

①

IN THE MATTER OF APPLICATION BY
TRANSPORT INFRASTRUCTURE
IRELAND (TII) TO
AN BORD PLEANÁLA
FOR PERMISSION FOR
A RAILWAY ORDER
(Metrolink Estuary to Charlemont via Dublin
Airport)

ABP Ref. 314724-22

AND IN THE MATTER OF AN ORAL
HEARING

INTRODUCTION TO THE ROTUNDA
HOSPITAL OBSERVATIONS

Sean Mahon

Date: 28 February 2024

AN BORD PLEANÁLA	
28 FEB 2024	
LTR DATED _____	FROM <i>Rotunda</i>
LDO- _____	
ABP- _____	

1. Qualifications and Experience

My name is Sean Mahon. I am a registered Architect and hold a degree (BArch) in Architecture from University College Dublin, (1986)). I am accredited and registered by the Royal Institute of the Architects in Ireland (FRIAI), and a member of the Royal Institute of British Architects (RIBA). I am the current President of the RIAI, a former President of the Architectural Association of Ireland (AAI) and a former member of the Board of Architectural Education, and other healthcare related design advisory groups.

I am the Managing Director of O'Connell Mahon Architects, a company with a wide-ranging experience in healthcare design and hospital architecture and planning.

I am acting on behalf of the Board of Governors of the Rotunda Hospital. I am giving evidence to the Oral Hearing to support the observations raised by the Rotunda in its Report of November 2022 issued to An Bord Pleanála following the application submitted by TII, on 30th September 2022, for the proposed Metrolink development, under Section 37(1) of the Transport (Railway Infrastructure) Act 2001.

2. Rotunda Submission

The observations by the Rotunda of November 2022 outlined the concerns of the Rotunda regarding the potential impacts of the proposed development on the services currently provided by the hospital and the possible impact on its future strategic infrastructure plans for the hospital campus.

The hospital had also advised An Bord Pleanála in its November 2022 submission that it would welcome constructive engagement by TII over the following months so that the concerns, risks and long term impacts of the proposed development, as outlined in the Rotunda submission, could be addressed by the TII as soon as possible, and in advance of the Oral Hearing.

The described impacts referred to impacts on the **Rotunda Owned Properties**, namely, the Rotunda Hospital (Parnell Square East, Parnell Square West and Parnell Street, Dublin 1); the Ambassador Theatre, Parnell Square South/Upper O'Connell Street/Parnell Street, Dublin 1), and the Gate Theatre, Cavendish Row, Parnell Square East, Dublin 1), shown on Plan No. ML-P 305 E-F in the "Property Details Book No. 2" published as part of the Railway Order Application.

I am pleased to report that, on foot of engagement between TII and the Rotunda, that the Rotunda considers that the matters raised by it, namely the impacts of the proposed development on the **Rotunda Owned Properties**, in terms of:

- Noise and Vibration
 - Potential Settlement and Building Damage
 - Monitoring of the Works
 - Impact on the Rotunda Development Plan
- are capable of being satisfactorily addressed by the applicant.

Consequently, the Rotunda can now confirm that all representations and submissions made by the Rotunda in its capacity as freehold owner of the **Rotunda-Owned Properties** in respect of the draft Railway Order have been satisfactorily dealt with, and that it is satisfied with all mitigation measures set out in the Railway Order Application, the EIAR and with the additional reassurances provided by TII in its engagement with the Rotunda, save that, to the extent that the Lessees/Tenants of (i) the Ambassador Theatre and (ii) the Gate Theatre have separately expressed concerns in respect of the Metrolink and the Rotunda Works, this statement is not to be regarded as resolving such concerns as between the TII and, as the case may be, the Lessees/Tenants of (i) the Ambassador Theatre and (ii) the Gate Theatre.