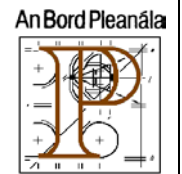


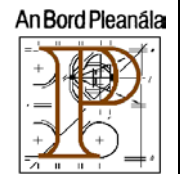
# Record Of Meeting



<b>Case Reference/ Description</b>	29S.PC0185 - Proposed National Maternity Hospital at St. Vincent's University Hospital, Elm Park, Dublin 4		
<b>Case Type:</b>	Section 37B of the Planning and Development Act 2000, as amended		
<b>Meeting:</b>	Meeting with Dublin City Council		
<b>Date:</b>	11 <sup>th</sup> November 2015	<b>Start Time:</b>	2.30 p.m.
<b>Location:</b>	Offices of Dublin City Council	<b>End Time:</b>	3.05 p.m.
<b>Chairperson:</b>	Anne Marie O'Connor, Assistant Director of Planning		

<b>Attendees:</b>
<b>Representing An Bord Pleanála</b>
Anne Marie O'Connor, Assistant Director of Planning
Kevin Moore, Senior Planning Inspector
Síle Bannon, Executive Officer
<b>Representing Dublin City Council</b>
Mary Conway, Acting City Planning Officer
Nicci Nolan, Executive Planner South East Area

# Record Of Meeting



## Introduction

The representatives of An Bord Pleanála (The Board) and Dublin City Council (D.C.C.) were introduced and the Board advised that a record would be taken of the meeting.

The Board stated that the purpose of the pre-application consultation process was to determine whether or not the proposed development would constitute strategic infrastructure or not. The Board broadly outlined the nature of the proposed development as has been presented to date and said that it has met with the prospective applicant twice to date.

## Purpose of the meeting

The Board stated that the purpose of the meeting was to ascertain the views of D.C.C. in relation to the proposed development, how it fits within the context of the Dublin City Development Plan 2011 – 2017 and whether D.C.C. had any concerns or issues it would like to raise with the Board.

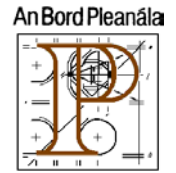
The Board said its understanding is that the prospective applicant has held a series of meetings with the local authority to date. D.C.C. confirmed that this is the case.

## Dublin City Council Response

The prospective applicant has provided D.C.C. with a reasonable level of detail to date on the proposed development.

- Development Plan  
D.C.C. advised that the proposed development does not in principle contravene the Plan and it complies with wider plan objectives, such as policy objective RE19(ii) and it fits within the core strategy of the plan as a hub of regeneration. It also conforms to the zoning for the area.
- Height / Visual Impact  
DCC raised the issue of the height of the proposed development, which it believes will be eight floors inclusive of plant, and the potential visual impact of the building. It advised that a holistic view of the Development Plan should be used, referencing the different policies relating to height. It made reference to the proposed development being within 500m of the DART line and the pre-existing height of the private hospital and adjoining main hospital on the campus of St. Vincent's University Hospital (S.V.U.H.).

# Record Of Meeting



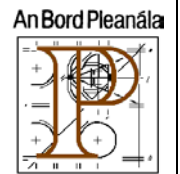
D.C.C. said it would need further details to assess the visual impact of the proposed development such as details of the mass of the building, photomontages, and separation distances.

- Residential Amenity  
The issue of overshadowing and overlooking on nearby residential areas resulting from the proposed development should be examined by the prospective applicant.
- Traffic / Accessibility  
Accessibility and traffic generation of the proposed development was also discussed. The need for a Mobility Management Plan was pointed out by D.C.C., along with the availability of public transport via the DART and the nearby Bray Quality Bus Corridor for staff and service users.
- Construction Phase  
D.C.C. were unaware if all construction works were to be facilitated on site. It did not have any information from the prospective applicant relating to any clearance of the site. The Nutley Lane junction was raised as a potential issue in relation to construction traffic.
- Habitats / Appropriate Assessment  
Appropriate Assessment screening should be carried out by the prospective applicant, and the possibility of bats in Elm Park was raised as a consideration.

## Other issues raised by the Board

- Future development of the campus of S.V.U.H.  
The Board asked D.C.C. whether it was aware of any details of the masterplan for the campus of S.V.U.H. D.C.C. stated that it had raised the issue of the capacity of the site to meet the future requirements of the NMH and main hospital with the prospective applicant. The prospective applicant has provided reassurance to D.C.C. that the site will be able to cater for future development and support the overall campus of S.V.U.H.
- D.C.C. advised that there is no Local Area Plan for the area and it is not an objective of the Development Plan to undertake one.
- Consultation  
The Board queried whether any consultation had taken place between the prospective applicant and the elected members of D.C.C. No consultation had taken place so far. D.C.C. stated that it could facilitate this if required, and that the prospective applicant may wish to consult with the Drainage and Roads Departments of D.C.C.

# Record Of Meeting



## Next Steps

The Board said that it will also be meeting with Dun Laoghaire-Rathdown County Council to ascertain any issues or concerns it may have in relation to the proposed development, before again meeting with the prospective applicant.

D.C.C. were advised by the Board that the timelines for the closure of the pre-application consultation process and lodgement of any application were dictated by the prospective applicant.

## Conclusion

The meeting concluded at 3.05 p.m.

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**Anne Marie O'Connor**  
**Assistant Director of Planning**  
**17<sup>th</sup> November 2015**