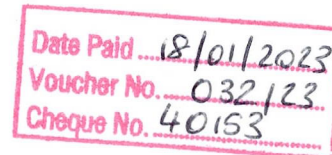


The Rotunda Hospital
C/O Jim Hussey
Parnell Square
Dublin 1



Date: 18 JAN 2023

Re: Railway (Metrolink - Estuary to Charlemont via Dublin Airport) Order [2022]
Metrolink. Estuary through Swords, Dublin Airport, Ballymun, Glasnevin and City Centre to Charlemont,
Co. Dublin

Dear Sir / Madam,

An Bord Pleanála has received your recent submission and oral hearing request (including your fee of €50) in relation to the above-mentioned proposed Railway Order and will take it into consideration in its determination of the matter.

The Board will revert to you in due course with regard to the matter.

Please be advised, there is no fee for an affected landowner, listed on the schedule, to make an observation on this case, therefore, a cheque refund of €50 is enclosed.

The Board has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. Accordingly, the Board will inform you on this matter in due course.

Please be advised that copies of all submissions/observations received in relation to the application will be made available for public inspection at the offices of the relevant County Council(s) and at the offices of An Bord Pleanála when they have been processed by the Board.

More detailed information in relation to strategic infrastructure development can be viewed on the Board's website: www.pleanala.ie.

If you have any queries in the meantime, please contact the undersigned. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Niamh Thornton
Executive Officer
Direct Line: 01-8737247

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Le Dea-mhéin
With Compliments



**THE
ROTUNDA
HOSPITAL**
DUBLIN

*Proof of receipt required
please on delivery.*

Many thanks

Clare



CARING FOR GENERATIONS

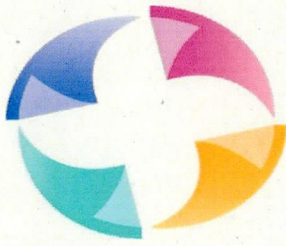
SINCE 1745

Ospidéal an Rotunda
Cearnóg Parnell, Baile Átha Cliath 1, Éire.

The Rotunda Hospital
Parnell Square, Dublin 1, Ireland.

T: +353 1 817 1700 / **F:** +353 1 872 6523

www.rotunda.ie



**THE
ROTUNDA
HOSPITAL**
DUBLIN

An Bord Pleaneala
64 Marlborough Street
Dublin 1
D01 V902

Re: Railway (Metro-Link Estuary to Charlmont via Dublin Airport) Order 2022

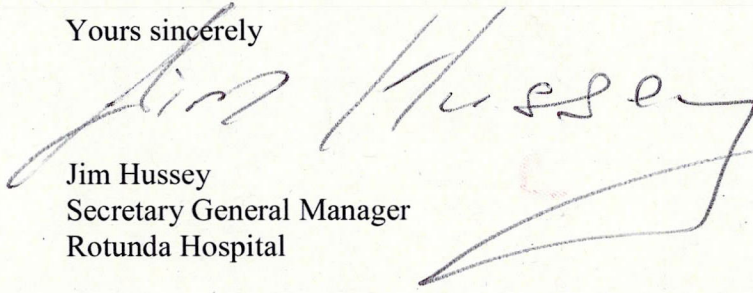
November 24th 2022.

To whom it may concern

Please find attached:

1. Rotunda Hospital submission to An Bord Pleaneala re TII Metro-Link Railway Order Application
2. Letter issued to Transport Infrastructure Ireland re Railway Order Application on November 7th 2022 re lack of engagement on same (additional paragraph added- Point 4 inserted post issue of letter by Rotunda to TII)

Yours sincerely


Jim Hussey
Secretary General Manager
Rotunda Hospital

AN BORD PLEANÁLA	
LDG- <u>059464-22</u>	
ABP- _____	
24 NOV 2022	
Fee: € <u>50</u>	Type: <u>Cheque</u>
Time: _____	By: <u>[Signature]</u>

The Rotunda Hospital

SUBMISSION

to

AN BORD PLEANALA

re

TII METROLINK RAILWAY ORDER APPLICATION

O'Connell Mahon Architects

TABLE OF CONTENTS:

