

CONNOLLY HEALTH CAMPUS

NATIONAL PAEDIATRIC HOSPITAL PROPOSAL

1. INTRODUCTION

Connolly Hospital Executive supported by senior staff from Fingal County Council presented a submission on the 27th of April 2012 to the Hospital Review Group under the chairmanship of Dr. Frank Dolphin. The Review Group was set up to consider the implications of An Board Pleanála's decision to refuse planning permission for the National Paediatric Hospital on the Mater Site.

Following the meeting with the Review Group further information was requested in respect of the submission delivered on the 27th of April and is detailed in the supporting documentation. The additional information and further supporting drawings and concepts that follow, we believe, show the enormous potential of the Connolly site as well as the commitment from both Beaumont Hospital and Connolly Hospital and from our academic partners to the future of healthcare in Ireland.

Connolly Health Campus while capable of offering a variety of permutations and different options for locating a paediatric hospital on both brown and green field sites, the Connolly team as requested, has focused on one option which is the building of the paediatric hospital on a 36 hectare green field site set in parkland, consistent with the site identified in their original Option 2. The site will lend itself easily and flexibly to respond to the model of care that is proposed for Ireland's Paediatric Services while future proofing expansion requirements and accommodating with ease the relocation of maternity and other potential services to the campus.

Having considered the uniqueness of the site, in terms of its parkland character and the extensive area available, and having regard to the benefits of minimising costs and potential delays through planning risk, or other, the Teams proposal in respect of Option 2 has been refined, as is now outlined in this document and in response to the Review Group's letter of 30/04/2012.

Academic Health Centre Commitment

In 2008 Beaumont Hospital, Connolly Hospital, the HSE and the Royal College of Surgeons in Ireland committed to developing an Academic Health Centre (AHC). The partners came together with a vision to providing an integrated healthcare delivery system within the concept of one hospital across two sites which prioritise patient care within a research-intensive learning environment. It is the request of the partners when considering the proposal for locating the National Paediatric Hospital on the Connolly Health Campus that the longer term requirements for acute adult tertiary / quaternary services in the region are also considered. Our proposal is designed to allow such future proofing, identifying and reserving lands on the site for this purpose.

Our Vision.

We believe Connolly Health Campus offers the island of Ireland an option to future proof the healthcare of its children into and beyond the next century.

Research on the development of Children's hospitals internationally highlights the outstanding innovation in design and architecture embracing evidence based medicine and design principals. The Connolly Health Campus provides for a world leading, diverse and dynamic campus responding at its centre to the health care needs of children and their families. It provides for a hospital unparalleled in the history of Irish healthcare and emulated only in international best practice.

The campus can provide for a hospital that will cater for the health care needs of our children from the routine and predictable to the most complex, challenging and specialist medical requirements for the children of this Island. The campus is available for the hospital of the future, child centred, founded on concepts of the healing environment, exploiting the ability to both invite and allow in the very parkland that it is set in. Thus allowing at its very core nature herself to nurture and heal through the use of innovative design principles, parks, courtyard settings, play areas, sculpture and creativity. The research shows us that having access to nature and green spaces encourages both sick children and adults to move around, having a positive benefit on their healing, reducing stress and fatigue and promoting health and well being. The potential of the design on a parkland campus allows itself to respond fluidly not only to the routine occurrence of predictable hospital attendance but also to the moments in the life of a children's hospital that require dignity, respect and calm.

Ensuring the child as our point of departure, we believe the Campus offers an opportunity to provide healthcare in a safe, welcoming, family friendly, happy, green and fun environment. Here there is the potential to build a hospital which will not equal the traditional appearance of Irish hospitals as we know them but on the contrary will embrace the unique and imaginative world that our children occupy while incorporating all the essential character of a world leading modern hospital facility.

Connolly Health Campus is by far the only acute hospital campus with the land available to allow for considerable expansion of the paediatric hospital well into the next century but also to comfortably facilitate the future location of a maternity hospital on site while ensuring identities are not lost. With the realignment of health services into hospital groups, as presented in the programme for Government, the potential for development of shared services and facilities

It is our vision that siting the New National Paediatric Hospital on Connolly Health Campus will ensure that we collectively bequeath to the future generations of Ireland's children and families a legacy of health policy and planning decisions that were not only forward thinking and visionary, but most definitely brave.



