

Chris Lowe

From: Robert Farrell
Sent: Tuesday 5 July 2022 22:07
To: [REDACTED]
Cc: Dearbhla Lawson
Subject: RE: St Kevin's media query

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Hi [REDACTED],

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The current position is;

- The LDA has appointed a contractor to undertake the enabling works. They are currently completing pre-construction surveys and will commence works on site in August.
- Tender preparation for the main construction project is ongoing with works programmed to commence in early 2023. The first homes will be available in 2024.
- *[just to note there are 265 homes (rather than 266)]*

I'm not aware of an update having gone to the Ward Councillors, and not sure what note is being referenced.

I will call you in the morning to give more colour on the current status. Ultimately, while the enabling works are starting in Aug rather than April, this will not impact the delivery programme for the first homes.

Regards,
Rob

From: Dearbhla Lawson <dlawson@lda.ie>
Sent: Tuesday 5 July 2022 14:03
To: Robert Farrell <rfarrell@lda.ie>; [REDACTED]@murraygroup.ie>
Subject: Fwd: St Kevin's media query

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Rob I meant to send this to you just now . Good if you would review and update the statement as relevant. Kind regards Dearbhla

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From: Dearbhla Lawson <dlawson@lda.ie>
Sent: Tuesday 5 July 2022, 13:59
To: [REDACTED]@murraygroup.ie>
Cc: [REDACTED]@murraygroup.ie>
Subject: Re: St Kevin's media query

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Hi [REDACTED]

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I'm on leave today but available to speak later if you want to discuss. Rob Farrell included here is best placed to update you on the latest position, and can update the statement below please Cc me so I can review any statement before issuing and best to keep brief. Regards Dearbhla

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From: [redacted]@murraygroup.ie>
Sent: Tuesday 5 July 2022, 13:21
To: Dearbhla Lawson <dlawson@lda.ie>
Cc: [redacted]@murraygroup.ie>
Subject: St Kevin's media query

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Hi Dearbhla,

How are you keeping? I understand John and Phelim are off at present, so just touching base on a media query re St Kevin's which has come in to us. Full query is below, but it relates to delays in construction at the site and bats breeding as a reason for delay. It also points to a note which the journalist has seen – from memory the Ward Councillors were due to receive an update on the schedule of commencement etc. Double checking if this has gone to them and that's what the journalist could be working off?

Below is a draft reactive which we had sent to Phelim a couple of months ago to possibly be used around the time of any enabling works. If these works are set to commence imminently it could be prudent to get the word out to media so they have a separate set of info to work from as opposed to only the local councillors. If you have any info on anything to do with the bats that would be helpful as well.

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I'm on [redacted] if easier to chat through.

Thanks,

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Query:

I've seen a note updating on the development of housing units at St Kevin's Hospital in Cork. It says that construction due to start in April was delayed due to the presence of bats breeding on the site. It's now due to begin in September.

Does the LDA have a comment to make on this delay? What solution does it have to address the presence of the bats on site, and when does it expect the housing development to be completed?

Deadline for this is 4pm today please.

Draft reactive:

Statement on commencement of works at St Kevin's Hospital Site

Contractors have today started on enabling works to prepare the former St Kevin's Hospital site for a redevelopment scheme that will deliver 266 new social and affordable homes for Cork.

The works involve some preparatory demolition activity, relaying of pipes, and environmental survey. At the same time the LDA will be completing the tender preparation so that the contractor for the main construction project is appointed and [redacted] with the first homes available in 2024.

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The hospital closed in [xxx] and is in a dilapidated condition after being damaged by fire in 2017, but will now be regenerated to become the LDA's first site in Cork to deliver new homes. Set on 14 acres in a prominent position overlooking the River Lee, the redevelopment will consist of a mix of terraced houses and duplex apartments including one, two, three- and four-bedroom homes.

Planning permission was received in April 2021 and included approval for a 440m2 creche and an outdoor play area. The development will also include extensive landscaping, 114 parking spaces, 226 bicycle spaces and 13 electric vehicle charging points.

Phelim O'Neill, Head of Property at the LDA said:

We are pleased to have commenced the enabling works which helps bring the site closer to the start of the full construction project. We are excited about the scheme we have planned to regenerate an unused piece of state land and deliver much needed social and affordable housing for Cork."

