

OVERVIEW of PROPOSAL & APPLICATION DOCUMENTATION

**IN THE MATTER OF AN APPLICATION TO
AN BORD PLEANÁLA**

FOR PERMISSION FOR

**STRATEGIC INFRASTRUCTURE DEVELOPMENT
(THE CHILDREN'S HOSPITAL OF IRELAND)**

AN BORD PLEANÁLA REFERENCE No. PL29N.PA0024

AND IN THE MATTER OF AN ORAL HEARING

**Overview of the proposal and application
documentation on behalf of the applicant**

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1.0 Introduction

- 1.1 My name is Eamonn Kelly and I am a Chartered Town Planner and an Associate Director of Planning of RPS Planning & Environment. With reference to the Preliminary Oral Hearing held on Wednesday the 5th October 2011 in the offices of An Bord Pleanála, the applicant was requested by the Inspector to provide an overview of the proposal and application documentation. This presentation on behalf of the applicant is intended to fulfil the Inspector's request.
- 1.2 This planning proposal comprises an application by the National Paediatric Hospital Development Board (NPHDB), for and on behalf of the Health Service Executive, to An Bord Pleanála for permission to develop the Children's Hospital of Ireland (*'the CHol'*) at Eccles Street, Dublin 7, comprising a single hospital building with 392 inpatient bed spaces and 53 day care bed spaces. This application was submitted to An Bord Pleanála on 20th July 2011 in accordance with the provisions of Section 37E of the Planning & Development Act 2000, as amended, relating to Strategic Infrastructure Development.
- 1.3 This overview presentation will comprise the following sections
 - 2.0 Overview of the purpose of the proposed development
 - 3.0 Details of the Applicant
 - 4.0 Details of the Project Team
 - 5.0 Consent of Landowners
 - 6.0 Development Context
 - 7.0 Surrounding Development
 - 8.0 General Description of Planning Application
 - 9.0 Planning History relevant to the Development Site and the Surrounding Area
 - 10.0 Brief outline of the Planning Policy Context for the Development Site
 - 11.0 Documents Submitted as Part of the Planning Application
 - 12.0 Conclusion

2.0 Overview of the purpose of the proposed development

2.1 In summary, as will be explained in the course of this hearing, the proposed Children's Hospital of Ireland at Eccles Street, Dublin 7 will:

- Provide national paediatric tertiary care (this means the CHoI will be only paediatric hospital in Ireland providing specific services such as cardiac surgery, cancer surgery, bone marrow transplantation, neurosurgery)
- Provide secondary paediatric care for the greater Dublin area;
- Merge the existing health services for children currently being provided at Our Lady's Children's Hospital, Crumlin, the Children's University Hospital (Temple Street), and the National Children's Hospital, Tallaght;
- Be co-located with the Mater Misericordiae University (adult) Hospital and with the proposed future maternity hospital (relating to the future relocation of the Rotunda Hospital to the Mater campus);
- Be the primary centre for paediatric education, training and research for health care professionals in Ireland;
- Align with international trends and best practice by expanding the role of short stay and ambulatory care to reduce the reliance on inpatient beds
- The new Children's Hospital of Ireland will be the core component of an integrated healthcare system for Ireland's children, young people and their families. Other elements of this integrated system will include Ambulatory and Urgent Care centres, with one specifically proposed at Tallaght Hospital, which will be the subject of a future planning proposal.

Explanatory Note on the Organisation of Health Care services:

- 2.2 Primary health care is the term for the health services provided outside hospitals to people living in the community. It refers to the work of health care professionals who act as a first point of consultation for all patients - e.g. general practitioners, domiciliary nurses, health centres and clinics, dentists. Primary health care is part curative and part preventive as it includes health promotion, vaccination, and screening programmes.
- 2.3 Secondary health care is an intermediate level of health care (between primary care in the community and tertiary care) that includes diagnosis, treatment and access to hospital based clinical specialties, performed in a hospital having access to specialised equipment and diagnostic facilities. This service is provided by physicians who generally do not have first contact with patients and is usually dispensed from hospitals - e.g. outpatient clinics, emergency medicine, cardiology, urology and dermatology etc.
- 2.4 Tertiary health care is a highly specialised and often technically advanced level of health care that includes the diagnosis and treatment of patients with complex conditions, often by an interdisciplinary team comprising of several clinical sub-specialties in a sophisticated and large research and academic teaching hospital, usually on referral from primary or secondary medical care personnel.

3.0 Details of the Applicant

- 3.1 The NPHDB was established by order of the Minister for Health and Children in May 2007 (*The National Paediatric Hospital Development Board (Establishment) Order, S.I. No. 246 of 2007*).

4.0 Details of the Project Team

- 4.1 The project's integrated design team (IDT) has been progressing the Children's Hospital of Ireland (CHoI) scheme from concept through to design stage since the design team's appointment in 2009. As part of this exercise the IDT has engaged with various stakeholders, such as user groups of the new hospital, especially children, families and healthcare personnel, local residents groups; representatives of the adjoining hospitals (MCHD Ltd. on behalf of the Mater Misericordiae University Hospital, and the Mater Private Hospital); the Railway Procurement Agency; and the planning authority, Dublin City Council, since November 2009.

5.0 Consent of Landowners

- 5.1 The NPHDB has made this application on behalf of the Health Service Executive (HSE). The HSE owns the dedicated 2.04 hectare site within the Mater campus on which the Children's Hospital of Ireland will be located. A letter of consent from the HSE's Estate Management Directorate to the submission of the planning application has been enclosed in Appendix 1 of the Planning Report accompanying the planning application.
- 5.2 Additional works will be carried out to adjoining lands within the campus and the Mater Misericordiae and the Children's University Hospitals Limited (MMCUH), the owner of the remainder of the Mater campus (comprising the old and new Mater Adult Hospitals), has also provided a letter of consent in this regard (as enclosed in Appendix 2 of the Planning Report accompanying the application). It should also be noted, that as this application proposes public realm works to Eccles Street, a letter of consent by Dublin City Council (DCC) regarding lands in the ownership of DCC is also enclosed (see Appendix 3 of the Planning Report). A site ownership map (Drawing Ref. No. E-CH_2005P) indicating the various land owners within the planning application site is enclosed as part of the planning application drawing sets.

6.0 Development Context

- 6.1 The Mater campus is located in Dublin's north inner city and is bounded by Eccles Street to the south, Berkeley Road to the west, North Circular Road to the north and to the east by the Mater Private Hospital and an access lane onto Leo Street (all in Dublin 7). The overall site area of the existing hospital campus is approximately 6.2 hectares, however the current application site is approximately 7.2 hectares, taking into account the areas of public realm (streets and footpaths) on Eccles Street and the North Circular Road which have been included in this planning application.