1. Introduction
2. Proposed Development by TII
3. Rotunda Property
4. Impacts of Proposed TII Development
5. Rotunda Development Plans
6. Engagement with TII
7. Conclusion

PROPOSED METROLINK DEVELOPMENT PARNELL SQUARE

1. Introduction

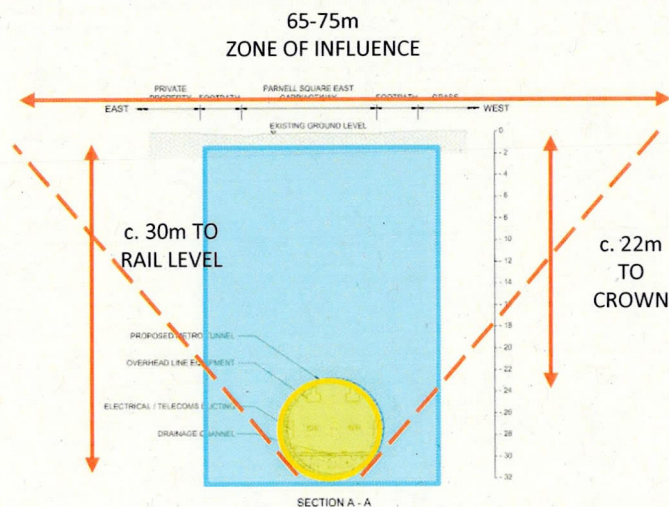
- 1.1 The Metrolink railway development is proposed by the TII (Transport Infrastructure Ireland) as a part of the public transport development strategy within the Dublin Metropolitan area.
- 1.2 We have been advised by TII that an application for a Railway Order for the proposed Metrolink development was lodged with An Bord Pleanála (the Bord) on 30th September 2022 under Section 37(1) of the Transport (Railway Infrastructure) Act 2001.
- 1.3 The proposed development comprises a new railway tunnel which runs directly beneath lands at the Rotunda Hospital.
- 1.4 The Rotunda Hospital, founded by Bartholomew Mosse in 1745. It was the first lying-in hospital in the world and has continued to provide services for the women and children of the city to the present day. It is currently the largest maternity hospital in the country. In 2021 alone, the hospital cared for more than 10,000 pregnant mothers, and delivered over 9,400 babies.
- 1.5 The Hospital has major plans for the development of the hospital property at Parnell Square, consistent with the HSE's plans for development of maternity services nationally, and, with the support of the HSE, has recently embarked on a major capital development plan for improved critical care and inpatient services at the hospital. The proposed development includes an Outline Development Control Plan (ODCP) for future strategic service developments on the site, in order to provide a planned structural framework within which all future projects will be developed at the Rotunda.
- 1.6 We understand that the Board will consider submissions in relation to the likely impacts of the proposed development. We have prepared a short Report, on behalf of the Rotunda Hospital, outlining the concerns of the Hospital regarding the potential impacts on the services currently provided by the hospital and the possible impact on its future strategic infrastructure plans.
- 1.7 There has been no meaningful information received from TII or substantive engagement or discussion on mitigation measures prior to the submission of its application, and consequently the Rotunda has had little time to consider the possible implications of the proposed development and to agree such mitigation measures in advance.
- 1.8 The hospital has advised the TII that it would welcome constructive engagement over the coming months so that the concerns, risks and long term impacts of the proposed development, as outlined in our Report, are addressed by the TII as soon as possible.
- 1.9 We would be pleased to elaborate on the details in this submission at an Oral Hearing which we request is held by the Bord under Section 218 of the Local Government Planning and Development Act 2000.

2 Proposed Development by TII

- 2.1 TII has advised that the proposed Metrolink will generally comprise the construction of a Railway approximately 18.8 kilometres in length which is mostly underground: this includes the section adjacent to and beneath the Rotunda Hospital on Parnell Square, Dublin 1.
- 2.2 The proposed tunnel sits between 18m and 22m below the Rotunda property as it runs from Parnell Street, beneath the Ambassador, the Rotunda Pillar Room / Gate Theatre, the Rotunda Gynae and Fertility Day Clinic and the Rotunda's Private and Semi-private clinic, exiting the Rotunda property near the Garden of Remembrance on Parnell Square East.
- 2.3 Notwithstanding the substratum land acquisition issues noted above, more immediate issues arise in connection with the possible construction impacts of the works on services at the above buildings.
- 2.4 In addition to the construction impacts the potential long term zone of influence of the tunnels extends over a 65-75m wide area of the Rotunda property as set out on the drawing below.