The St. Kevin's development will have a strong focus on sustainability, with public transport links to the city and to other local amenities. St. Kevin's is located close to major employment centres, to third level institutions and to local facilities, making walking and cycling attractive options.

A previous press release on the planning approval for the new development is [here](#)

ENDS

For further information:

- [redacted] [murraygroup.ie](#); [redacted]
- [redacted]; [redacted] [@murraygroup.ie](#); [redacted]

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[redacted]
Senior Consultant



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Chris Lowe

From: Ciara Slattery
Sent: Thursday 28 April 2022 17:14
To: Eamonn Reidy; Robert Farrell Cc:
Paul Greene; Cormac McKenna Subject: RE:
LDA: St Kevins - Ecologist Tender

Thanks Eamonn,

As discussed, the timing constraint is directly in reference to the need to avoid the bat breeding season as per the recommendations of the bat report. However the bat report also states "All roosts were of individuals or up to three bats with no large maternity roosts found".

If the position remains that the roosts are not maternity roosts, I don't see any logic in the prohibition of works during May to September. This can be discussed with [REDACTED].

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In the application for a new derogation licence, this information (confirming no maternity roosts on site) should be made clear so that timing constraints are not included in the new licence. I've had a look at another recent derogation licence for a site in Wicklow and it didn't include a timing constraint, so it does not appear to be a standard condition.

Just to note also that the existing licence is granted to [REDACTED] and Associates but I would have thought it should be granted to the LDA? Worth querying with [REDACTED] also.

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Happy to join the call to discuss further.

Regards,

Ciara Slattery
Town Planner

Land Development Agency, Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67
Tel: +353 (0)1 910 3400 Mob: +353 860668426 Email: cslattery@lda.ie | Web: lda.ie



From: Eamonn Reidy <ereidy@lda.ie>
Sent: Thursday 28 April 2022 16:31
To: Ciara Slattery <cslattery@lda.ie>; Robert Farrell <rfarrell@lda.ie>
Cc: Paul Greene <pgreene@lda.ie>; Cormac McKenna <cmckenna@lda.ie>
Subject: Fwd: LDA: St Kevins - Ecologist Tender

Hi Ciara

See attached NPWS derogation license, which is due to expire on 1st May 2022.

It looks like we will have to apply for an updated licence, so I will try to set up a call next week with Reddys and [REDACTED] (bat specialist).

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Hopefully because the particulars in terms of alleviation measures have been agreed, it should be a formality but best to get [REDACTED]'s thoughts on whether it's likely that there are still no maternity roosts.

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Cheers

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lease email privacy@cogentassociates.ie.

Chris Lowe

From: Robert Farrell
Sent: Tuesday 10 May 2022 18:41
To: John Coleman
Cc: John White; Phelim O' Neill
Subject: RE: St Kevin's

John,

- Main ecological issue relates to Bats, the time sensitivity of which has only come to light now.
- There are a number of Bat roosts in the buildings that are to be demolished as part of the enabling works. Our Bat specialist is advising demolition works should thus not be carried out during the Bat breeding season (May to end September).
- We have sought opinions of other Bat specialists and there are differing views.
- Currently, Murnane and O'Shea are installing Bat boxes on site, which is step 1 of mitigation measure. They are also engaging with a Bat specialist they have successfully worked with in the past to get their view.
- Once we have this view, we will engage with National Parks and Wildlife Service (NWPS), who will be the ultimate decision makers, and make our case. The derogation licence they previously issued us for the demolitions works has lapsed, and we need them to renew it.
- The risk is NWPS take the view that demolition works can't commence during breeding season.
- The secondary ecologic issue relates to bird nesting season, which impacts when trees can be felled, should not fell before 31st August. We are reviewing the impact of this with Murnane and O'Shea.

Rob

From: John Coleman <jcoleman@lda.ie>
Sent: Tuesday 10 May 2022 12:00
To: Robert Farrell <rfarrell@lda.ie>; Phelim O' Neill <poneill@lda.ie>
Cc: John White <jwhite@lda.ie>
Subject: RE: St Kevin's

Thanks, email sent to Paul Reid seeking a phone call.

