

Record Of Meeting

An Bord Pleanála



Case Reference/ Description	29S.PC0185 - Proposed National Maternity Hospital at St. Vincent's University Hospital, Elm Park, Dublin 4		
Case Type:	Section 37B of the Planning and Development Act 2000, as amended		
Meeting:	3rd Meeting		
Date:	18 th November 2015	Start Time:	2.30 p.m.
Location:	Offices of An Bord Pleanála	End Time:	4.05 p.m.
Chairperson:	Anne Marie O'Connor, Assistant Director of Planning		

Attendees:

Representing An Bord Pleanála

Anne Marie O'Connor, Assistant Director of Planning

Kevin Moore, Senior Planning Inspector

Marcella Doyle, Senior Executive Officer

Síle Bannon, Executive Officer

Representing Prospective Applicant

Eleanor Masterson, Deputy Chief Architectural Advisor, HSE Estates

Sean Mahon, Project Director, O'Connell Mahon Architects – Project Architects

Paul O'Neill, Project Manager, GVA – Planning Consultants

Jane Doyle, SID Advisor, Doyle Kent

Dan Moran, ARUP

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Introduction

An Bord Pleanála (The Board) and the prospective applicant's teams were introduced.

The prospective applicant confirmed that it had no comment to make in connection with the record of the 2nd meeting held on 19th March 2015 but that it would provide updates on some areas of the record in its presentation.

The Board stated that it had met with Dublin City Council (DCC) and Dun Laoghaire Rathdown County Council (DLRCC) in advance of this meeting to ascertain any issues they may have in relation to the proposed development. The Board summarised the main issues raised as follows:

- DCC: Height and the visual impact of the proposed development, accessibility, and the capacity of the site to accommodate future development needs
- DLRCC: Transportation and mobility.

A copy of each record was given to the prospective applicant for their information.

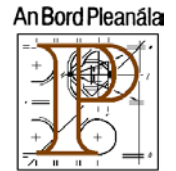
Presentation

The prospective applicant's presentation to the Board (Appendix 1) set out the emerging environmental issues identified at St. Vincent's University Hospital (SVUH) Campus and the approach being used to assess their significance. It went on to present the following areas in further detail:

- Consultation
The prospective applicant set out the details of the consultations that have taken place to date with DCC, DLRCC, the general public, staff of the existing National Maternity Hospital (NMH) at Holles Street and St. Vincent's University Hospital, as well as relevant statutory authorities and bodies. In response to the record of the meeting between the Board and DCC, it stated that it has met the area manager from DCC and the Drainage and Roads Departments, and has made a presentation on the proposed development to public representatives.

Leaflet drops were carried out in the general area and two public consultation meetings were held. Both were well attended and feedback was generally positive. Transport and traffic was a significant area of discussion.

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- Traffic and Transport

At the first public consultation meeting attendees requested specific details of the existing traffic levels and patterns around SVUH Campus.

A traffic model (including existing traffic generated by the SVUH campus) was prepared and this information was presented at the second public meeting. It was pointed out that the peak times for staff movements do not coincide with the peak times for the road network in the area due to the shift working patterns of staff. It is expected that traffic generated by the proposed development would follow a similar pattern to the existing SVUH Campus.

In response to the issue of spill-over parking from the SVUH campus in nearby residential areas raised by DLRCC, the prospective applicant stated that there are a number of contributing factors to this in the area.

A Mobility Strategy will be developed and it is the prospective applicant's intention to maintain the good modal split that exists at the existing NMH and at the SVUH Campus. The Board emphasised the importance of the mobility strategy and the need for adequate measures to be put in place to ensure that the projected modal split is achievable. Possible mitigation measures discussed included cycling schemes, taxi ranks, car-pooling and the possibility of a shuttle bus between the Sydney Parade Dart Station, the SVUH Campus and University College Dublin. The prospective applicant was informed that DLRCC has offered to consult with them in relation to the preparation of a Mobility Management Plan.

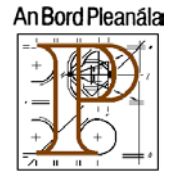
Construction and operational traffic was also raised as an issue for the prospective applicant to consider. In this regard, the prospective applicant confirmed that the compound for the proposed works will be located within the SVUH campus.

Details of proposed junction improvements at the Nutley Lane and Merrion Road entrances to the SVUH campus were also presented, and the possibility of a filter lane on Nutley Lane. Discussions with DCC have taken place in relation to these proposals.

- Design Development / Elevations

The layout of the SVUH Campus with the proposed development included was presented. The prospective applicant then gave a floor by floor overview

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of the proposed development saying that it has evolved as a result of consultations with relevant stakeholders.

Co-location of hospitals allows for the sharing of clinical and non-clinical services. The lower level of the proposed development will contain plant and support facilities for SVUH and the proposed development. The laboratory in the proposed development will be a shared facility between SVUH and the proposed development. Bridge-links are proposed to SVUH at the birthing suites and the operating theatres to benefit fully from the co-location of the hospitals.