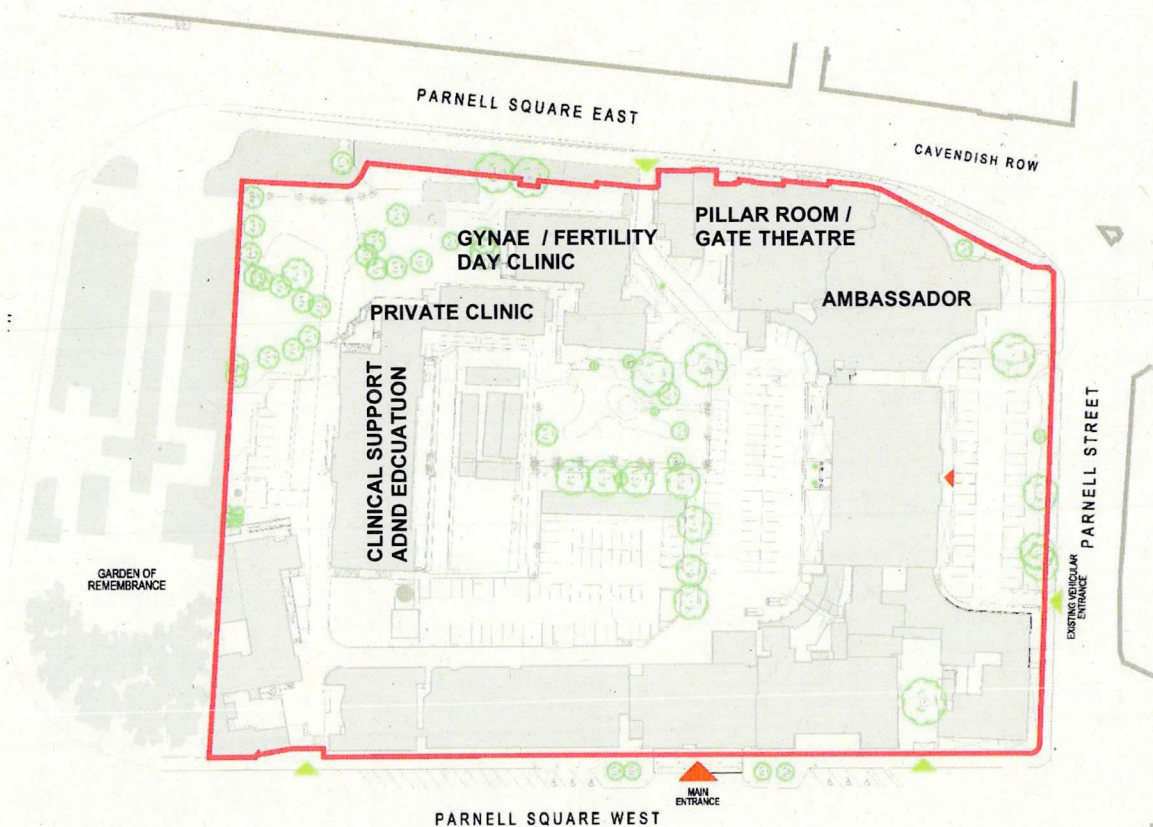


Dotted red line indicates possible zone of impact.



This may impact on the Rotunda's ability to develop its lands to the extent necessary to meet its medium term development needs that will enable it to continue to provide national and regional public maternity services.