CONNOLLY HEALTH CAMPUS

NATIONAL PAEDIATRIC HOSPITAL PROPOSAL

ACADEMIC HEALTH CENTRE

Connolly Hospital, Beaumont Hospital & Royal College of Surgeons in Ireland

As outlined in our Introduction, in 2008 Beaumont Hospital, Connolly Hospital, the HSE and the Royal College of Surgeons of Ireland (RCSI) committed to developing an Academic Health Centre (AHC). The strategy behind this commitment was for the hospitals and for the RCSI, as the initial academic partner, and with DCU, to come together with a vision which sees the AHC as an organisation that:

- Provides for an integrated healthcare delivery system across the two hospitals and beyond
- Prioritises patient care within a research-intensive learning environment
- Results in improved outcomes by prioritising the quality / safety agenda and committing to a culture of continuous improvement
- Focuses on optimising resources
- Improves access to care for all patients living within local, regional and national catchment areas through combined hospitals' improvement in access times, waiting list management and Emergency Departments performance against targets

There are many factors which create a natural partnership between the two hospitals and with their academic partners including -

- Geographic proximity – our catchment areas share boundaries, our patients commonly traverse these
- Established consultant links - Oncology, Upper GI Surgery, Col-rectal Surgery, Urology, Nephrology, Dermatology, Chemical Pathology, ENT, Vascular Surgery
- Operational linkages - video linked cancer MDTs, support with PACS implementation, opportunities for reconfiguration of laboratory services consequent upon retirements
- Joint teaching and training commitments / objectives – both hospitals are principal teaching hospitals of the RCSI and of DCU.

There is full commitment from the two hospitals and their academic partners to supporting the location of the National Paediatric Hospital and maternity hospital on the extended Connolly Health Campus.

Both hospitals are already advanced in their preparations for merging the two hospitals and creating the Academic Health Centre. For example, work to integrate clinical services is already underway with the establishment of a clinical integration team. The general surgeons at both hospitals are exploring a combined 'out of hour's rota, with a view to implementing this on a phased basis from the middle of 2012. The transplant/urology service is in the process of establishing a shared service across the two sites with significant transfer of urological practice to the Connolly site in 2012. Such developments would allow rapid and easy integration of adult and pediatric services on Connolly Campus over a relatively short period of time.

One of the considerations for the choice of location of the National Paediatric Hospital and maternity hospital is the availability of sufficient clinical specialties for both transitional care and the creation of a critical mass of research and educational possibilities supportive of major academic teaching hospitals.

As a consequence of the AHC, access to specialist opinion, the creation of transitional services in partnership with the National Paediatric Hospital, and greater emphasis on research and education can be delivered on Connolly Health Campus.

It is acknowledged by the partners that at some point consideration will need to be given to the direction of investment between the two hospitals – for instance Beaumont Hospital estimates that significant investment will be necessary over the next number of years in order to replace aging diagnostic and interventional equipment, to build a renal transplant unit and specifically to support the expansion of the Live Donor Programme, to build a new intensive care unit, to refurbish theatres, to replace ICT infrastructure, and to aid compliance with healthcare licensing standards for such areas as decontamination. In a similar way investment in the existing buildings of Connolly Hospital will be required as services are reconfigured between the two adult hospitals and across the region. This is particularly the case with Emergency and trauma services between the two hospitals (and within the context of co-location of the Paediatric Hospital).

Innovation and opportunities

There is full commitment from the two hospitals and their academic partners to supporting the location of the National Paediatric Hospital and maternity hospital on the extended Connolly Health Campus. The extent of the campus has sufficient capacity to allow expansion into the future.

The Hospital is fortunate in that the campus not only has sufficient capacity to allow for its expansion plans as outlined above, but there are also opportunities for positioning Connolly Health campus as one of the key areas for biotechnology, health research and innovation, health sciences learning and education and acute hospital care – Paediatric, maternity and adult. A vision for developing such a campus, in line with innovative developments in other countries such as France (Genopole of Evry), Denmark (Aarhus campus) and Manchester (Manchester Academic Health Science Centre) could leverage capability to deliver economic return in the form of jobs and growth locally and nationally.

Ms. Mary Walshe, Connolly Hospital Manager

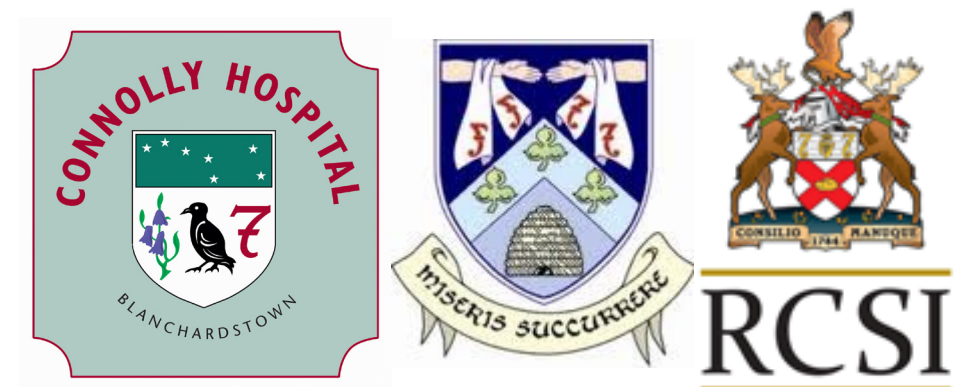
Dr. Trevor Duffy, Clinical Director, Connolly Hospital

