

## SITE NOTICE

### AN BORD PLEANÁLA PLANNING & DEVELOPMENT ACTS 2000-2015 NOTICE OF DIRECT PLANNING APPLICATION TO AN BORD PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT DUBLIN CITY COUNCIL, FINGAL COUNTY COUNCIL AND SOUTH DUBLIN COUNTY COUNCIL

In accordance with section 37E of the Planning and Development Act 2000, as inserted by the Planning and Development (Strategic Infrastructure) Act, 2006 and subsequently amended by the Planning and Development (Amendment) Act, 2010 and the Environment (Miscellaneous Provisions) Act, 2011, The National Paediatric Hospital Development Board, care of GVA Planning and Regeneration Ltd., Second Floor Segrave House, 19-20 Earlsfort Terrace, Dublin 2, gives notice of its intention to make an application to An Bord Pleanála for permission for a period of 10 no. years for the development of the proposed new National Paediatric Hospital, which is an integrated health infrastructure development comprising 6 no. principal elements and ancillary development as set out below:

- (i) a 473 no. bed new children's hospital (up to 118,113 sq.m. gross floor area) at the St. James's Hospital Campus, James's Street, Dublin 8 (which contains Protected Structures);
- (ii) a 53 no. bed family accommodation unit (up to 4,354 sq.m. gross floor area) at the St. James's Hospital Campus, James's Street, Dublin 8 (which contains Protected Structures);
- (iii) a children's research and innovation centre (up to 2,971 sq.m. gross floor area) at the St. James's Hospital Campus, James's Street, Dublin 8 (which contains Protected Structures);
- (iv) a construction compound at the former Unilever site at Davitt Road, Drimnagh, Dublin 12;
- (v) a children's hospital satellite centre at The Adelaide & Meath Hospital Dublin (Tallaght Hospital), Belgard Square North, Tallaght, Dublin 24 (up to 4,466. sq.m. gross floor area); and
- (vi) a children's hospital satellite centre at Connolly Hospital Campus in Blanchardstown, Dublin 15 (up to 5,093 sq.m. gross floor area).

#### Proposed Development at the St. James's Hospital Campus, James's Street, Dublin 8

The proposed development on a 8.7 ha site on the St James's campus comprises:

- The demolition of all buildings on the site of the new children's hospital, Family Accommodation Unit and the proposed Children's Research and Innovation Centre;
- A new children's hospital building and associated helipad;
- A two-level underground car park under same, with a further level of shared facilities management hub and energy centre below;
- A Children's Research and Innovation Centre;
- A Family Accommodation Unit;
- Public realm improvements to: the existing St James's campus spine road and the demolition of 2 no. buildings and relocation of parking to accommodate same; the linear park at the Rialto Luas stop and the public steps between Mount Brown and Cameron Square;
- Improvements to the road junction at the existing campus entrance on St James's Street and a new campus entrance piazza from Brookfield Road / South Circular Road, with minor improvements to these roads;
- A new vehicular entrance from Mount Brown;
- A realigned internal campus road;
- A new shared flue stack for the St. James's Hospital campus; and,
- A range of infrastructure works, including the diversion of the existing Drimnagh Sewer and revised boundary treatments.