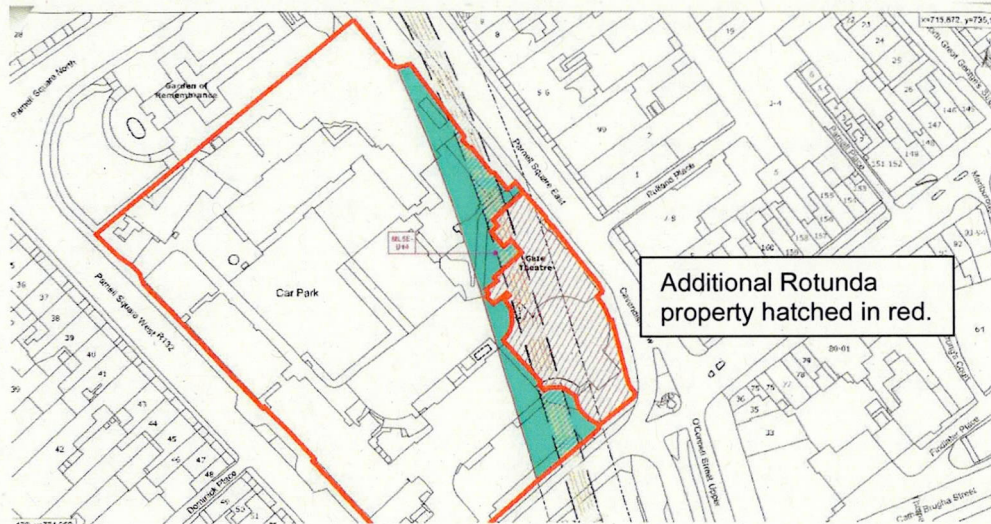
- 2.5 The application, if granted will include powers for TII to acquire compulsorily land or rights in, under or over land or any substratum of land specified in the order: we are advised that this will include substratum lands at the Rotunda, although the Rotunda has not been advised of the extent of the lands around the tunnel this will impact.
- 2.7 In summary the Rotunda is very concerned that the proposals submitted by TII will have significant adverse impacts on the provision of patient services within the hospital and in the future development of the hospital, neither of which have been addressed by the TII in the proposals as currently submitted.



Rotunda Site Plan noting location of potential buildings impacted

3 Rotunda Property

- 3.1 The drawings submitted by TII indicate the area of Rotunda substratum lands to be compulsorily acquired, highlighted in green on the drawings below.
- 3.2 The Rotunda has advised TII that the presumed Rotunda ownership property drawings are incorrect and do not recognise Rotunda's ownership of the Gate Theatre/ Pillar Room and Ambassador, both Rotunda properties.



- 3.3 We have set out on the drawing above the extended hatched area of the Gate theatre / Pillar Room and the Ambassador, not included on the drawings set out by TII in their application.
- 3.4 The additional areas significantly increase the area of Rotunda lands directly impacted by the proposed development.
- 3.5 In addition to the issue of the planning boundary of the areas to the compulsorily acquired, the Rotunda remains unclear regarding the extent of substratum lands impacted by the Railway Order, and how plans, by the Rotunda, for development above the tunnel itself can be protected. We understand there is no technical reason why this cannot be accommodated; however, until any such assurance and agreement is reached with TII on this point, it remains a major issue of concern for the hospital.

4 Impacts of Proposed Development on Rotunda

4.1 Noise & Vibration

EIAR Chapter 14 "Ground-bourne Noise & Vibration" assesses the impact of the Metrolink Project arising from Groundbourne Noise and Vibration during the Construction & Operational Phases.

The below table(s) summarise the predicted Impacts Un-Mitigated and Post Mitigation as assessed by the Applicant as extracted and relevant for the Rotunda properties (incl. Gate Theatre and Ambassador).

Assessment (Un-Mitigated)				
	Construction Stage (TBM Passage)		Operational Stage	
	Noise	Vibration	Noise	Vibration
Rotunda	Significant: Noticeable to all and disturbing to some over a number of days	Not Significant (Day) Significant (Night) Noticeable to all and disturbing to some over a number of days	Not Significant	Not Significant Adverse comment not expected.
Gate Theatre	Significant: Noticeable to all and disturbing to some during quite performances	Not Significant	Significant: Noticeable to all and disturbing to some during quite performances	Not Significant Adverse comment not expected.
Ambassador	Not Referenced, Assessment likely similar to Gate Theatre			

Mitigation & Residual Impacts				
	Construction Stage (TBM Passage)		Operational Stage	
	Noise	Vibration	Noise	Vibration
Rotunda	Significant: (Temporary) Advance Public Consultation & Stakeholder engagement	Significant: Temp (Night-time only) Advance Public Consultation & Stakeholder engagement	Not Significant	Not Significant Adverse comment not expected.