The prospective applicant advised that the proposed development will be seven stories plus plant, and not eight as in the record of the meeting with DCC. The building will consist of thin blocks, allowing for natural ventilation and courtyard spaces. Upper level gardens will also be incorporated into the proposed development.

- Visual Impact Assessment / Residential Amenity

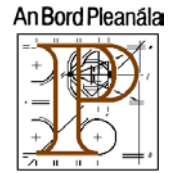
The prospective applicant advised that it is liaising with DCC to select the viewpoints for its visual impact assessment of the proposed development, with views nearby, for instance at Merrion Road and Nutley and from a distance with areas such as Howth and the Docklands being considered.

The building itself, while having its own identity, will be in line with development on the SVUH Campus over the past 15 years in terms of scale and materials.

To minimise overlooking and overshadowing at Herbert Avenue, the upper levels will be cutback floor by floor as you go up the building. The windows will be angled away from the adjacent properties to further minimise overlooking. The plant level at the top of the building will be as far away as possible from residential areas.

The prospective applicant stated that not all of the properties on Herbert Avenue are in residential use.

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- Accessibility / Car-park

The proposed junction improvements at Nutley Lane and Merrion Road will allow for easier access to the SVUH Campus for all users, maintaining access to existing facilities on site as well as construction traffic access.

The proposed development will have its own entrance and emergency drop-off point. The forecourt for the proposed development will allow for drop-off points for 6 or 7 cars and this will be separate to the accident and emergency entrance drop-off area, allowing different users to be accommodated.

A taxi holding area will be provided on the campus. Taxis can be called to the door of the hospital from reception.

The proposed development also includes an extension to the existing multi-storey carpark (280 spaces) including a new level over the entire existing carpark, with a second level over a reduced area. A new underground access to the existing carpark from the Merrion Road entrance will minimise traffic on the public realm boulevard and reduce overall traffic on the SVUH Campus. There are currently 1,127 car parking spaces in the campus. .

- Landscape Design

The prospective applicant placed a strong emphasis on the public realm in their presentation. It is proposed to improve pedestrian access within the SVUH Campus, and from the Sydney Parade Dart Station to the proposed development. Cycle lanes will be introduced, along with a secure cycle facility on the SVUH Campus. There will be a need for decanting of cycling facilities during the construction phase.

- Campus Capacity

Discussions have taken place with DCC and SVUH in relation to future requirements and development on the site. The prospective applicant stated that it is difficult to assess this as polices and service requirements change overtime. The floor areas of the existing SVUH, the proposed development and proposed SVUH future development were presented. The prospective applicant stated that the SVUH Campus will have the capacity to accommodate such development.

The prospective applicant favour the use of the St. Vincent's University Hospital Development Control Plan (DCP) for the SVUH campus as opposed to the masterplan. It stated that the masterplan for the current SVUH campus,

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while outdated, feeds into the DCP. The DCP can be fluid and allow for change in the needs and requirements of the campus in the future. It can set out the sequencing for development and work out the scenarios of how it would materialise on site.

The presentation concluded.

Clarifications / Board response

The prospective applicant confirmed that the proposed development does not include a heli-pad.

It stated that it would be cognisant of the external and internal noise and vibration impacts on patients and equipment during the construction phase within the SVHU Campus.

The Board advised the prospective applicant:

- To ensure all details of demolition and re-location of functions within the campus (eg dermatology and laboratory facilities) are included in the public notices for the proposed development
- To include details relating to construction traffic and proposed routes that will be used
- To set out clearly the sequencing of construction works and the decanting and sharing of facilities on the SVUH Campus through to the completion of the works
- To include alternative sites and the alternatives considered for the chosen site
- To consider any utilities and infrastructure impacts.

The Board stated that the holding of an oral hearing on any application is at the discretion of the Board.

Next Steps / Closure

The prospective applicant stated it is their intention to lodge an application for the proposed development by the end of 2015.

The Board advised the prospective applicant the record of the meeting would issue as expeditiously as possible and that it would then be open to them to request closure of the pre-application consultation process. A report on the pre-application request would then be prepared by the inspector for consideration by the Board In the event that the Board determine the proposed development is strategic

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infrastructure development, the application must be made directly to the Board. A list of prescribed bodies to be notified of the application will issue with notification of the Board's determination to the prospective applicant.

Procedures

The Board's representatives advised the prospective applicant of the procedures involved in making an application under section 37A of the Act (see procedures document attached at Appendix 2). A copy of the application form, sample public notice and sample letter to issue to prescribed bodies are attached at Appendix 3.

In order for the Board to keep a record of the application in spatial data format, the prospective applicant was also requested to submit the site boundary for use in Geographical Information Software (see guidance note attached at Appendix 4).

Conclusion

The meeting concluded and the Board advised the prospective applicant that the record of the meeting would issue once it had been finalised.

Anne Marie O'Connor
Assistant Director of Planning
November 2015