Mr. Liam Duffy, CEO, Beaumont Hospital

Dr. Terry McWade, Deputy CEO, RCSI

Mr. Patrick Broe, Clinical Director, Beaumont Hospital

Mr. Stephen Mulvaney, Regional Director of Operations, Dublin North East, Health Service Executive



CONNOLLY HEALTH CAMPUS

NATIONAL PAEDIATRIC HOSPITAL PROPOSAL

Clinical and Patient Benefits

McKinsey outlines the benefits of co-location, stating

“to achieve sub specialist critical mass, tertiary centres virtually always (1) serve a large enough population to support a full complement of paediatric sub specialists, and (2) co-locate with an adult teaching hospital to access specialities that generally split between adult and paediatric patients (for example neurosurgery, transplant and increasingly cystic fibrosis and cardiac services) to facilitate clinical and academic ‘cross-fertilization,’ and to attract the top staff.”

The Academic Health Centre will provide such for such shared activity immediately. The AHC, as well as facilitating transition care, will have a critical mass of specialities that will enable academic cross-fertilization and thus attract top staff.

Connolly Hospital

Connolly hospital is an academic teaching hospital with a significant level of adult activity from both its primary catchment and referrals from the wider North East region and nationally. Activity spans the range of acute unselected emergency presentations to tertiary specialist referral.

The hospital has undergone significant growth over the past decade with a capital programme providing a state of the art building and expansion in clinical expertise to the point that it now lists 58 consultants working from its campus across 27 specialities.

Beaumont Hospital

Beaumont Hospital is the largest academic teaching hospital on Dublin’s north side. The hospital has over 800 beds and 156 consultants with significant sessional commitments covering a broad spectrum of clinical specialities. In addition the hospital is the national centre for neurosurgery, for renal transplantation, cochlear implantation and is the National Poisons Centre. Beaumont Hospital is also a designated cancer centre and has radiation oncology facilities on site. The hospital is also the regional centre for the care of adolescent and adult patients with cystic fibrosis.

Transition

As a combined organisation the Academic Health Centre holds the largest concentration of adult specialities in Ireland and would deliver immediate clinical benefits to the National Paediatric Hospital.

Transition arrangements already exist for patients with cystic fibrosis, nephrology and transplantation, neurosurgery, neurology and associated specialities such as urology. The three national programmes of neurosurgery, renal transplantation and cochlear implantation already perform surgery in the Children’s University Hospital and there are a number of paediatric consultant appointments that are shared between the two hospitals.

During the building period for the Paediatric Hospital the AHC will continue to evolve and develop, creating many opportunities to set up additional transition clinics with the paediatric hospitals. This timeframe will also allow opportunities for the development further collaboration between the academic institutions and researchers from the various hospitals.

On the Connolly Hospital campus at present there is a young adult diabetes service and skills to provide further Endocrine, Respiratory and Rheumatology transition services with consultants in each of these disciplines having worked in such services abroad.

The cystic fibrosis transition clinics between the cystic fibrosis centre in Beaumont Hospital and the 3 main paediatric hospitals, Our Lady’s Hospital for Sick Children, Crumlin, the Children’s University Hospital, Temple Street and The Adelaide and Meath Hospital, Dublin incorporating the National Children’s Hospital in Tallaght are good examples of cooperation in the design and execution of transition services. These clinics involve the multi-disciplinary teams from Beaumont visiting the other hospitals on average three times a year to review patients, eligible for transfer, in the 6 months to a year prior to their going to the adult centre. Following that visit the multi-disciplinary teams from the paediatric hospitals visit the Beaumont CF unit with the patients at a time closer to their expected transfer to Beaumont.

Transition clinics between Beaumont Hospital and the Children’s Hospital, Temple Street are also being explored for young adults with diabetes mellitus. Similar operations are planned for the renal transplant group in all 3 of the paediatric hospitals and also for the neurology service particularly in the areas of epilepsy and neuromuscular disorders.

Whole Campus

Over time it is seen that the development of the campus would continue to provide a truly national resource at Paediatric, adult and maternity levels. We see the development of the adult campus alongside the National Paediatric Hospital as a natural progression and an innovative response to the health care needs of the population.