Gate Theatre	Significant: (Temporary)	Not Significant	Not Significant	Not Significant
	Advance Public Consultation & Stakeholder engagement		Design of track support system (floating slab track)	Adverse comment not expected.
Ambassador	Not Referenced, Assessment likely similar to Gate Theatre			

Based on a short review of the applicant's documents we have noted the following points which we would ask the Bord to consider in its review:

- a. It's not clear what building(s) the applicant has assessed within the Rotunda Campus/Ownership
- b. Threshold limits are dependent on Building Categorisations which need to be clarified— we believe this may need re-consideration and assessment + appropriate mitigation accordingly. (Receptor specific mitigation for sensitive activities/equipment).
- c. The applicant notes they had site specific consultation with Rotunda Hospital and Gate Theatre.
- d. The applicant notes *"Unfortunately, there are no effective methods available to reduce groundbourne noise or vibration from TBM at source"* and noting impacts are of a Temporary nature (while TBM passes) references some mitigation measures primarily around Consultation and pre-Planning of activities.
- e. The construction of the deep underground O'Connell St. station is in close proximity to the Rotunda Campus and unclear to what extent assessed for potential impacts on the Rotunda.
- f. The applicant should be requested to incorporate and extend the "Floating Slab Track" for the entire Rotunda Campus Lands and well beyond as mitigation and to protect future Rotunda Campus development.

4.2 Potential Settlement & Building Damage Assessment

As part of the Railway Order application, the applicant has prepared a Building Damage Assessment which has set-out the process for Assessment of Settlement. The methodology used to predict ground movements and assess building damage has been adopted using the well-recognized worldwide Industry Standard three phase ground movement impact assessment, noted to have been undertaken for tunnels and underground projects including the Dublin Port Tunnel, Channel Tunnel Rail Project, Crossrail and High Speed 2 (HS2) with other worldwide examples.

In summary, the three phase approach can be described as follows:

- **Phase 1:** Generic assessment of "Greenfield" settlement contours using generic ground parameters, screening of sensitive receptors including building, structures and services
- **Phase 2:** Assessment of potential damage to receptors identified from Phase 1 based on standard assumptions and classified into damage categories 0-5, receptors placed in damage category of 3 or greater carried to Phase 3; and

- **Phase 3:** Each receptor from Phase 2 considered individually to determine its behavior using detailed information, refined ground characteristics + modelling together with sophisticated finite element assessment methods. The Applicant notes that this assessment is likely to be carried out by the D&B Contractor.

The initial Phase 1 "greenfield" settlement contours relating to the building stock along the eastern side of the Rotunda Campus (Rotunda Hospital, Gate Theatre / Pillar Room and Ambassador) predicts the potential to generate settlements of between 1mm to 40mm (plus) across the campus. Following the refined Phase 2A assessment, these buildings have subsequently been classified under Damage Category 2-Slight (cracks likely less than 5mm).

Whilst much of the building stock along this area dates back to 1700/1800's and is highly sensitive to movements, it is not clear exactly what buildings have been assessed. Such potential movements (particularly if differential settlements of the order per the Phase 1 were to realize) have the potential to cause damage across these buildings, impact on service delivery and should therefore request the more detailed Phase 3 building damage impact assessment to be carried out immediately.

It is essential that the building owners & occupiers are consulted and kept well informed on outcomes and potential impacts of these further assessments together with details on any proposed mitigation measures for agreement.

4.3 Monitoring

We recommend that a comprehensive suite of settlement, noise and vibration monitoring equipment be installed at and within the Rotunda campus buildings and immediate vicinity, including the Gate Theatre/ Pillar Room and Ambassador buildings to:

- i. Assess current background levels to inform appropriate "Trigger" levels
- ii. Monitor during the Construction Works
- iii. Monitor during Operation

Appropriate "trigger" levels on a traffic light system basis should be established and agreed based on background levels together with best practice and industry standards referenced and predicted within the EIAR.

The instrumentation should be logged in "real-time" basis and if/when trigger levels are exceeded, ALL Stakeholders are contacted, and pre-agreed mitigation proposals implemented.

