

THE IRISH LAND TRUST
C/O IAN LUMLEY, 12 HENRIETTA ST, DUBLIN 1

AN BORD PLEANALA
Received: 14-9-11
Fee: €50 Cash
Receipt No. B.115968

The Secretary
An Bord Pleanala
64 Marlborough St
Dublin 1

AN BORD PLEANALA
TIME 4:54 BY Hano
14 SEP 2011
LTR-DATED _____ FROM CO
PL _____

C 14.09.11

PROPOSED CHILDREN'S HOSPITAL OF IRELAND, ECCLES ST, DUBLIN

SUBMISSION ON ENVIRONMENTAL IMPACT STATEMENT

Dear Sir/Madam,

This proposal is in scale and impact, the most significant ever put forward to affect the skyline of Dublin. Its height would make it the tallest structure in the city, soaring way above landmark church spires such as nearby St Georges. The sheer bulk and scale of the scheme is barely conveyed in the photomontages provided with the application.

Dublin is one of the great European classical cities. Its status was highlighted when the city was coming under precedent threat from dereliction including the Eccles St area in the 1980's by the architectural writer and commentator Dan Cruickshank:

'Dublin is one of the great European cities. Its development in the 18th and early 19th centuries made it a far more than a mere provincial capital cast in the shadow of London. The design and grandeur of its public buildings, the nobility of its domestic architecture and the beauty of the town plan – with its squares, riverside terraces and generous streets – make it a city second to none. It stands alongside Venice, Rome, Amsterdam and Bath as a supreme example of the city as a corporate work of art. And this is still true of Dublin, even after years of heart-destroying demolitions.'

With the major European centres now designated as World Heritage Sites including Dublin's sister Georgian cities of Bath and Edinburgh, there is now a clear case for the Georgian classical city of Dublin as an entity to seek designation.

This proposal which would have such a significant and adverse impact on the skyline and character of the Georgian city would seriously undermine Dublin's potential World Heritage Site candidacy. It should be noted that Dresden lost its World Heritage Site in 2009 as a result of the construction of a bridge over the River Elbe intruding on the historic cityscape.

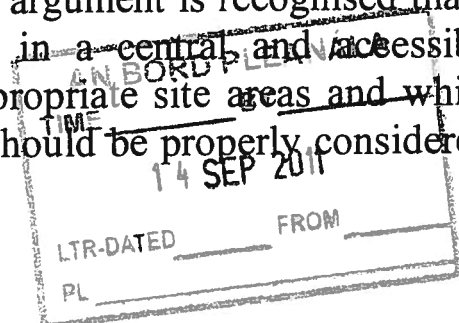
In 2003 the planning authorities in Vienna were forced to significantly amend a high rise scheme around Mitte railway station in order to maintain World Heritage Site status.

It is difficult to understand how the planning and architectural 'professionals' who have put long years of work into the preparation of this scheme could have allowed such an extent of time and resources to be wasted.

Somebody at an early stage should have realised that the scale of the accommodation brief for a National Children's Hospital was way in excess of capacity of this 'site' to accommodate such a development. Indeed the repeat reference in the application particulars to the application area as a 'site' is entirely unwarranted. The location of this development is not a 'site'. It is a strip of ground incorporating the site of terraced demolished Georgian houses between the front of Eccles St and the main late 20th C Mater Hospital complex. It is an area of huge constriction not just in location and architectural sensitivity but also in operating area and interface with the existing general hospital.

This proposal is put forward with reckless disregard to National Policy as set out in the Department of the Environment, Community and Local Government Architectural Heritage Protection Guidelines to planning authorities and to the provisions of the Dublin City Development Plan on building height and conservation.

Dublin is not Tokyo or New York. There is no reason for a major hospital facility to be high rise. While the argument is recognised that a National Children's Hospital should be in a central and accessible location, other alternatives with more appropriate site areas and which do not require such a high rise response should be properly considered.



This would include the James Hospital complex as first option for consideration.

The lead architect for the scheme Brian O'Connell makes much of the argument that the application site needs to interface and be complimentary with general University Teaching Hospital and should in its own right be a symbol of Ireland's care for children. Regrettably the credibility of the applicants architect is significantly undermined by his fronting of the Tipperary casino scheme which is morally contemptible because of its encouragement of greenhouse gas generating travel, and socially damaging because of its encouragement of gambling.

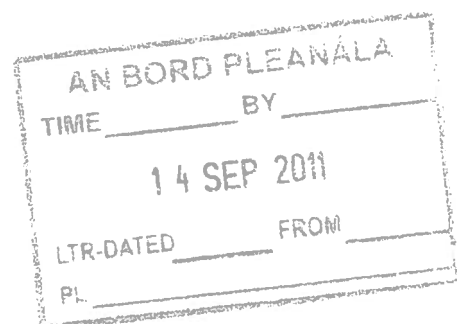
This undermines the credibility of any arguments put forward by the architects and other associated consultants for this scheme which should be withdrawn and alternative site options secured as a matter of urgency.

Yours Sincerely



Ian Lumley

Encl: €50.



No. 442851

Registration of Business Names Act, 1963

CERTIFICATE OF REGISTRATION

Business Name:

THE IRISH LAND TRUST

Principal Place of Business:

**12 HENRIETTA STREET
DUBLIN 1**

Person(s) who has registered this Business Name:

IAN LUMLEY

I HEREBY CERTIFY that a Statement of Particulars in respect of the above Business Name pursuant to Section 4 of the above mentioned Act was registered on 24th June, 2011



For the Registrar of Business Names:

Dated this: **24th June, 2011**

The above Act requires the display of this certificate (section 8(2)), that any changes in the registered particulars be notified to the Registrar (section 7) and the cessation of the registration of the business name if the person registered in respect of the name ceases to carry on business under that name (section 12(1)). The relevant forms may be obtained from the Registrar of Business Names, Parnell House, 14 Parnell Square, Dublin 1 or at www.cro.ie.