Figure 1:
Mater campus location in context of Dublin City Centre

- 6.2 Approximately 2.04 hectares within the hospital campus has been transferred into the ownership of the Health Service Executive ('the HSE') for use as the location of the proposed national paediatric hospital, now to be known as the 'Children's Hospital of Ireland'. This is currently occupied by existing Mater Misericordiae University Hospital buildings and a surface car park. The 2.04 hectare site will also retain a space for future potential proposals for a new maternity hospital facing onto the North Circular Road. The potential future maternity hospital does not form part of the current application now before the Board. The approximate outline of the 2.04 hectare site is indicated on Figures 2 & 3 below and more precisely in the Site Ownership Drawing (No. E-CH-2005P) enclosed with the Planning Drawings.

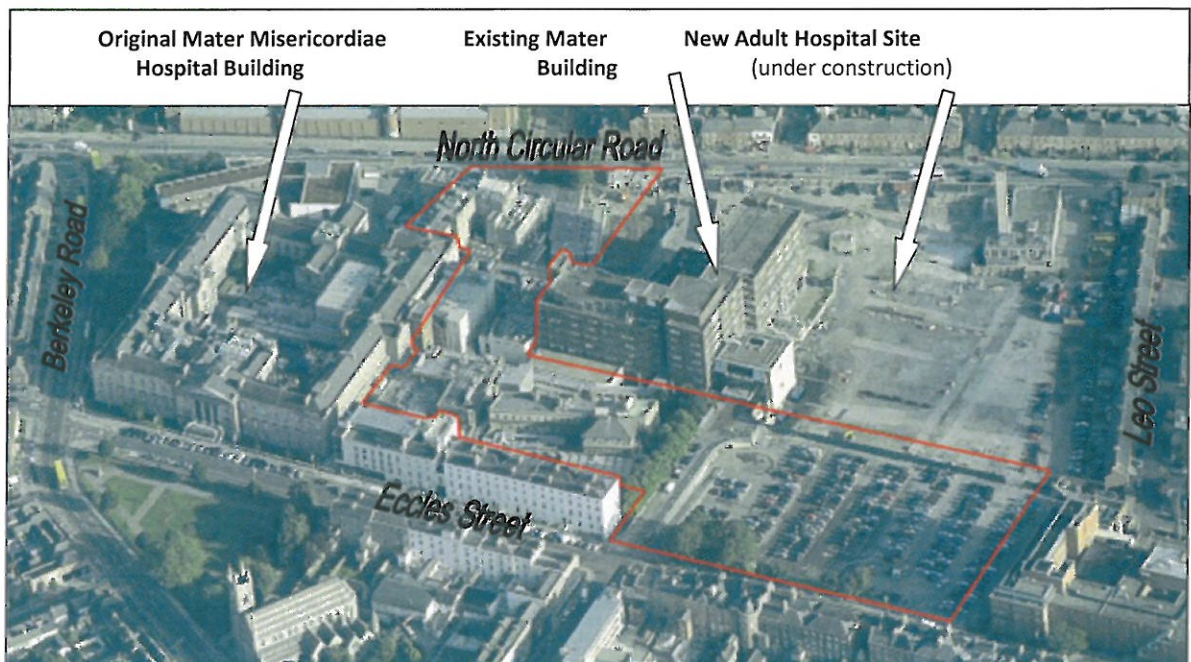


Figure 2:
Approximate area within the application site for the new children's hospital & possible future maternity hospital development site – as outlined in red
 (Aerial photograph source: Bing.com/maps)

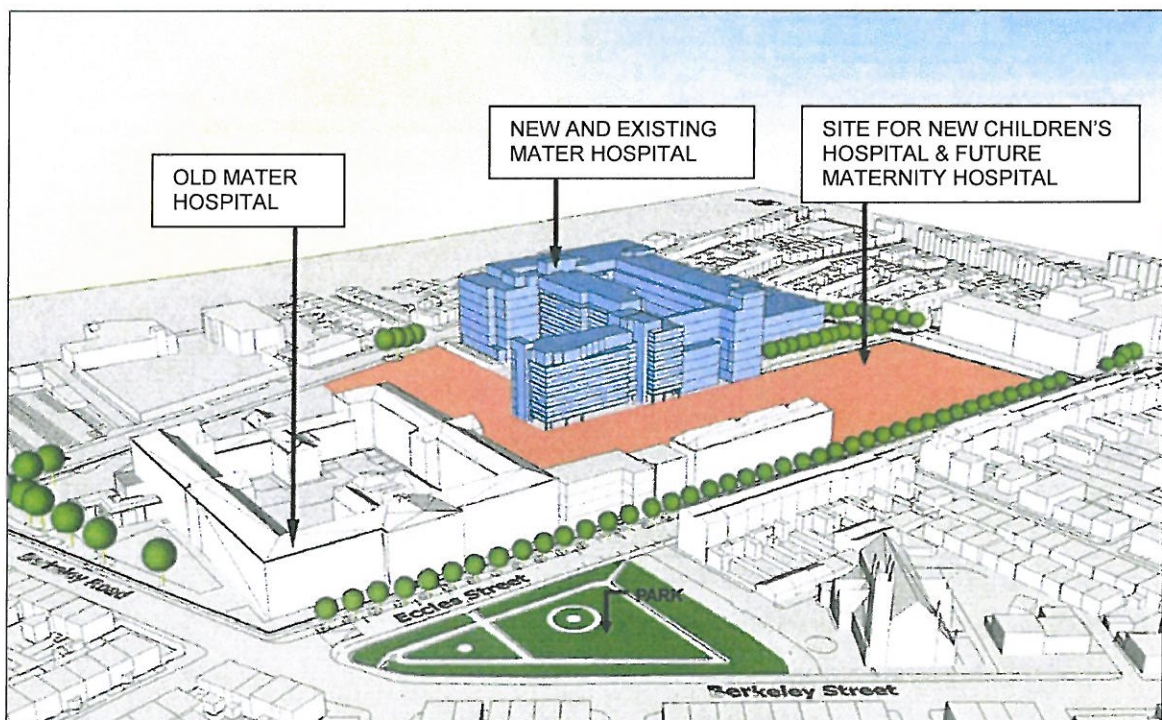


Figure 3:

Mater Campus (Three-Dimensional Site Context including permitted Mater Adult Hospital – currently under construction)