The new children's hospital building, including 380 no. inpatient bedrooms (of which 60 no. are critical care beds), 93 no. day beds, emergency department, operating theatres, a family resource centre, outpatients departments, hospital school, education facilities, therapy areas, staff and visitor canteen, pharmacy, pathology department, public and staff circulation areas, plant and related servicing areas, will be located on a 4.85ha site (that includes the family accommodation unit) at the western side of the St. James's Campus that is bound to the east by the existing adult hospital, the north by Mount Brown / Faulkner Terrace, the west by Cameron Square, Brookfield Road and South Circular Road and to the south by St. James's Walk Park and the Rialto Luas stop. The proposed building will vary in height from three storeys with a recessed podium level fronting onto South Circular Road and the internal access road (facing west / northwest towards the rear of Cameron Square), to four storeys at the northern, eastern and southern elevations. The proposed central oval-shaped ward pavilion rises a further three storeys above the podium garden level with a plant area enclosed in the roof space above (giving a total of seven storeys above ground level) and additional exhaust flues rising from the roof structure at the northern and southern extents of the ward block. The proposed new children's hospital building will have three below-ground levels as follows: a lower ground floor level accommodating clinical space including outpatients, sterile services, mortuary and pathology and car parking; basement level B01 which accommodates further car parking; and, basement level B02 that accommodates a shared service yard, facilities management hub, plant areas and underground distribution corridors to serve the children's hospital and St. James's campus as a whole. An underground tunnel is proposed, leading eastwards from the new children's hospital building level B02, to a new single storey (above ground) facilities management lift core located directly to the north of existing St. James's Hospital outpatients department (total area created at ground level is 470 sq.m. with a further 205 sq.m. at basement level). Level B02 also accommodates the energy centre for the proposed new children's hospital. A helipad is proposed at the garden podium level on the southern elevation facing St. James's Walk (at 41.75m, Ordnance Datum). Accessible landscaped external terraces are proposed on the second and third floors on the western / northwestern elevation gable ends. An accessible roof garden is also proposed at fourth floor level wrapping around the ward block, with additional garden spaces proposed in the centre of the ward block. The overall height of the building to ridge level of the roof structure is up to 34.95m (Ordnance Datum 55.95m) and up to 37.95m to the top of the flues on the roof (Ordnance Datum 58.95m) above a revised ground level of Ordnance Datum 21m at the proposed entrances. The gross floor area of the building will be up to 118,113 sq.m. with an additional 32,223 sq.m. provided for the underground parking of vehicles.

A new vehicular entrance serving the service yard and lower level B02 basement car park is proposed off Mount Brown at the Northern end of the site. The existing public entrance at Brookfield Road / South Circular Road will be relocated further north and will lead to a new entrance piazza and drop off zone at the main entrance to the new children's hospital building and campus access road, which provides access to car parking on the lower ground level, a new dedicated surface car park and ambulance drop off adjacent to the proposed children's hospital emergency department and the remainder of the St. James's Hospital Campus. Other infrastructure upgrades will include new bus stops within the campus, upgrade works to the South Circular Road / Brookfield Road campus entrance, the provision of a new cycle lane along South Circular Road, the upgrading of the St. James's Hospital access from James's Street, where it is proposed to carry out improvements to the James's Street entrance junction and minor improvements at the proposed Mount Brown entrance. An additional entrance to the hospital is proposed to be provided at the southern end of the new children's hospital building, adjacent to the Rialto Luas stop with upgrade works proposed to the linear park at this location (which will be temporarily used to accommodate a campus access road during construction). Parking for the new children's hospital and family accommodation unit is provided by way of 28 no. spaces at surface level to serve the proposed emergency department and 972 no. spaces at basement level. 400 no. bicycle parking spaces are provided as part of the proposed development at ground (50 no.) and basement (350 no.) levels. Signage is proposed on the southern elevation above the proposed entrance, at the entrance to the lower level parking and service areas at Mount Brown, at the main entrance piazza on the southern elevation of the north west finger and on the eastern elevation above the ambulant and ambulance entrance canopies.

The proposed development includes the demolition of 20,539 sq.m. of existing buildings at St. James's Hospital campus to facilitate clearing the site for the proposed new buildings. The following demolitions are proposed: single storey orthodontic department and the anaesthetic dental clinic; part single / part two storey / part three storey Hospital 7; single storey chapel; single storey rheumatology day centre / dept. of neurology / renal medicine; part single / part two storey general support services; single storey veins unit; single storey physiotherapy / cardiac rehabilitation building; two storey speech and language therapy department; part single / part two storey hepatology centre; two storey national centre for hereditary coagulation disorders; single storey national medical information centre; single storey private clinic; single storey information management systems building; part single / part two storey technical services building; single storey medical gases building; part single / part two storey ambulance centre; two storey Garden Hill house; single storey laundry services building; part single / part two storey materials management building; part single / part two storey plant room for Hospital 7; two storey derelict schoolhouse on the site of the Children's Research and Innovation Centre. Other sundry demolition and site clearance works include: underground oil tanks; oxygen compound; internal retaining walls and boundary walls, gates and fences where indicated; portion of existing underground utility tunnel; natural gas metering skid to south of the site adjacent linear park; existing advertising sign at junction of South Circular Road and linear park. It is also proposed to divert the existing Drimnagh Sewer that traverses the site in a south to north direction from the linear park to Mount Brown. The new sewer location will be located to the east of the new children's hospital building. It is proposed to remove the existing St. James's Hospital Campus energy centre flue stack and replace it with a new flue stack comprising 16 no. flues in square plan form to a maximum height of 59.7m Ordnance Datum at a revised location immediately to the south of the existing flue stack.

