

An Bord Pleanála

Marlborough Street,

Dublin 1

Re Planning Application for the National Children's Hospital

AN BORD PLEANÁLA
Received: <u>14-9-11</u>
Fee: <u>€50 Cash</u>
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TIME <u>10:53</u> BY <u>Hand</u>
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The consultation process was flawed as all aspects of the design, height etc. of the development was pre determined. There was no consideration given to alternative designs in the master plan proposals or suggestions. The proposed development does not conform with certain policies and objections of the Dublin City Development Plan or the Mountjoy Local Area Plan relating to the insertion of a prominent tall building in the historical context for the following reasons. The area is mainly Victorian in character, but it also includes Georgian, Edwardian and modern buildings of architectural, Social or technical interest. Prominent examples are the French Gothic Revival Church of St Josephs Berkeley Road built 1880 -93 and the Neo Classical elevation of the Mater Hospital which forms a well presented ensemble of 19th century architecture of high quality. The bulk of the housing stock consists of one and two storey red brick Victorian terraces built towards the end of the 19th century or the beginning of the 20th. Considerable quantities of these dwellings are zoned objective Z 2 which aims to protect and/or improve the amenities of the residential conservation area (City Development Plan). Good examples of early Victorian and late Georgian terraces along the main thoroughfares are also included on the registered protected structures. Further protected Georgian terraces of 3 and 4 storey in Blessington Street, Eccles street and Synott Place are zoned Z 8. To protect the existing architectural and civic design character and allow only for limited expansion consistent with conservation objectives to allow primarily residential and compatible office and institutional uses. The construction of a 16 storey building in the hearth of this area is contrary to the objectives of both the Dublin City Development Plan(2011-2016) and the Local Area Plan. Key mixed use objectives of the LAP states "protect and enhance established residential areas "to ensure that all new developments are sympathetic to the established character of the area. The height and scale of the proposed Building of sixteen storey + roof + metal dome will destroy the historical Architectural character of the area and impact significantly on the Victorian and Georgian dwellings (some protected structures) which surrounds the Proposed development . It will dominate the skyline and is visually intrusive. The height for tall buildings is 50 meters in the Local Area Plan and the height of the proposed development is 94 meters above Eccles Street which is not designated as a tall landmark building area.

Traffic Management

Currently there are not enough car parking spaces available for residents in the streets off Berkeley Road due to staff and visitors of the present hospital using these spaces which will be further exasperated by the Children's Hospital. These streets are Residential permit parking areas which also allow Pay and Display Monday to Friday. We are requesting that 50 spaces be reserved for owner/occupiers car permit holders in the new car park at weekends.

With regard to the proposed rerouting of traffic on Eccles Street The current two way system should be maintained however to improve traffic flow, traffic lights should be installed at the western end of Eccles Street- junction with Berkeley Road. It is imperative that traffic Egressing from the hospital

car park be restricted to a left turn only(at restricted times approx 4pm to 7 PM). This will prevent the current practise of vehicles from Eccles Street car park rat running up Nelson Street, Berkeley Street into Geraldine Street and adjoining narrow Residential streets, during peak hours causing traffic tail backs on these streets, to avoid traffic lights. This would be compatible with the home zone of the local area plan.

Recycling Facilities

The proposed hospital will be served by an onsite recycling facility which should ideally serve patients, visitors and local residents,. Such a facility would be of significant benefit to the local community as there is currently a deficit in recycling facilities in the area for batteries, light bulbs and recycling compost facilities etc.

Insurance & Compensation

An insurance scheme should be put in place that allows a resident to claim directly from the hospital for any damaged caused to their property in the construction of the proposed development, without the claimant having to identify the company who are liable for the damage, for instance the contractors , engineers, architects etc.

That resources are made available to local community groups for professional services in the event of an oral hearing being held.

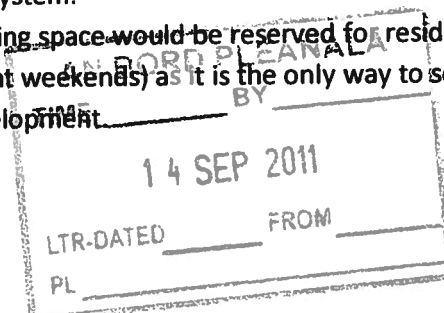
Finally we would appreciate if the following proposals could be included by way of conditions, if planning permission were to be granted, to give some relief to residents who will be living with noise, pollution, dirt and dust until 2016 and the negative impact on our homes and quality of life into the future.

- 1 That a community Liaison officer be appointed by the hospital in the post construction period
- 2 The establishment of a Monitoring committee that will include local residents for the duration of the construction period whose responsibility should be to include all pollution incl. noise pollution and proposed working hours which should be confined to Mon- Fri 8 A.M. to 4 P.M. and Saturdays 9 A.M. to 2 P.M. during heavy excavation period.
- 3 That CCTV adequately monitors any public spaces or walkways created by development.
- 4 That part of the development levy is ring fenced and used to upgrade the local drainage and sewage system.
- 5 That car parking space would be reserved for residents in the Hospital staff car park (particularly at weekends) as it is the only way to solve the problem created by the Hospital development.
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Yours Sincerely

Irene Bent,

Irene Bent



Secretary,

Berkeley Environment Awareness Group,

49 Geraldine Street, Dublin 7

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