Source: Scott Tallon Walker Architects

7.0 Surrounding Development

- 7.1 The Mater campus sits within a mixed-use established inner city district.
- 7.2 The development site faces south onto Eccles Street which comprises redbrick Georgian houses on its southern side, most of which have been converted for medical or related uses. The northern side of Eccles Street comprises the original granite Mater Hospital building, and a number of rendered Georgian-type buildings, in use by the Mater hospital, as well as the large vacant site, the subject of this application, and the Mater Private Hospital at the eastern end of the street.
- 7.3 Immediately adjoining land uses to the east include residences on Leo Street and the Mater Private Hospital, a six storey red brick hospital building, which adjoins the southern end of Leo Street at its rear.
- 7.4 The lands to the north and further east of the proposed development site are predominantly inner city residential streets, with some single or two storey-terraced housing dating from the second half of the last century, including St. Joseph's Street, Synnott Place, Eccles Place, Glengarriff Parade, Killarney Parade, Derrynane Parade and Valentia Parade.
- 7.5 Mountjoy Prison occupies a significant portion of land immediately north of the Mater campus. The Mountjoy site has been identified for redevelopment in the Phibsborough / Mountjoy Local Area Plan as well as the adjoining Cash and Carry site. There is also a Garda Station located on the northern side of North Circular Road. Further north, the Royal Canal runs east to west parallel to the subject site.
- 7.6 Further west of the subject site, Broadstone Park runs southwards from North Circular Road to Western Way along the Royal Canal Bank. A wide range of commercial and shopping facilities are located on and around Dorset Street and the Phibsborough Road

8.0 General Description of Planning Application

The Nature and Extent of Development for which Planning Permission is being sought (as set out in the statutory notices for the application):

- 8.1 This proposed development is for the Children's Hospital of Ireland, at Eccles Street, Dublin 7. It will comprise the construction of a national paediatric hospital, to be known as The Children's Hospital of Ireland at the

development site known as the Mater Misericordiae University Hospital campus, Eccles Street, Dublin 7. The site contains protected structures, namely Nos. 30 to 38 Eccles Street and the original stone Mater Misericordiae Hospital building.

- 8.2 The Children's Hospital of Ireland hospital building will comprise some 88,797 square metres (sq.m.) above ground level (at Eccles Street). The gross floor space of the building will be 108,356 sq.m. with an additional 35,590 sq.m. provided for the underground parking of vehicles. The building height above street level (at Eccles Street) will vary from four storeys in the building block fronting onto Eccles Street to sixteen storeys (fifteen storeys plus a level of plant rooms), all over five basement levels (at Eccles Street). The building height will be 94.49 metres Ordnance Datum or approximately 73.89 metres at its highest point above the street level at the Entrance Forecourt on Eccles Street (the OD in the centre of Eccles St opposite the entrance is 20.6 metres).
- 8.3 The Children's Hospital of Ireland building will accommodate full clinical facilities for the provision of national tertiary services, as well as secondary services for the Greater Dublin Area. These include; emergency department; operating theatres and procedure rooms; consult/examination rooms; out-patients; in-patient care with 392 single bedrooms (this includes 62 critical care beds divided into paediatric and neonatology intensive care and high dependency beds); day care provision with associated 53 day care beds; associated staff, servicing and family facilities (including 29 family accommodation rooms and a family resource centre); associated clinical research areas and laboratories, pathology; education and training facilities; therapy areas (gardens and play areas); hospital school; hospital café and restaurant; hospital shop; pharmacy; public and staff circulation spaces; plant and related servicing areas. The proposed building also provides direct linkage through to the adjoining Mater Adult Hospital (currently under construction) located to the north at levels -2, -1, 0, 1, 2, and 3.
- 8.4 The development will include a new four storey covered, landscaped pedestrian entrance forecourt to the new hospital onto Eccles Street. The development will also include works to facilitate the development of the permitted Metro station entrance structure onto Eccles Street. The works proposed in this application are contained in the Metro North Railway Order for which consent has been granted by An Bord Pleanála (Ref: PL06F.NA0003).
- 8.5 The development will provide 972 car parking spaces and 243 bicycle spaces over four basement levels, with vehicular (including bicycle) access via the permitted Adult Hospital car park ramp on Eccles Street. There will be a secondary vehicular access and a service yard access to the hospital delivery area from the North Circular Road. The development will include revisions to the planning permission granted by Dublin City Council under planning

register reference no. 4929/03, as modified by planning permission register reference nos. 2563/05, 5449/07 (An Bord Pleanála Ref. PL29N.226878), 2080/08 and 3655/10 (all relating to the Mater Adult Hospital). The revisions herein will specifically comprise a revised roof to the permitted vehicular access ramp at Eccles Street, as well as associated amendments to part of the permitted Adult Hospital's levels -1 and -2 to provide vehicular access into the new Children's Hospital's car park via the permitted Mater Adult Hospital basement car park at levels -1 and -2, and the relocation of a security hut from Eccles Street to the rear of the ramp and associated lane amendments. There is no other change to the development as permitted under Dublin City Council register reference nos. 4929/03, 2563/05, 5449/07 (An Bord Pleanála Ref. PL29N.226878), 2080/08 and 3655/10 save for this revision.

- 8.6 The proposal will include associated signage to the Eccles Street Frontage at the pedestrian entrance forecourt and the vehicular entrances on Eccles Street and the North Circular Road.
- 8.7 As part of the associated site development works, the development will include the demolition of 11,031 sq.m. of existing hospital buildings on 3 levels, including the following: 3 storey Rosary House (already permitted to be demolished as per register reference no. 4929/03); 2 storey Radiology & Ophthalmology Building and basement Sub-station; single storey Link from Hostel building to Radiology Building; 2 storey Central Stores Building; 2 storey link corridor; single storey link corridor; single storey P.E.T. Scanner building; 3 storey Freeman Auditorium Building; 3 storey Heart Lung/ Gastro Intestinal Unit; 3 storey Clinical Sciences, Staff Cafeteria and Kitchen Building; Single storey Outpatients Extension Building; Single Storey Accident & Emergency Building off the North Circular Road; Boiler Room; Boiler Plant and Flue; Security Hut onto Eccles Street; Temporary Gas Incomer onto Eccles Street; Entrance Ramp from Eccles Street with Single Storey Technical Services buildings underneath; Recent extension to rear of No. 38 Eccles St, a protected structure; Small single storey projecting bay (not original) on east facade of original stone Mater Building, a protected structure; single storey ESB building; miscellaneous temporary storage/services buildings/structures; and underground water tanks.
- 8.8 There are proposed works to protected structures which entail the following:
Removal/demolition of buildings abutting the eastern elevation of the original stone Mater Building (a protected structure) over three storeys including: the demolition of the radiology building at level 1 and reinstatement/reconstruction of historic window and door openings (7 in total); the demolition of the three storey stairs and lift core at the north end of the main link corridor abutting the east elevation of original stone Mater Building including reforming of openings, providing new replica windows and restoration of original stone façade; the demolition of the temporary Heart Lung and Gastro Intestinal building adjacent to original stone Mater Building including steel support beams built into the wall at plinth level and provision