Significant capital expenditure is needed to replace infrastructure at the Beaumont Hospital campus. Such investment, if directed towards a new adult hospital on the Connolly site, would allow the development of a hospital that will support the health care needs of the region and nationally well into the 21st century.

Teaching and Education

Teaching and education forms a key part of the role of an academic health centre.

There is a significant track record of education and teaching across the two hospitals. Most recently this has been recognised by the top place ranking of the new Graduate Entry Medical School on the Connolly Campus, which includes

student in their pre-clinical years, and the successful granting of degree awarding status to the RCSI.

Further, education includes activity across all disciplines including undergraduate and postgraduate nursing, allied health professionals and other staff who contribute to delivering safe and effective healthcare. This is delivered through collaboration with all of the city’s major universities, supporting the hospitals’ ability to host a true national resource open to all the academic institutions of the country.

Research and Development

In the sphere of research both the campus itself and the larger organisation has been host to some ground breaking research over its lifetime. Most recently the respiratory department at Connolly successfully competed for a 1.27m euro grant as part of the multicentre European 6th Framework, Gabriel project, investigating pathogenesis of asthma.

The international best standard is for close interaction between clinical care provision and research and innovation. The concept of translational science and technology transfer is now well accepted. It is clear that co-location of research facilities with an active hospital campus gives best opportunities for cross-fertilisation of ideas.

The Royal College of Surgeons, Dublin City University and NUI Maynooth have all lent support to the concept of a health campus with research and innovation facilities along the lines of international models such as the Evry Campus outside Paris. This campus brings together University and commercial research alongside a planned hospital campus and forms the hub for French investment in biotechnology through its Genopole project. This project now has 2,186 employees directly involved in biotech industry with a turnover of €139.75 million, and €272.25 million worth of investment funds raised in 2010.



CONNOLLY HEALTH CAMPUS

NATIONAL PAEDIATRIC HOSPITAL PROPOSAL

BioAnalysis and Therapeutics (BioAT)

As an example of the existing multi-institutional activity carried out by the AHC partners and others would include BioAt, launched on 3rd October, by Minister for Education, Ruairi Quinn T.D. commenting,

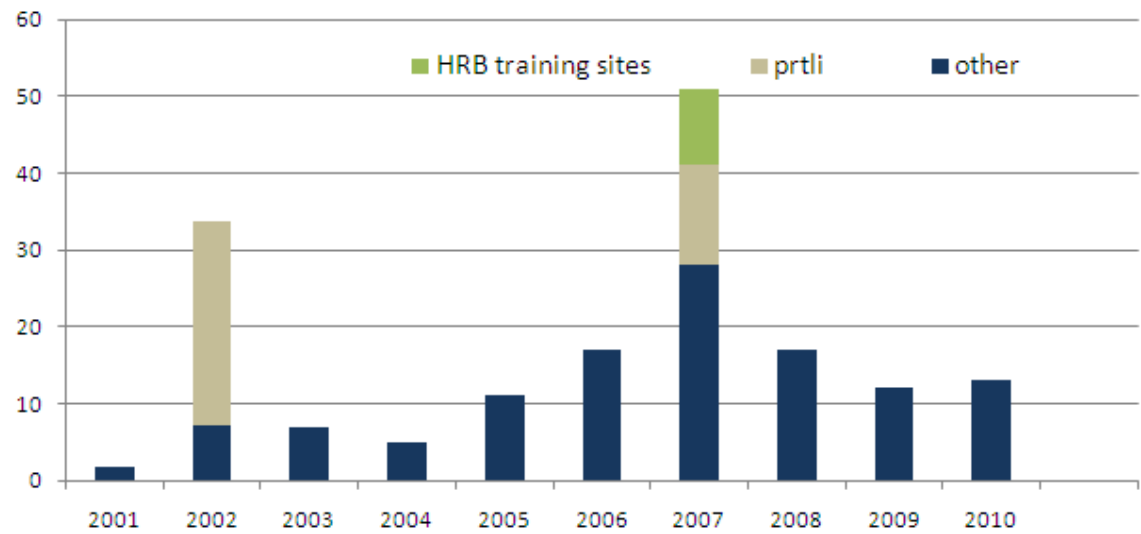
“Ireland is a recognised international leader in the biotechnology and life sciences field. We have many of the world’s top companies here and it is an area of strategic importance for the country. Collaboration between academic institutions with complementary strengths is a key facilitator of this strategy and the 29 students embarking on their PhD careers at BioAT are the first of hopefully many leading scientists we will produce in the coming decades”.