The proposed 53 no. bed family accommodation unit measures up to 4,354 sq.m. gross floor area in a two to four storey above ground level structure (with a single basement level) that is located to the north of the new campus access road on its junction with Brookfield Road, with frontage onto both roads, rising to a maximum height of 36.1m Ordnance Datum (c.15m high above campus road level). The proposed building will be accessed from the new campus road with a basement level link to the new children's hospital.

The proposed Children's Research and Innovation Centre, with a gross floor area of up to 2,971sq.m. will be located at the north western corner of St. James's Hospital Campus, between the Trinity Centre for Health Sciences and the Haughton Institute, a protected structure (Protected Structure Ref. No. 4011a), with frontage onto James's Street on a 0.14ha site. The building will vary in height from four storeys on James's Street (northern elevation) to three storeys on the campus (southern) side with a lower ground floor level that fronts onto James's Street. At roof level 2 no. fume extract fans project to a level of 36.24m Ordnance Datum.

The proposed development also includes all ancillary site clearance, construction, site development and landscaping works, which include but are not limited to: reinstatement and upgrading of the concrete steps and edge boundary treatment from Mount Brown to the east of Cameron Square; the removal of 540 no. parking spaces to facilitate the construction of the children's hospital and the removal of 40 no. parking spaces for the Children's Research and Innovation Centre; reinstatement and upgrading up to the fence boundary with St. John's lane; replacement of existing boundaries on South Circular Road and the boundary with the linear park to the south; upgrading works to entrances, footpath and roadways at South Circular Road/Brookfield Road, Mount Brown and James. Street; relocation of existing ESB substation; installation of new oxygen tanks and ESB sub station to the West of the existing St. James's Hospital Energy Centre Building; all required ancillary hospital directional signage; required medical gas installations; and, the upgrading of pedestrian access through the campus from James's Street and the re-provision of 24 no. car parking spaces in the location of the existing dental buildings.

Davitt Road Construction Compound, Former Unilever Site, Davitt Road, Drimnagh, Dublin 12

Permission is being sought, for a period of up to 10 years, for the provision of a construction compound of 0.80 ha on a 1.29ha site at the former Unilever Site at Davitt Road, Drimnagh, Dublin 12 to facilitate the construction of the National Paediatric Hospital development at St. James's Hospital Campus in order to accommodate a dry storage and staging area during the construction phase. The compound area of 0.80 ha will be enclosed with a 2.4m high timber hoarding, with gates at the northeast corner opposite the existing entrance from Davitt Road. The compound will be offset 5.0m from the boundary with the permitted Health Service Executive ambulance base to the west (Dublin City Council Reg. Ref. No. 2309/15), and is located to avoid an existing wayleave through the site along the road frontage to the north.

Proposed Development at The Adelaide & Meath Hospital Dublin (Tallaght Hospital), Belgard Square North, Tallaght, Dublin 24

The proposed development of the satellite centre for the delivery of urgent and out-patient care at a 1.04 ha site at the Adelaide and Meath Hospital (Tallaght Hospital) comprises the construction of an extension of up to 3,142 sq.m. to the hospital and refurbishment works of up to 1,324 sq.m. at ground floor level of the existing hospital building as part of the National Paediatric Hospital development. The development will be located on an open area of grass west of the hospital access road and south of the main adult hospital entrance, abutting the gable end of the existing ward and administration block and will connect back into the existing hospital through the existing refurbished ground floor of the existing administration department. The proposed building will be three storeys in height with roof top plant area at 118.075m Ordnance Datum or up to 15.575m at its highest point (flues extend to 119.2m Ordnance Datum) above the street level at the new entrance (the Ordnance Datum at the adjacent existing pavement is 102.5m).