of repairs to wall; demolition of the modern projecting bay located at the north east end of the original stone Mater Building eastern elevation over three levels and the reconstruction of the original window openings at each level; the demolition of the two storey canteen building and restoration of original façade (including possible historic cut stone window surround at Level 2 of the eastern elevation); the removal of aspergillus protection ventilation services impacting on the east elevation of the original stone Mater Building and reinstatement of the original historic windows on Level 2 and 3; the removal of the air handling unit, surface mounted ducting and associated pipe work from the void between the original stone Mater Building and Heart Lung & Gastro Intestinal Building, and the affected window at level 2 to be restored; the removal of surface mounted building services on the facades of Nos. 30 to 38 Eccles Street (all protected structures); the provision of a new link bridge between the new Children's Hospital and the eastern façade of the original stone Mater Building at level 1 requiring the widening and demolition of existing window, the link will comprise a light weight glazed steel frame (designed as far as possible to be reversible); the demolition of a wall and associated structures to the north-west of No. 37 Eccles Street (to be replaced with modern retaining wall); the demolition of existing added structures to the rear of No. 38 Eccles Street (a protected structure) back to the line of the existing lift core at its basement and levels 1 and 2. and the add-on structure at level 2 to the east of the lift core and rebuilding and making good the original façade to match existing rendered masonry finish to include new window opes to match existing adjacent window opes; the removal of an internal staircase from ground floor to basement and the extension of the original staircase to basement level within the original stairwell; the demolition of a concrete stair to the rear of No. 35 Eccles Street (a protected structure) (escape route will be diverted internally to exit at level 0); the demolition of an abutting masonry structure and partly rendered stone garden wall at south eastern (rear) corner of No. 30 Eccles Street (a protected structure); Provision of a new landscaped area between the new Children's Hospital and the east elevation of the original stone Mater Building at ground floor level to link Eccles Street to the North Circular Road which will require the alteration of ground levels to provide ramped and stair access for pedestrians with a new retaining wall along the length of the east elevation of the original stone Mater Building; Demolition of a section of the boundary wall onto the North Circular Road to facilitate the new secondary car park access ramp for the new hospital and replacement with car park entrance with signage and a railing to match the new Mater Adult Hospital's permitted sliding gate. Lastly, the proposal includes the provision of a temporary link corridor on four steel frame legs connecting level 4 of the existing Phase 1A Adult Hospital Block to 2nd floor of the original stone Mater building – this temporary corridor will be required during the construction period only and will be removed when the Children's Hospital of Ireland is completed.

- 8.9 The proposal includes external terraces at the eastern and western ends of the new Children's Hospital of Ireland building on Levels 10 to 14 and roof gardens at roof levels 6, 7, 8, 9, 10, and 15 variously facing north, south, east and west. The proposal also includes public realm works along part of Eccles Street to the following sections of pavement: the pavement directly in front of the new Children's Hospital of Ireland, between 37 Eccles Street and The Mater Private Hospital (which will be designed with granite paving slabs to integrate with the existing historic paving of the street); the pavement in front of Nos. 30 to 37 Eccles Street (existing historic paving slabs will be lifted and relaid in subsided areas with minor repairs and re-pointing carried out as necessary, with modern interventions to the paving at the bus stop to comply with safety regulations); the pavement in front of Nos. 49 to 67 Eccles Street (which will repair the pavement to match the historic paving of street). The light standards on Eccles Street in front of the proposed site for the new Children's Hospital of Ireland will be temporarily removed to facilitate the construction works and will be reinstated on completion of the new hospital.
- 8.10 The proposal will also include associated road works on Eccles Street and the North Circular Road to facilitate new vehicular access arrangements into the new hospital, including new traffic lane arrangements (including new left and right turning lanes and signalised junction on Eccles Street to facilitate access to the basement car park, new signalised junction at Berkeley Road/Eccles Street junction, and a new signalised junction into basement car park on North Circular Road), revised set down and loading areas, amendments to bicycle lanes, bus lanes, bus stop locations, new taxi rank, pedestrian crossings, the removal of 54 on-street car parking spaces, and all associated road signs, lights, changes to road surfaces and road markings.
- 8.11 The proposal includes for all associated construction works, site development works (including underground works to facilitate a geothermal heating system), landscaping works (including public lighting) and services works.

A seven year planning permission is requested

- 8.12 Planning Permission is sought for a period of 7 years. The client has requested this period due to the estimation of the length of tender period for construction post planning approval; the duration of construction period of approximately four years, subject to a detailed construction programme to be developed by the Building Contractor after its appointment; and the duration of final fit-out.

9.0 Planning History relevant to the Development Site and the Surrounding Area

- 9.1 There are numerous planning permissions relating to the Mater campus which have been set out in Section 22 of the Planning Report accompanying the planning application. The most relevant planning permissions to the

current CHol proposal are Dublin City Council (DCC) registry reference nos. 4929/03, 5449/07, and 2080/08. These planning permissions concern proposals for the redevelopment of the Mater Hospital campus, initially to include an Adult Hospital and a Children's Hospital, and latterly to comprise the upgrading and extension of the permitted Adult Hospital element as well as the omission of the then permitted children's hospital element which was no longer suitable in light of the Government's decision to locate the larger National Paediatric Hospital (the subject of this application) at the site.

- 9.2 The planning history as set out in Section 22 of the Planning Report accompanying the planning application demonstrates a long established and ongoing hospital use on the site, along with regular expansions and upgrades to the established hospital use. As noted above, in Planning Registry Reference no. 4929/03, planning permission has already been granted for a smaller children's hospital on the CHol site.

10.0 Brief outline of the Planning Policy Context for the Development Site

- 10.1 While I will be making a separate presentation to this Oral Hearing tomorrow specifically on planning policy in response to third party submissions, it is useful at the outset to outline the key planning policies particular to the development site.
- 10.2 The development site is located within the administrative area of Dublin City Council. The relevant Development Plan for the area is the Dublin City Development Plan 2011-2017, which came into effect on 22nd December 2010.

