	1	37	37	NO	DUAL	E/W	0	28	N/A	N/A	N/A	2.4	N/A		
4	Studio Apt (East)	DVR - A	1	37	37	NO	DUAL	E/W	0	28	N/A	N/A	N/A	2.4	N/A		
2	1 Bed (2 person)	DVR - B_UD	1	52.4	45	NO	SINGLE	N/S	1	25	N/A	15	14	2.4	N/A		
5	1 Bed (2 person)	DVR - B	1	52.4	45	NO	SINGLE	N/S	1	25	N/A	16	14	2.4	N/A		
Convent (Accommodation)																	
1	1 Bed (2 person)	DVR - D	1	37.4	45	NO	SINGLE	E/W	1	23.6	N/A	9	14	0	N/A		
1	Studio Apt	DVR - E	1	25.4	37	NO	SINGLE	E/W	0	19.6	N/A	N/A	N/A	1	N/A		
1	Studio Apt	DVR - F	1	26.8	37	NO	SINGLE	E/W	0	21	N/A	N/A	N/A	1	N/A		
1	Studio Apt	DVR - G	1	26.4	37	NO	SINGLE	E/W	0	20.6	N/A	N/A	N/A	1	N/A		
1	1 Bed (2 person)	DVR - H	1	40.1	45	NO	SINGLE	E/W	1	23.3	N/A	11	14	2.2	N/A		
Convent (Utility)																	
	Reception	1	1	25.6	Total Unit area												
	Office G / 1	2	1	12													
	Visitor Room	1	1	15													
	Intake/emergency accom	1	1	23.1													
	Store	3	1	2.2 + 14.3 + 14.4 + 6.5=53.9													
	Counselling Room	1	1	10.7 + 9.5 = 20.2													
	Laundry	1	1	12.9													
	Children Therapy Office	1	1	8.4													
	Child Play Room	1	1	39.1													
	Adult Lounge	1	1	41													
	Kitchenette	1	1	21.4													
	Outreach	1	1	12.6													
	Office	1	1	12.6													
	Training Room	1	1	38.4													
	Accessible Staff Bedrm & Bathroom	1	1	22.5													
	Staff Bedroom	1	1	15.7													
	Teenagers Room	1	1	25.2													
	Office Third Floor	1	1	19													
	Demonstration Kitchen	1	1	18.8													
	WC	1	1	7.4													
	Therapeutic Facility	1	1	39													

TOTAL AREAS PER FLOOR

LEVEL	ELEMENT			
	Convent	East Block	West Block	Total
Ground	380	268	653	1301
First	293.7	236	653	1182.7
Second	299	236	653	1188
Third	151	234	653	1038
Total				4709.7

BREAKDOWN OF UNITS

Convent	Studio (DVR)	1 Bed (DVR)	1 Bed	2 Bed	3 Bed	Total
Ground						0
First						0
Second	3	2				5
Third						0
Subtotal						5
East Block						
Ground	2	1				3
First	2	2				4
Second	2	2				4
Third	2	2				4
Subtotal						15
West Block						
Ground			2	4	2	8
First			2	4	2	8
Second			2	4	2	8
Third			2	4	2	8
Subtotal						32
Total	11	9	8	16	8	52



## 9.0 Appendices

- A - Carrig Conservation - Architectural Heritage Assessment
- B - Punch Consulting Engineers - Mobility Management Plan
- C - Punch Consulting Engineers - Engineering Planning Report
- D - Outline Construction Environmental Management Plan
- E - Pedersen Focus - Shadow Study
- F - Pedersen Focus - Photomontages
- G - AA Screening Cover Report  
AA Screening Report
- H - EIAR Screening Cover Report  
EIAR Screening Report
- J - Site Services Drawing
- K - Fire Technical Report



















**APPENDIX E - Pedersen Focus**  
Shadow Study

Refer to electronic folder (file too large to include in pdf)

## **APPENDIX F - Pedersen Focus**

Photo Montages

Refer - electronic folder (files too large to include in pdf)



**APPENDIX G - Flynn Furney  
AA Screening Cover Report  
AA Screening Report**