4.4 Consultation

The Rotunda Hospital and its advisors have had little time to review the potential consequences and implications of this significant project and notwithstanding any previous consultations, the Rotunda Hospital request confirmation to be kept informed throughout the remainder of the An Bord Pleanála process, reserving the right to seek further information and comment on the construction & operation of the Metrolink.

5 Rotunda Development Plans

- 5.1 The HSE has recently approved the development of a major new Critical Care Wing at the hospital. The estimated cost of this development is in the order of €90million.
- 5.2 The development also includes the preparation of a new Outline Development Control Plan (ODCP) for the hospital, also with HSE support, to plan and protect its future development in the years beyond the new completion of the Critical Care Wing.
- 5.3 The brief for the new Critical Care Wing (CCW), prepared by the HSE, comprises an area of approx. 7,500m², and is likely to be located on the western side of the campus away from the proposed Metrolink to the east.
- 5.4 The brief for the ODCP, also prepared by the HSE, has identified a requirement for a further 18,000m² of development necessary to meet the medium requirements at the hospital. While the ODCP is currently under development for completion in March 2022, it is likely that much of the area required for this future development will be on the eastern side of the campus, in and around the possible zone of influence the TII's proposed Metrolink.
- 5.5 It is essential, in the interest of protecting public services, that the Metrolink is co-ordinated with the Rotunda's needs and requirements as expressed in its ODCP.
- 5.6 As noted above, it is essential that TII now engage with the Rotunda to ensure the development of the Metrolink, on the Rotunda's property, is designed and developed in such a way that it protects and guarantees the future development needs of the hospital.

6 Engagement with TII

- 6.1 Notwithstanding the fact that TII has not engaged in any meaningful way on such matters with the Rotunda to date, the hospital has written to TII requesting that TII to engage with the Hospital even at this late stage to further discuss the application.

The hospital has advised TII it is happy to facilitate engagement and to trouble shoot issues and concerns raised in advance of any potential Oral Hearing the Bord may wish to convene.

The Rotunda would be grateful if the Bord would also encourage and invite TII to engage with the hospital and to set out its proposals to mitigate potential impacts to ensure and protect the continuing provision and future development of public healthcare services at the Rotunda in accordance with its ODCP objectives.

- 6.2 A copy of the Rotunda's recent letter of 7th November to TII is enclosed with this submission.

7 Conclusion

- 7.1 The Rotunda asks the Bord to direct TII to engage immediately in meaningful discussions with the hospital and to set out proposals and mitigation measures which respect the current patient services and future development plans of the hospital.
- 7.2 Having regard to the issues outlined above, and in the absence of any agreed mitigation proposals from TII, the Rotunda must formally advise the Bord that it cannot support the TII's Metrolink proposals in their current form.
- 7.3 The Rotunda remains available at all times for further discussion and constructive engagement with TII and will consider any realistic proposals by TII to develop design and construction proposals that address the impacts of the proposed development on the hospital and that co-ordinate with the current and proposed future service developments at the hospital.
- 7.4 We request the Bord holds an Oral Hearing on the application and affords the Rotunda an opportunity to elaborate on its preliminary responses set out in this submission.
- 7.5 The Rotunda asks the Bord to have regard to the general concerns of the Rotunda Hospital as set out above, (including the property issues and substratum issues) and to direct TII to amend design and construction proposals for the Metrolink in response, and as set out in recent correspondence with TII.
- 7.6 We further ask the Bord to condition any grant of a Railway Order to the TII to ensure that satisfactory proposals for mitigation of impacts on the current services and future development plans at the Rotunda are fully incorporated into the development plans for the Metrolink in the interests of the provision of ongoing healthcare services at the hospital and in the interests of the proper planning and development of the area and the city.

O'Connell Mahon Architects
November 2022



Ms. Edel McCormack.
Secretary to the Board/Authority
Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

Re: Railway (Metro Link-Estuary) to Charlemont via Dublin Airport) Order 2022:
Reference CAP ML 1646 66

November 7th 2022

Dear Ms. McCormack

The Rotunda Hospital is a voluntary healthcare service provider and registered charity which works in tandem with statutory organisations in order to provide healthcare services in a range of areas. This collaboration is necessary to ensure a high performing health system which benefits service users throughout Ireland. The Rotunda Hospital is Ireland's busiest maternity hospital. In 2021 alone, the hospital cared for more than 10,000 pregnant mothers, and delivered over 9,400 babies. The Hospital accommodates 25% of the neonatal care capacity in the State and admits the most critically ill babies, many of whom are transferred from other hospitals from the entire island of Ireland. In 2021, over 1,200 babies were admitted to the hospital's Neonatal Intensive Care Unit.