BioAT brings together the complementary expertise of researchers from the Royal College of Surgeons in Ireland, Dublin City University, National University of Ireland, Maynooth and Institute of Technology, Tallaght. The programme offers students a unique training and educational experience in basic and applied research, advanced technologies, and collaborative clinician-scientist research in hospital-based laboratories (Beaumont and Connolly hospitals, and the Children’s Research Centre at Crumlin Hospital).

We are confident that the Academic Health Centre provides an established clinical and academic platform for the rapid realisation of the National Paediatric Hospital. Both shared clinical and academic resources and culture would be immediately available to the new hospital.

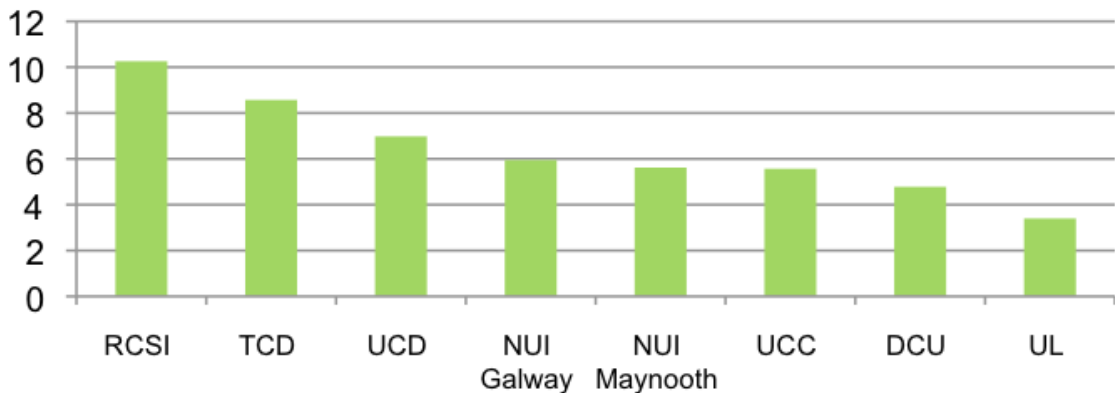
The National Children’s Research Centre

The National Children’s Research Centre views research as an integral part of clinical care and medical education. They call for a visible research presence in the National Paediatric Hospital with support for the full translational research spectrum. The Academic Health Centre, with its partners in RCSI, DCU and NUI Maynooth are well placed to enable and support such a strategy. The extensive, existing collaborative networks are evidence of an ability to work in partnership across institutional geographical boundaries. The productivity of such an approach is visible in the graph below.

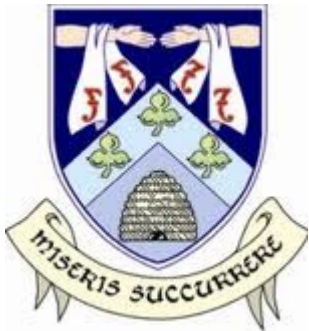
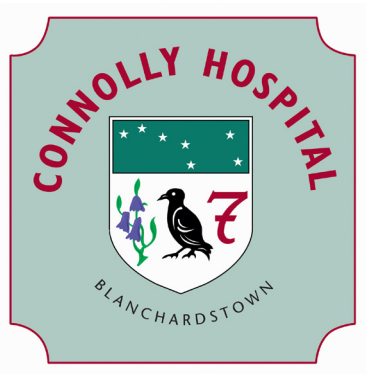


PUBLICATION IMPACT – clinical medicine

Average no. of citations per paper (*)



NUI MAYNOOTH
Ollscoil na hÉireann Má Nuad



CONNOLLY HEALTH CAMPUS

NATIONAL PAEDIATRIC HOSPITAL PROPOSAL

2. EXECUTIVE SUMMARY

Introduction

Connolly Hospital, with the support of Beaumont Hospital, Fingal County Council, the National Sports Campus Development Authority, and Royal College of Surgeons of Ireland is proposing the development of “Connolly Health Campus”, which provides a viable, cost effective and achievable proposal to realise a future proofed co-located National Paediatric Hospital (NPH) and ultimately tri-located NPH.

Co-Location / Tri-Location

There is full commitment from the two hospitals and their academic partners to supporting the location of the National Paediatric Hospital and maternity hospital on the extended Connolly Health Campus. With the progression of the merger between Connolly Hospital and Beaumont Hospital the Academic Health Centre holds the largest concentration of adult specialties in Ireland. An active clinical implementation team is currently giving effect to this merger. In addition there is current clinician engagement in, and an understanding of the model of care for paediatric services as underpinned by current transitional care services. The clinical and non clinical advantages of sharing services across the Paediatric and Adult service is obvious and will facilitate significant development in the area of best practice and obvious delivery on value for money.