Land Use Zoning

- 10.3 The site is zoned Z15 in the City Development Plan. The objective attached to this land use zone is: -

"To provide for institutional, educational, recreational, community, green infrastructure, and health uses" [Emphasis added]

- 10.4 The Development Plan states that Z15 areas are:

"areas which are zoned for educational, recreational community and health uses and for existing uses which are unlikely to change in the future. The present uses on the land generally include community related development including schools and colleges, residential healthcare institutions, e.g. hospitals, prisons." [Emphasis added]

- 10.5 Permissible and Open for Consideration Uses in a Z15 zone are as follows:-

- *Permissible Uses*
 ATM, Buildings for the health, safety and welfare of the public, Childcare facility, Community facility, Cultural/recreational building and uses, Education, Medical and related consultants, Open space, Place of public worship, Public service installation, Residential institution [Emphasis added]

- *Open for consideration*
 Bed and breakfast, Car park ancillary to and subject to the main use remaining as community or institutional, Funeral Home, Guest house, Hostel, Hotel, Municipal Golf Course. [Emphasis added]

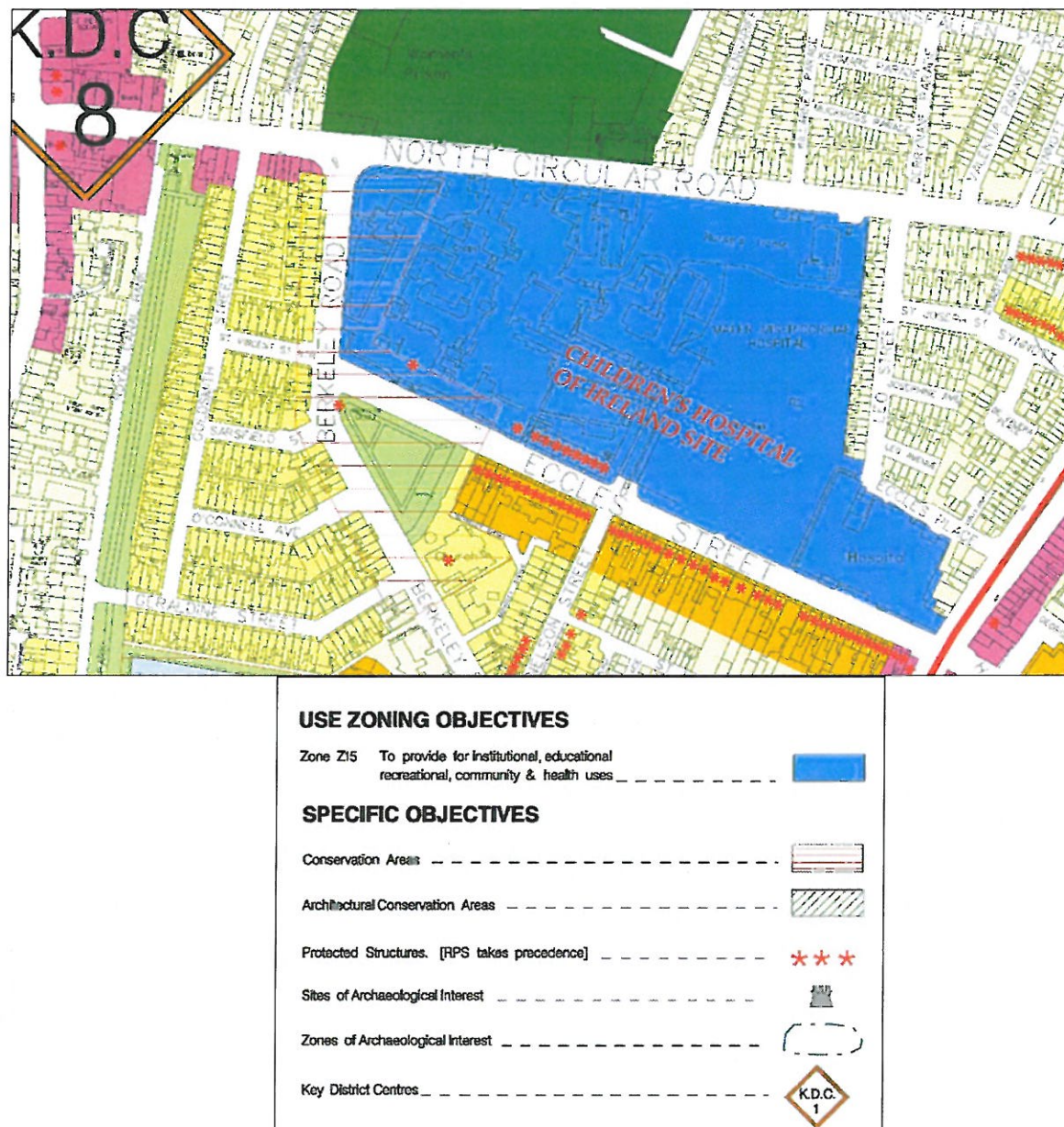


Figure 4:
Excerpt from Map E of the Dublin City Development Plan 2011 to 2017

Indicative land use zoning of the area surrounding the Mater campus

Mater campus:	Z15: To provide for institutional, educational, recreational, community, green infrastructure, and health uses.
Leo Street	Z1: To protect, provide and improve residential amenities
Berkeley Road	Z2: To protect and/or improve the amenities of residential conservation areas
Phibsborough	Z4: To provide for and improve mixed-services facilities
Eccles Street	Z8: To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective
Triangular Park	Z9: To preserve, provide and improve recreational amenity and open space and green networks.
Mountjoy Prison	Z10: To consolidate and facilitate the development of inner city and inner suburban sites for mixed-use development of which office, retail and residential would be the predominant uses.

- 10.6 Section 4.4.1.1 of the Dublin City Development Plan 2011-2017 notes that it is an objective of Dublin City Council:

SC07 *[That] The provisions of the adopted Phibsborough / Mountjoy Local Area Plan and the Liberties Local Area Plan are incorporated into this development plan. It is an objective to secure the implementation of both these local area plans and that planning permission issues within these areas will have regard to this. [Emphasis Added]*

- 10.7 In this regard, the policies and objectives of the Phibsborough / Mountjoy Local Area Plan (LAP) 2008 have been incorporated in their entirety into the City Development Plan and should be considered in that context.

Site specific policies in the City Development Plan, as per the LAP, for the development site

- 10.8 The Development Plan, which incorporates the LAP, includes the following objectives which provide planning policy support for the development of the CHol (otherwise known as the National Paediatric Hospital) at the Mater Site.

Key Community Infrastructure Objectives [Obj CSI]

2. *Support the development of the Mater Hospital as the National Children's Hospital to provide world class paediatric and general hospital services with a local, national and international function. (p.43 of the LAP document)*

Key Site Objectives (Mater Hospital Site)

The LAP seeks to facilitate the optimum development of the Mater Hospital site in accordance with the following:

1. *Provide an appropriate quantum of floorspace in order to facilitate the development the Mater Hospital as a world class medical institution and the delivery of a paediatric facility of national and international significance. (p. 77 of the LAP document)*

Key Landmark Objectives [Obj LK]

2. *Support the development of a cluster of taller buildings on the Mater Hospital site to assist the delivery of the National Children's Hospital. (p.55 of the LAP document)*

Key Mixed Use Objectives [Obj MU]

5. *Support the development of the Mater Hospital as the National Paediatric Hospital and to exploit complementary spin-off medical and related uses throughout the LAP area as a major source of local employment. (p.38 of the LAP document)*

Key Economic Development Objectives [Obj ECO]

3. *Promote the delivery of the planned National Paediatric Hospital as a major employment location in the Phibsborough / Mountjoy LAP area and to promote ancillary and associated employment opportunities in the Phibsborough / Mountjoy area. (p.40 of the LAP document)*

Key Public Transport Objectives [Obj PT]

1. *Support the development of Metro North with underground stations at the Mater Hospital and Drumcondra. (p. 65 of the LAP document)*

10.9 Having regard to the Mater Hospital site, the Development Plan's LAP document, at page 74 states the following:

Following the Government decision to locate the new National Paediatric Hospital at the Mater Hospital, the site will be the subject of major redevelopment which will consolidate it as a medical facility of national and international significance.