The entrance on the northeast of the new building is adjacent to the existing main hospital set down and pick up area. The proposed development will provide 5 no. new cycle hoops and 10 no. existing relocated cycle hoops located to the west of the main entrance to the proposed building. The proposed development will relocate 25 no. visitor car parking bays to the south-east of the proposal and 2 no. delivery parking bays adjacent to the existing building. A new pedestrian access will be provided from the existing footpath along the hospital road to the East with a new pedestrian crossing being created to allow safe access across the junction of the perimeter access road. A new entrance canopy will be provided linking the main entrance to the existing drop off area adjacent to the canopy. The proposal also provides for all ancillary building and directional signage, landscaping, construction and site development works including minor alterations to the internal roads and footpaths and the demolition of the existing hospital crèche and staff changing facilities unit, both single storey modular prefabricated buildings.

Connolly Hospital, Blanchardstown, Dublin 15

The proposed development of the satellite centre for the delivery of urgent and out-patient care on a 1.25 ha. site at Connolly Hospital comprises the construction of a three storey extension of up to 4,990 sq.m. to the hospital and internal reconfiguration works of up to 103 sq.m. to the existing hospital as part of the National Paediatric Hospital development. The proposed development will be located to the east of the existing main entrance on an area of open grass and will connect back into the existing hospital via a new link corridor. An existing garden located to the west of the existing hospital entrance will be integrated with the new development. The building height will be 66.425m above Ordnance Datum or up to 12.125m high at its highest point (flues extend to 67.72m Ordnance Datum) above the street level at the new entrance (the adjacent existing pavement is 54.300m Ordnance Datum). The entrance on the west of the new building will be accessed from the reconfigured existing hospital set down and pick up area. The urgent care entrance is located on the east elevation of the building adjacent to the ambulance parking area.

The proposed development will provide 34 no. visitor car parking bays and 46 no. staff parking bays (including 1 no. disabled parking bay), 3 no. ambulance parking bays and 3 no. delivery parking bays to the east of the proposed development. The proposed development will provide 7 no. new cycle hoops located to the north of the main entrance, adjacent to the existing retained cycle parking. A new pedestrian access will be provided from the existing footpath along the hospital road to the west. The proposal also provides for all ancillary building and directional signage (including a totem sign), landscaping and site development works including minor alterations to the internal roads and footpaths.

An Environmental Impact Statement (EIS) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

The application for permission, Environmental Impact Statement and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period of 7 weeks commencing on **14<sup>th</sup> August 2015** at the following locations:

- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1
- The Offices of Dublin City Council, Civic Offices, Wood Quay, Dublin 8
- The Offices of Fingal County Council, Main Street, Swords, County Dublin and Grove Road, Blanchardstown, Dublin 15
- The Offices of South Dublin County Council, County Hall, Tallaght, Dublin 24

The application may also be viewed at/downloaded from the following website: [www.nchplanning.ie](http://www.nchplanning.ie)

Submissions or observations may be made only to An Bord Pleanála ("the Board") 64 Marlborough Street, Dublin 1 during the above mentioned period of seven weeks relating to:

- (i) The implications of the proposed development for proper planning and sustainable development
- (ii) The likely effects on the environment of the proposed development, and
- (iii) The likely significant effects or adverse effects on the integrity of a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5:30 p.m. on **2<sup>nd</sup> October 2015** and must include the following information:

- (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- (ii) the subject matter of the submission or observation, and
- (iii) the reasons, considerations and arguments on which the submission or observation is based in full.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'a guide to public participation in Strategic Infrastructure Development on the Boards website ([www.pleanala.ie](http://www.pleanala.ie))

The Board may in respect of an application under section 37E for permission decide to:

1. grant the permission, or
2. make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
3. grant permission in respect of part of the proposed development with or without specified modifications of it of the foregoing kind, or
4. refuse to grant the permission

and any decision to grant permission under (1, (2), (3) above may be subject to or without conditions

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone: 01 8588100)

A person may question the validity of any such decision of the Board by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.

Practical information on the review mechanism can be accessed under the heading Publications – Judicial Review Notice on the Board's website [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens information. Service website, [www.citizeninformation.ie](http://www.citizeninformation.ie)

Signed: 

Paul O'Neill, for and on behalf of GVA Planning and Regeneration Limited (Agents), Second Floor, Segrave House, 19-20 Earlsfort Terrace, Dublin 2

Dated: 10<sup>th</sup> August 2015