The Government’s objective to realise a co-located NPH by 2016 and tri-location with a new Maternity Hospital thereafter can be best achieved on ‘Connolly Health Campus’ lands (refer to site layout over leaf).

A Parkland Hospital

The site enjoys the unique benefits of being located within and adjacent to established parks and amenity lands, including the River Tolka Linear Park, the National Aquatic Centre and the proposed National Sports Campus at Abbottstown. Therefore having reviewed best practice from the UK, Europe and US, who are pushing the boundaries in terms of child-centred paediatric hospitals, the Connolly Health Campus Design Team reassessed the current hospital design proposals and elected to explore the opportunities available to them by reason of the site’s size and established parkland character. This ‘green parkland concept’ has become an integral component of the design.

The proposed NPH site:

- Provides a positive child centred natural environment
- is an attractive green field site, with woodlands, lake, etc.
- has no site acquisition costs
- is available immediately
- requires no demolition,
- requires no decanting of existing buildings,
- requires no site clearance
- requires no significant additional on-site or external enabling infrastructure.
- Provides for the delivery of the children’s hospital by October 2016
- Provides substantially cheaper construction costs (less than €424,000,000, including VAT)
- Is future proofed to provide expansion, maternity hospital and further acute adult hospital services (on 140 acres)

The nature of the site ensures no unforeseen construction risks.



Synopsis of Cost Information requested by the Review Group

The ability of this site to deliver the NPH on time and significantly under budget may be seen as one of the proposals best attributes.

	Cost Information	Comment
(a) NPH building (incl. built in fittings to hospital hygiene & safety standards)	€283,000,000	Significant reduction over restricted urban locations and low-rise development.
(b) Site acquisition	0	Free and immediate availability- (nominal legal, stamping and land registry costs)
(c) Demolition and Disposal of Hazardous Waste	0	No buildings on site. Previous farmland use.
(d) Diversion of existing Services	0	No underground or over-ground services transgressing the site
(e) Removal of contaminated soil	0	No evidence of contaminated soil on or adjacent to site Top soil will be reused on site
(f) construction of replacement buildings or car parking facilities	0	No existing buildings being demolished, no decanting of existing buildings, no change to existing car parking
Construction of NPH Car Parks	5,550,000	The topography of the site lends itself to semi-basement under the new buildings improving cost effectiveness.
(h) Site works (incl. court yards, planting, play equipment, lakes etc)	c.20,000,000	Developed in consultation with Landscape Architect and Services Engineers
(i) External works	0	None required
(j) Programme Specifications	Delivery Oct. 2016	No apparent planning or construction risks. Design allows for phased handover.

Additional costs relating to fees (c.€58,000,000) and VAT (c.€57,000,000) have been included in the full costs outlined in Section 4, which details the comprehensive NPH proposal.