The development brief and quantum of floorspace proposed has not been finalised to date. However, Dublin City Council recognise that this facility will require the development potential of the site to be maximised if it is to deliver a world class medical facility, serviced by an underground metro station.

The LAP vision for the Mater Hospital site is to develop a permeable campus environment which integrates within the emerging wider urban structure. The LAP is cognizant that the redeveloped hospital site will require a significant quantum of floorspace and the plan is flexible with regard to the urban form and density of development including building height.

To encourage high quality design, a clear rationale for the design choices made must be demonstrated. The optimum form of development should emerge from a design-led masterplan approach focused on the particular character of the site and its surroundings, and the functional and operational requirements of a 21st century world class hospital.

10.10 Having regard to proposals for Indicative Urban Form/ Building Heights for the Development Site, the Development Plan's LAP document states the following at page 75:

Dublin City Council recognise that the requirement to deliver a world class medical facility on the site will result in a significant intensification of use and density, with considerable height increases.

The LAP does not impose a maximum plot ratio or quantum of development on the Mater site, insofar as these are compatible with the overall height objectives of this LAP. However, the optimum form of the development will take due regard to the established historic character of the adjoining buildings and the plan will be considered in the context of existing and proposed open spaces together with the effect of development proposals on the local microclimate, views and the skyline of the city.

Every effort must be made to ensure that increases in height will not have any negative overshadowing effects on adjoining properties or impact negatively on the settings of the protected structures both on the site and its periphery.

10.11 Figure 5 below, extracted from page 75 of the Development Plan's LAP document indicate that the development site could contain buildings of 6 to 12 storeys and 12+ storeys.

INDICATIVE URBAN FORM/ BUILDING HEIGHTS

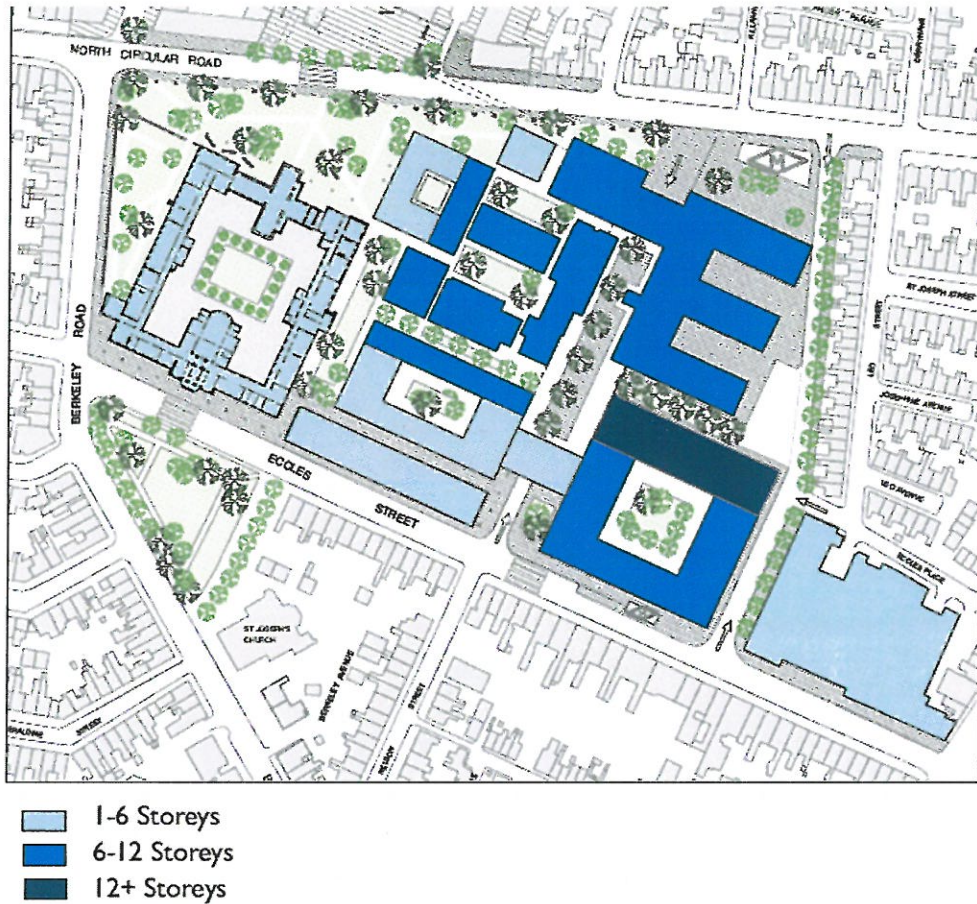


Figure 5:
Extract from Phibsborough / Mountjoy Local Area Plan (October 2008)
- page 75

11.0 Documents Submitted As Part of the Planning Application

- 11.1 In addition to the Strategic Infrastructure Development Planning Application fee of €100,000, the following documents and drawings made up the application pack submitted to An Bord Pleanála:

Volume 1	
Document	Author
Cover Letter to An Bord Pleanála	RPS Planning & Environment
Completed An Bord Pleanála SID Planning Application Form and Schedules thereto	RPS Planning & Environment
Copy of Site Notice	RPS Planning & Environment
Copy of Newspaper Notices	RPS Planning & Environment
Planning Report and appendices thereto	RPS Planning & Environment
Architectural Design Statement Appendix 1 Protected Structures Appendix 2 Sustainability Appendix 3 Fire Safety Consultant's report	O'Connell Mahon / NBBJ Architects
Site Masterplan	O'Connell Mahon / NBBJ Architects
Landscape Report	Foley and Salles Landscape Architects
Consultation Process	John Spain Associates/ National Paediatric Hospital Project Management Services Team
Economic Impact Assessment	National Paediatric Hospital Business Services Team
Engineering Services Report	O'Connor Sutton Cronin Consulting Engineers
Impact Assessment of Basement Construction for the Children's Hospital of Ireland on the Mater Private Hospital	O'Connor Sutton Cronin Consulting Engineers

Volume 2	
Document	Author
Environmental Impact Assessment	Environmental Impact Services (in conjunction with other sub-consultants as listed in the EIS document)
EIS Section 1	
Non Technical Summary	
EIS Section 2	
Chapter 1: Introduction	
Chapter 2: Scoping	
Chapter 3: Project Description	
Chapter 4: Alternatives	
Chapter 5: Human Beings	
Chapter 6: Flora and Fauna	
Chapter 7: Soils and Hydrology	
Chapter 8: Air	
Chapter 9: Climate and Microclimate	