Can you give me a couple of bullet points adding colour to the ecological / time sensitivity aspect?

Thanks
John

Chris Lowe

From: [REDACTED]@murraygroup.ie>
Sent: Thursday 11 August 2022 16:34
To: Eamonn Reidy; Phelim O' Neill; Robert Farrell
Cc: [REDACTED] Ronan O'Shea; John Coleman
Subject: RE: St Kevin's
Attachments: LDA StKH_August 2022 enabling works_v03.docx

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Phelim,

Further to our call see attached the updated St Kevin's statement where I've added a quote from the Council.

I'm working on the basis that we may look to issue w/c 22 August. Can you look at getting sign off in the interim. If we do find we need to involve D of H or to dial it up a bit more we easily can.

All best,

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From: [REDACTED]
Sent: Monday 8 August 2022 12:06
To: Eamonn Reidy <ereidy@lda.ie>; Phelim O' Neill <poneill@lda.ie>; Robert Farrell <rfarrell@lda.ie>
Cc: [REDACTED] murraygroup.ie>; Ronan O'Shea <roshea@lda.ie>
Subject: RE: St Kevin's

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Dear Phelim/Eamonn,

Below and attached is a draft of the statement for St Kevin's.

Our suggestion is that you use this with Councillors and other relevant stakeholders but that at the same time we flag to media who we feel they will contact anyway.

Below is a draft email to send to them.

I also think we need some kind of response if we are asked about the bat breeding issue that was raised recently by Thomsa Gould/Irish Examiner. The story is [here](#). I have drafted a response for use if asked but I'm not sure if it is accurate.

Could you also update on likely timing.

Best wishes,

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DRAFT BAT RESPONSE

Has the issue of breeding bats delayed the enabling works?

No. The sequence of enabling works is such that we are able to proceed in a timeline that does not disturb the bats in the protected period of May to September. Other issues around securing access to the site from the HSE have slightly delayed commencement from April to now.

DRAFT EMAIL

Dear xx,

We want to update you on our progress on the former St. Kevin's Hospital site where you may notice activity in the coming days.

I'm pleased to let you know that we have now started enabling works that will include the erection of a secure boundary around the site and the demolition of non-protected structures, will take approximately XX weeks. This will allow the LDA to complete the tender process for the appointment of a main contractor for the delivery of homes to the site.

Below is a statement that we will be issuing to relevant stakeholders.

Best wishes,

zz

DRAFT RELEASE

Land Development Agency commences enabling works at St Kevin's Hospital Site

The Land Development Agency (LDA) has commenced enabling works on the site of the former St. Kevin's Hospital in Cork City. The location will deliver 265 new social and affordable homes for the area

The enabling works, which include the erection of a secure boundary around the site and the demolition of non-protected structures, will take approximately XX weeks. This will allow the LDA to complete the tender process for the appointment of a main contractor for the delivery of homes to the site, with the first homes available in 2024.

Set on 14 acres in a prominent position overlooking the River Lee, the development will include a mixture of one-, two-, three- and four-bedroom townhouses, duplexes and apartments. It will also have an on-site creche.

The St. Kevin's development will have a strong focus on sustainability, with public transport links to the city and to other local amenities. St. Kevin's is located close to major employment centres, to third level institutions and to local facilities, making walking and cycling attractive options.

Phelim O'Neill, Head of Property at the LDA, said:

"We are pleased to have commenced the enabling works which helps bring the site closer to the start of the full construction project. The development will regenerate an unused and derelict piece of state land to deliver much needed social and affordable housing for Cork. We would like to thank Cork City Council and the HSE for their assistance in progressing the project."

A previous press release on the planning approval for the new development is [here](#)

ENDS

For further information:

██████████@murraygroup.ie; ██████████

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**LDA Leadership Team Weekly
Notes
Thursday 12th May 2022 – 12:00hrs
Shannon Board Room and via MS Teams**

In attendance: John Coleman, Rose Kenny, Phelim O'Neill, Barry O'Brien, John White, Omar Bhamjee,
Dearbhla Lawson
Notes: Adrienne Vuotto

1.1.1 St Kevin's

- Bats roosts in the buildings that are to be demolished are an issue
 - Specialist advice received that demolition works should not be carried out during the Bat breeding season (May to end September)