CONNOLLY HEALTH CAMPUS

NATIONAL PAEDIATRIC HOSPITAL PROPOSAL

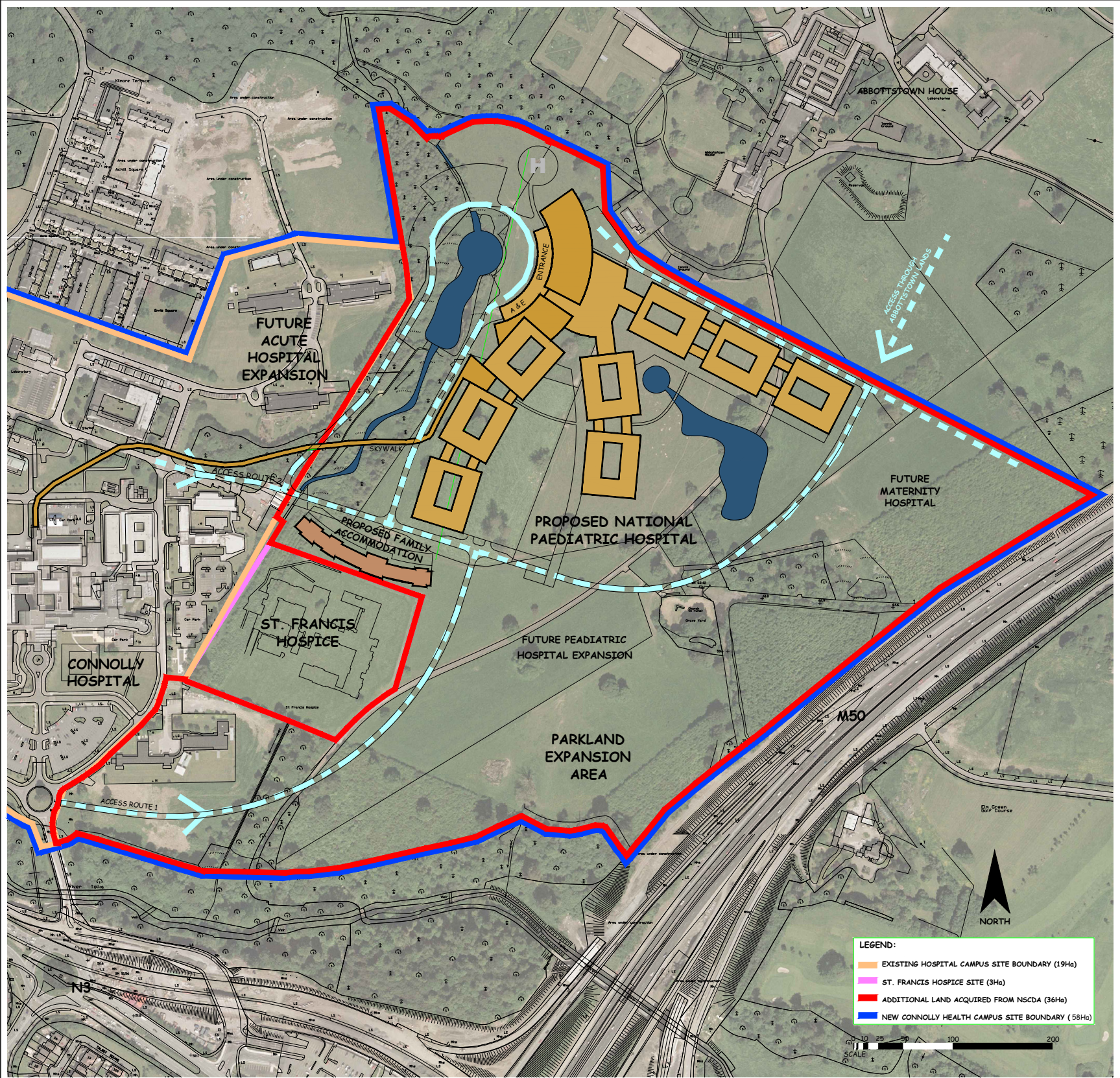
The lands available to Connolly Health Campus, comprise c.19 hectares (c.50 acres) within the existing established hospital campus and also include an additional c.36ha (c.89 acres) owned by NSCDA. The total site comprising c.585ha (c.140 acres) is all within state ownership. Of the c.33 hectares, the development of the NPH, of c.108,000sqm, requires c.16 ha, with the remaining lands (c.20ha) designed to provide a parkland setting and park facilities for the children's hospital, and further areas identified for future expansion of the NPH (up to c.22,000sqm) and new maternity hospital (of c.35,000sqm).

Building Design Concept

A bright, child-centred, parent-friendly relatively low rise building with plenty of opportunities for bringing the 'outside' in leads to a lowering of stress levels, faster recovery times, and improved well being for patients, their families and staff.

The design approach is one where:

- Orientation is set to maximize sunlight
- A series of linked pavilions creating 3 wings allows for the development of two large bright open spaces with planting, water features, seating and play equipment.
- The pavilion buildings are low in scale at 4-5 storeys
- Each pavilion (with the exception of the Entrance Pavilion) has at its heart a courtyard or atrium.
- With 8 court yards provided in total, there is an opportunity to create distinct external or sheltered spaces, providing for the very different needs of those in the hospital (whether patients, their parents of siblings and staff and visitors). Levels of shelter, calmness, security and vibrancy or activity are different within each space.
- The maximum number of rooms will have views to the parks and/or courtyards, so that a connection to the outside world can be enjoyed by the patients, children and their families.
- Pavilions will be linked along the wings by covered footpaths and enclosed bridges at 1st, 2nd and possibly 3rd floor levels. This will allow separation of patient movement from visitors where required.
- The Paediatric Hospital will be linked to the adult teaching hospital by way of covered footpaths.
- The proposal allows for future proofing, with the area for expansion identified, family accommodation proposed adjacent to the children's hospital, and a site for the proposed Maternity Hospital also contiguous with the National Paediatric Hospital.
- The natural slope of the site allows part excavation and the placing of a large car park forming a plinth at the southern edge of the building, the roof of which will form part of the park and a natural edge by way of a Ha-Ha enclosing the parks closest to the hospital, while connecting visually.



CONNOLLY HEALTH CAMPUS

SITE LAYOUT PLAN



CONNOLLY HEALTH CAMPUS

NATIONAL PAEDIATRIC HOSPITAL PROPOSAL

Planning

Site Location

The site is located within Fingal, County Dublin and is ideally placed to serve its immediate catchment and the remaining GDA counties located along/off the M50, which is an important factor when one considers the higher than average young population, in particular in the 0-10 age cohort.