Chapter 10: Noise and Vibration	
Chapter 11: Landscape and Visual Impact Assessment	
Chapter 12: Material Assets	
Chapter 13: Traffic and Transportation Impact Assessment	
Chapter 14: Architectural Cultural Heritage	
Chapter 15: Archaeological Cultural Heritage	
Chapter 16: Interactions	
Chapter 17: List of Terms and Abbreviations	

Volume 3	
Document	Author
Environmental Impact Assessment Appendices	Environmental Impact Services (in conjunction with other sub-consultants as listed in the EIS document)
EIS Section 3	
Appendix to Chapter 2	
2a Scoping Report	
Appendix to Chapter 3	
3a Outline Construction Strategy	
Appendix to Chapter 4	
4a One Step Closer	
Appendix to Chapter 5	
5a Aspergillus Report	
5b Asbestos Report	
Appendix to Chapter 6	
6a Site Synopses for Conservation Designated Areas within 10km of the proposed development site	
6b Tree Survey and Arboricultural Impact Assessment	
6c Appropriate Assessment	
Appendix to Chapter 7	
7a Site Investigation Locations	
7b 2010 Geotechnical Site Investigation	
7c RPA Exploratory Hole Location Plan and Borehole Logs	
7d Historical Maps	
7e Soil Classification Report	
7f Effect of Basement Construction on Protected Structures	
7g RPA Exploratory hole location plan and Inferred Geological Section	
7h BLP Hydrogeological Report	
Appendix to Chapter 8	

8a Ambient Air Quality Standards and DMRD Air

Screening Modeling	
8b Dust Minimisation Plan	
8c Detailed Air Dispersion Modeling and Emission Formulation	
Appendix to Chapter 9	
9a Report on the Impacts of Shadows Cast by the Proposed Children's Hospital of Ireland	
Appendix to Chapter 11	
11a Photomontages	
Appendix to Chapter 12	
12a Preliminary Waste Management Policy	
Appendix to Chapter 13	
13a Traffic Impact Assessment	
13b Mobility Management Plan	
Appendix to Chapter 14	
14a Extract from the Record of Protected Structures	
14b Selected Historic Maps	
14c Nos. 30 - 33 Eccles Street - selected drawings	
14d Dublin Civic Trust, Architectural and Photographic Inventory of Rosary House, October 2002	
14e Historic occupants and uses on Eccles Street	
14f Selected bibliography	
14g Conservation Glossary	
14h Historic Morphology of Eccles Street, Synnott Place, the North Circular Road, Leo Street and the Mater Misericordiae Hospital (Chronological Development)	
Appendix to Chapter 15	
15a National Monuments Legislation	
1:500 Scale Model	Modelworks
Electronic copy of all documents and drawings on a CD/DVD	O'Connell Mahon / NBBJ Architects

- 4.2 Each one of the above reports is a stand alone document which should be read in conjunction with the planning and other drawings.

Planning and Other Drawings

- 4.3 Planning drawings by O'Connell Mahon / NBBJ Architects as submitted as part of the planning application, as well as other drawings which have been included for information purposes, such as engineering drawings by O'Connor Sutton Cronin Consulting Engineers, Mechanical & Electrical Drawing by WYG,

survey drawings by Alpha Engineering Services and landscape drawings by Foley and Salles are listed below.

O'Connell Mahon / NBBJ Architects 9 Fitzwilliam Place, Dublin 2; Tel: (01) 676 7408; Email: info@oconnellmahon.ie		
Planning / Architectural Drawing Issue Sheet		
Drawing Number	Drawing Title	Scale
	SITE DRAWINGS - PLANS	
2000P	Site Location Map	1:1000
2005P	Site Ownership Plan	1:500
2006P	Site Layout Plan- Demolition	1:500
2007P	Site Layout Plan - showing proposed Roof Level	1:500
2010P	Site Layout Plan- Proposed Level -04 and -03	1:500
2011P	Site Layout Plan- Proposed Level -02	1:500
2012P	Site Layout Plan- Proposed Level -01	1:500
2013P	Site Layout Plan- Proposed Level 00	1:500
2014P	Site Layout Plan- Proposed Level 01	1:500
2015P	Site Layout Plan- Proposed Level 02 and 03	1:500
2016P	Site Layout Plan- Proposed Level 04 and 05	1:500
2017P	Site Layout Plan- Proposed Level 06 and 07	1:500
2018P	Site Layout Plan- Proposed Level 08 and 09	1:500
2019P	Site Layout Plan- Proposed Level 10-14	1:500
2022P	Site Layout Plan- Proposed Level 15 and 16	1:500
2023P	Site Layout Plan- Proposed Level 17 Roof	1:500
	SITE DRAWINGS - CONTEXT ELEVATIONS	
2050P	Existing Site Elevation North (NCR) & South (Eccles Street)	1:500
2051P	Existing Site Elevation East (MCHD Boundary) & West (Berkley Road)	1:500
	PROPOSED BUILDING PLANS	
2100P	Proposed Level -04 Floor Plan	1:200
2101P	Proposed Level-03 Floor Plan	1:200
2102P	Proposed Level -02 Floor Plan	1:200
2103P	Proposed Level -01 Floor Plan	1:200
2104P	Proposed Level 00 Floor Plan	1:200
2105P	Proposed Level 01 Floor Plan	1:200
2106P	Proposed Level 02 Floor Plan	1:200

2107P	Proposed Level 03 Floor Plan	1:200
2108P	Proposed Level 04 Floor Plan	1:200
2109P	Proposed Level 05 Floor Plan	1:200
2110P	Proposed Level 06 Floor Plan	1:200
2111P	Proposed Level 07 Floor Plan	1:200
2112P	Proposed Level 08 Floor Plan	1:200
2113P	Proposed Level 09 Floor Plan	1:200
2114P	Proposed Level 10 Floor Plan	1:200
2115P	Proposed Level 11 Floor Plan	1:200
2116P	Proposed Level 12 Floor Plan	1:200
2117P	Proposed Level 13 Floor Plan	1:200
2118P	Proposed Level 14 Floor Plan	1:200
2119P	Proposed Level 15 Floor Plan	1:200
2120P	Proposed Level 16 Floor Plan	1:200
2121P	Proposed Level 17 Roof Plan	1:200
2130P	Proposed Level 00 Plan- Service Yard	1:200
2131P	Car Park Ramp,	1:200
	PROPOSED BUILDING ELEVATIONS & SECTIONS	
2500P	Proposed North Elevation	1:200
2501P	Proposed South Elevation	1:200
2502P	Proposed East Elevation	1:200
2503P	Proposed West Elevation	1:200
2504P	Site Elevation - North and South	1:200
2505P	Site Elevation - East and West	1:200
2700P	Proposed Section AA	1:200
2701P	Proposed Section BB	1:200
2702P	Proposed Section CC	1:200
2703P	Proposed Section DD	1:200
2704P	Proposed Section EE	1:200
2705P	Proposed Section FF	1:200
2706P	Proposed Section GG	1:200
2707P	Proposed Section HH	1:200
	METRO DRAWINGS	
2800P	Level 01 Plan with Metro layout	1:200
2801P	Metro Plans Levels 00, -01 , Section AA	1:200
2802P	Metro Plans Level -02, -03, 04	1:200
	PROTECTED STRUCTURES DRAWINGS	