The Hospital provides gynecology services for the large catchment area of North Dublin and North Eastern region. The gynecology services include general benign gynecology clinics, Adolescent Gynecology clinics, Urogynecology, Fertility clinics, Reproductive Medicine clinics, Contraception and Family planning clinic, Colposcopy services, Outpatient Hysteroscopy service and a Termination of Pregnancy service. The Hospital is a tertiary referral center for benign gynecology and fertility services.

We received your notification of an intended application by the NRA for the Railway Order 2022 (Metro Link) on September 20th 2022. It is somewhat disappointing and surprising considering the land issues involved and the potential impact and disruption to Rotunda hospital services which could have a national impact if disrupted that there has

been no substantive discussion or engagement with the hospital in advance of the application.

The Rotunda Board or advisors therefore have had little time to consider this application and the potential implications and to review and discuss in advance with TII. In this regard the application documents submitted note that TII have been in substantive discussions with An Bord Pleanála since December 2018 and considering the potential impact on a major tertiary healthcare service provider this lack of engagement with the Rotunda as an interested party is a surprising omission.

Additionally we wish to point out the following:

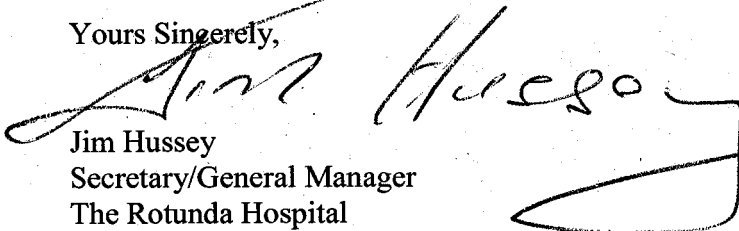
1. The drawings submitted by TII to the Rotunda indicating the areas of Rotunda substratum lands to be compulsorily acquired does not recognise the Rotunda's ownership of the Gate and Ambassador theatres.
2. Based on the drawings submitted by TII the railway tunnel when constructed will sit between 18m and 22m below the existing ground levels at the Rotunda. Notwithstanding the substratum land acquisition issues noted above, more immediate issues arise in connection with the possible construction impacts of the works on patient services in the Ambulatory Gynecology Unit including Fertility, RCSI building, Ultrasound scanning in the Grainne Suites and the Private/Semi Private Clinic. Other issues may arise regarding service utilities such as power and water supply.
3. The Rotunda currently has approval for major interim developments and capex investment on its Parnell Square campus. As part of this process we are currently progressing an Outline Development Control Plan to future plan for development on the campus. It is not clear at this stage whether the development of Metro Link could impact or restrict the scope of any future developments which may have a consequential impact on the Rotunda's ability to address and mitigate infrastructure risks and for providing service in a current and appropriate build environment.
4. There is no alternative decant buildings on the Rotunda campus to safely re-locate the above clinical services (including ambulatory gynecology, fertility, RCSI, gynecologic ultrasound, or private/semiprivate clinics) if TII executes a compulsory purchase order on this part of our campus. This will significantly negatively impact on Rotunda service provision for women and families, not only from North Dublin, but from throughout Ireland. The other two maternity hospitals in Dublin do not have the spare capacity to take on board these clinical services if no longer provided on the Rotunda campus.

It is our intent to make a substantive submission to An Bord Pleanála by November 25th highlighting the Hospital's concerns and issues.

In the interim The Rotunda are prepared and would encourage TII to engage with the Hospital to further discuss this application. We are happy to facilitate engagement and to trouble shoot issues and concerns raised in advance of Bord Pleanála hearing.

My direct email is jhussey@rotunda.ie or Direct phone 01 8171719.

Yours Sincerely,

A handwritten signature in cursive script, appearing to read "Jim Hussey", followed by a long horizontal line that extends to the right and then curves downwards.

Jim Hussey
Secretary/General Manager
The Rotunda Hospital