



Board Direction

Ref: 29S.PC0185

At a further board meeting held on 11th December 2015, the Board further considered this case including the considerations arising with respect to the proper planning and sustainable development of the area.

The Board noted the content of the file including the minutes of meetings held, and formed the view - on the basis of the documents submitted and the records of meetings - that the prospective applicant's response in relation to certain key matters already raised by ABP in meetings failed to satisfy the concerns arising.

The following matters of serious concern should be brought to the attention of the prospective applicant. A comprehensive engagement with these matters, where necessary involving co-operation with relevant public bodies, is advisable in advance of the completion of the proposal and closure of the pre-application phase.

1 Strategic Planning of Campus / Scale of Development/ Alternatives Considered within the Site

The available information suggests that the proposed NMH is one element of a likely overall expansion of healthcare services at this location. It is considered necessary at this pre-application stage to understand how the campus is expected to evolve in terms of scale, layout, design and intensity of use, in the form of a strategic masterplan. This will also assist the Board in its consideration of transport/accessibility and urban design (see below).

The proposal involves a very intensive use of one part of the campus, while other areas of the site appear under-developed. The proposal also includes certain non-maternity elements accounting for significant floor space. It is not clear whether the intensity of development proposed on this part of the site has been justified. The eventual planning application will need to demonstrate the alternatives considered within the site – including a rationale for this volume of building in this part of the site and including non-NMH uses.

2 Transport and Accessibility of the campus

This location suffers from traffic congestion. While reasonably close to public transport routes, the hospital campus does not currently benefit from excellent public transport accessibility. Proposals tabled at pre-application stage show no strategic approach and inadequate co-ordination with the TII, NTA, DCC, DLRCC, and public transport providers such as Iarnród Eireann and Dublin Bus.

It is considered that expansion of the scale proposed should be addressed in a planned way that integrates with the principal traffic and transport stakeholders and which demonstrates a step-change in accessibility for the entire SVUH campus.

Some of the considerations identified by the Board in relation to this critical issue are listed at the end of this Direction.

3. Circulation/ Urban design/ campus operation

The scale and height of the proposed buildings are significant and exceed any other buildings on campus. The projection of the building forward of the building line formed by the existing SVUH block creates a very imposing building element facing the entrance to the campus on Merrion Road.

A concern also arises as to whether the proposed emergency and vehicular set down areas are adequate to cater for likely demand, bearing in mind also the location in close proximity to the junction of internal road network.

Consideration should be given to a redesign of this area to afford a more generous arrival area/ plaza and a less imposing building element that would integrate with the overall campus layout and improve the identity and attractiveness of the proposed NMH. This matter should be considered in the context of the issues raised in item 1 above.

The internal vehicular circulation routes and flows should be carefully considered and the application will need to demonstrate that an orderly and safe traffic flow can be achieved when all elements of the campus are operational.

Board Member: _____ Date: 14th December 2015
Conall Boland

PTO

Accessibility Considerations noted by Board in consideration of the pre-application file:

Public Transport

- DLRCC make a number of suggestions regarding improved public transport services in the area – what is the response to these suggestions?
- Can connectivity to the N11 QBC corridor be provided?
- Can connectivity to the DART/ suburban rail services be improved?
- Are there adequate bus routes serving SVUH campus given its scale and function?
- Has cycle/ pedestrian connectivity to the campus been optimised?
- Has adequate consideration been given to the quality of rail interchange at Sydney Parade (accessibility, pedestrian conditions etc.). Has consideration been given to an alternative access to the station?
- Considering the extensive geographical catchment of the NMH has consideration been given to improving accessibility by means of Park & Ride at remote locations?

Traffic Conditions

- There is an existing level of peak hour congestion on both Nutley Lane and Merrion Road: how does the expanded hospital campus fit into this situation?
- Confirm the detail of what is proposed in relation to junction improvements on Nutley Lane and at Merrion Road. Is there a proposal to improve traffic flow on Nutley Lane ? Is there a proposed right turn lane into the hospital from Nutley Lane?

The planning application will also need to be supported by a comprehensive mobility management plan.