2900P	Protected Structures Plans Level 00	1:200
2901P	Protected Structures Plans Level 01	1:200
2902P	Protected Structures Plans Level 02	1:200
2903P	Protected Structures Plans Level 03 & Level 04	1:200
2906P	Protected Structures 30-38 Eccles Street North Elevation	1:200
2907P	Protected Structures Mater East Elevation	1:200
2910P	Protected Structures, North Circular Road Boundary Wall	1:200
	TEMPORARY BUILDING DRAWINGS	
2950P	Temporary Link Corridor Plan, Section & Elevation	1:200

Alpha Engineering Services

H5 Centrepoint Business Park, Oak Road, Dublin 12; Tel: (01) 456 4373; Email: survey@alphaeng.ie

Survey Drawing Issue Sheet

	EXISTING BUILDINGS TO BE DEMOLISHED	
Drawing Number	Drawing Title	Scale
A1019-003	Elevations Sheet 1 of 7	1:100
A1019-003	Elevations Sheet 2 of 7	1:100
A1019-003	Elevations Sheet 3 of 7	1:100
A1019-003	Elevations Sheet 4 of 7	1:100
A1019-003	Elevations Sheet 5 of 7	1:100
A1019-003	Elevations Sheet 6 of 7	1:100
A1019-003	Elevations Sheet 7 of 7	1:100
A1019 -004	Plans of Existing Buildings Sheet 1 of 9 Basement	1:100
A1019 -004	Plans of Existing Buildings Sheet 2 of 9 Ground Floor	1:100
A1019 -004	Plans of Existing Buildings Sheet 3 of 9 Ground Floor	1:100
A1019 -004	Plans of Existing Buildings Sheet 4 of 9 First Floor	1:100
A1019 -004	Plans of Existing Buildings Sheet 5 of 9 First Floor	1:100
A1019 -004	Plans of Existing Buildings Sheet 6 of 9 Second Floor	1:100
A1019 -004	Plans of Existing Buildings Sheet 7 of 9 Second Floor	1:100
A1019 -004	Plans of Existing Buildings Sheet 8 of 9 Roof Plan	1:100
A1019 -004	Plans of Existing Buildings Sheet 9 of 9 Sections	1:100

O'Connor Sutton Cronin & Associates

9 Prussia Street, Dublin 7; Tel: (01) 868 2000; Email: ocsc@ocsc.ie

Engineering Drawing Issue Sheet

Drawing No.	Drawing Title	Scale

A01	North Circular Road Existing Layout to NCR	1:200
A02	Eccles St Existing Layout to Eccles St (1 of 2)	1:250
A03	Eccles St Existing Layout to Eccles St (2 of 2)	1:250
D01	NCR Typical Cross Sections	1:50
D02	Eccles St Typical Cross Sections	1:50
F04	NCR Access & Set Down to Maternity & Adult Hospital	1:200
F05	Eccles St Access & Set Down to Children's Hospital (1 of 2)	1:250
F06	Eccles St Access & Set Down to Children's Hospital (2 of 2)	1:250
N01	Tactile Paving & Guard Rail Panel Details @ Road Crossing Points	1:250
N02	Tactile Paving & Guard Rail Panel Details @ Road Crossing Points	1:250
N03	Traffic Duct Manhole, Cover, Frame & Traffic Controller Road Crossing	1:250
N04	Traffic Signal Pole Socket Loop	1:250
N05	Information Sign Dimensions	1:250
N06	Kassel Kerb	1:250
H100	Proposed Foul & Surface Drainage Layouts	1:500
H101	Drainage @ Level -1	1:500
H102	Drainage @ Level -2	1:500
H103	Drainage @ Level -3	1:500
H104	Drainage @ Level -4	1:500
H105	Proposed Watermain Layout	1:500
H106	Drainage Construction Details	As shown
H107	Watermain Chambers Standard Details	As shown
H108	Drainage Details	As shown
201	Proposed Basement Level -4	1:250
202	Proposed Basement Level -3	1:250
203	Proposed Basement Level -2	1:250
204	Proposed Basement Level -1	1:250
205	Proposed Basement Level 0	1:250
206	Proposed Sections sheet 1	1:200
207	Proposed Sections sheet 2	1:200
209	Typical Base Block Plan	1:250
210	Typical Ward Block Plan	1:250
SK164	Ramp to North Circular Road	As shown

WYG

1 Locksley Business Park, Montgomery Road, Belfast, BT6 9UP; Tel: +44 (0) 28 9070 6000; Email: belfast@wyg.com

Mechanical & Electrical Drawing Issue Sheet

Drawing No.	Drawing Title	Scale
MEX-01	Mechanical & Electrical Incoming Service Routes	1:500

Foley and Salles

Malpas Street, Blackpitts, Dublin 8; Tel: (01)454 5148; Email: info@foleyandsalles.com

Landscape Drawings Issue Sheet

Drawing No.	Drawing Title	Scale
HS.02-201	Landscape Plan	1:500
HS.02-202	Landscape Ground Floor Plan	1:500
HS.02-203	Landscape Therapy Park Plan	1:500
HS.02-204	Landscape Detail Area- Level 9	1:200
HS.02-205	Landscape Detail Area- Level 7 mental health	1:200
HS.02-206	Landscape Detail Area- Level 7 transitional care	1:200
HS.02-207	Landscape Detail Area- Level 0 entrance forecourt	1:200
HS.02_240	Landscape Section	1:100
HS.02_250	Typical Landscape Details	1:100

11.0 Conclusion

- 11.1 Having regard to the request by An Bord Pleanála's Inspector to provide an overview of the proposal and application documentation, I trust that this statement adequately addresses the request.
- 11.2 The Children's Hospital of Ireland project team now look forward to responding to the various submissions made to An Bord Pleanála with regard to the application by fully explaining the nature and extent of the proposed development, particularly in the context of the receiving environment, the iterative design process undertaken to arrive at the optimal hospital design currently before An Bord Pleanála, the assessment of environmental impacts and mitigation thereto, and the National and Local Planning Policy support for the proposal at the Mater site, particularly in terms of its urban form, height and scale.