From an accessibility perspective, the site is advantageous; located within the Region and Nationally, with direct access off the National Road Network (M50 and N3). The site is also well served by existing public transport.

Zoning

While the Abbotsdown lands are currently zoned Open Space, and a Variation to the Fingal Development Plan 2011-2017 is required, the planning authority is satisfied that this is possible within an 18 week period, having carried out a preliminary SEA and AA screening process for the lands.

The proposal to provide for a national paediatric hospital on the Connolly campus site has the unanimous support of the elected members of Fingal County Council (ref.Council Meeting of 10th April 2012)

Traffic & Transportation

The site has direct access of the M50/N3, as well as local access from the Snugborough Road and Mill Road.

Numerous existing public transport options to and from the site are available, including a number of buses which feed directly in to Connolly Campus and the nearest rail station c. 1km from the Campus. The National Transportation Authority (NTA) has also commenced a feasibility study on possible Bus Rapid Transit (BRT) routes throughout Dublin, including Blanchardstown to the City Centre, the preliminary results which would indicate that this is a feasible and viable proposal. While benefiting a future children's hospital the BRT would not be required for this proposal, having regard to the quality of QBC serving the site and area generally.

Pedestrian permeability through the Campus and to local services is of a good standard with Blanchardstown Village less than 5 minutes walk, Blanchardstown Town Centre approximately 15minutes and the rail station c.10 minutes.

The role of Mobility Manager has recently been developed by Connolly Hospital, and has had immediate success, with good levels of pedestrian and cycle movement and relatively good public transport useage by staff.

Water Services

The proposed development places no significant additional demands on Ringsend Wastewater Treatment Plant, in that the proposal to develop a national paediatric hospital on this site, replaces the existing hospitals within the City Centre and at Tallaght all of which currently feed in to Ringsend. Further, there is a proposal to upgrade the Ringsend Treatment Plant by 2015 which would ensure additional capacity.

Unique to the Blanchardstown site, the Greater Dublin Drainage Scheme, which is anticipated to be delivered by 2020 will ensure that there is sufficient waste water treatment capacity to meet any future needs on the Campus, whether relating to further hospital, R&D, or other ancillary of synergistic developments.

Having regard to upgrades due for completion in 2014, Leixlip treatment plant has adequate capacity to serve the proposed development and any future developments, and in addition the site's proximity to Ballycoolin Reservoir provides future alternative water source.

Significant flood alleviation works have been carried out in the area since 2002 and flooding is not an issue within this River Tolka catchment. SUDs can and will be fully implemented on site. This allows the proposal on this green field site to be significantly more environmentally sustainable than if 100% site coverage were proposed (typical of city centre/urban locations).

Architectural Heritage

There are two Protected Structures adjacent to the Connolly Health Campus. They are both sited on Sports Campus lands to the east of the existing Hospital Campus.

Abbotstown House is sited northeast of the proposed site area. The house is 19th century with later additions. It is currently vacant but it is proposed to be restored for office use by various sporting federations who will base themselves on the Sports Campus lands. The proposed new paediatric hospital buildings will be sited to the south west of Abbotstown house. The views and vistas to and from the house are restricted because of the topography, landscaping and matures planning of trees. The nature of Abbotstown house is that it is quite inward looking and the main vistas from the public rooms of the house will not be impacted negatively.

The second protected structure sites within the lands is a ruined church and graveyard known as St Kevin's church and graveyard. These features are also listed in the sites and monuments record (DU 014-03101 and DU 014-03102). While within the lands for the new hospital complex they are remote from the proposed new buildings and will appear as objects in the parkland landscape. Similarly views from the monument to the new hospital to the north west will be broken by the topography and existing planting which surrounds it.

Ecology & Biodiversity

The site does not form part of any proposed Natural Heritage Area, Special Area of Conservation or other similar designated area. There are no protected views or prospects listed on site in the Development Plan. The current proposal does not require the removal of extensive hedgerow or established woodland belts and has in fact been designed to retain and enjoy the amenity that these features bring to the site. The Development Plan policy to protect trees on site, is respected and the additional planting that will be carried out as part of the development will ensure the protection of ecological biodiversity on site.



Innovation & Synergistic Opportunities

The hospital is fortunate in that the campus can not only accommodate its own expansion plans (including that relating to the merger Beaumont Hospital), but it can also accommodate further bio-technology and health research and development and educational facilities. In addition the site is well positioned with an established bio-medical, pharmaceutical and high technology hub and further zoned lands available for their expansion.

