Development, Economic & Planning Department

05th October 2015

**Chief Executive’s Report**

**Section A**

**Introduction**

An application under the Strategic Infrastructure Act was lodged with An Bord Pleanála (Ref. 29N.PA0043) on the 10th August 2015 for permission for the proposed development of a Health Infrastructure Development comprising National Paediatric Hospital, Innovation Centre and Family Accommodation Unit at St James’ Hospital Campus, Satellite Centres at Tallaght & Connolly Hospitals and Construction Compound at Davitt Road, Dublin. The Board has requested South Dublin County Council by letter dated 12th August 2015 to submit its views on this application.

The proposed development includes:

(i) a 473 bed new children’s hospital (up to 118,113sq.m gross floor area) at the St. James’s Hospital Campus, James’s Street, Dublin 8 (which contains Protected Structures);

(ii) a 53 bed family accommodation unit (up to 4,354sq.m gross floor area) at the St. James’s Hospital Campus, James’s Street, Dublin 8 (which contains Protected Structures);

(iii) a children’s research and innovation centre (up to 2,971sq.m gross floor area) at the St. James’s Hospital Campus, James’s Street, Dublin 8 (which contains Protected Structures);

(iv) a construction compound at the former Unilever site at Davitt Road, Drimnagh, Dublin 12;

**(v) a children’s hospital satellite centre at The Adelaide & Meath Hospital Dublin (Tallaght Hospital), Belgard Square North, Tallaght, Dublin 24 (up to 4,466sq.m gross floor area) which provides for an urgent and out-patient care facility, which comprises an extension of up to 3,142sq.m to the hospital and refurbishment works of up to 1,324sq.m at ground floor level of the existing hospital building as part of the National Paediatric Hospital development. The development will be located on an open area of grass west of the hospital access road and south of the main adult hospital entrance, abutting the gable end of the existing ward and administration block and will connect back into the existing hospital through the existing refurbished ground floor of the existing administration department. The proposed building will be three storeys in height with roof top plant area at 118.075m Ordnance Datum or up to 15.575m at its highest point (flues extend to 119.2m Ordnance Datum) above the street level at the new entrance (the Ordnance Datum at the adjacent existing pavement is 102.5m).**

(vi) a children’s hospital satellite centre at Connolly Hospital Campus in Blanchardstown, Dublin 15 (up to 5,093sq.m gross floor area).

An Environmental Impact Statement, Natura Impact Statement, site specific flood risk assessment, road safety audit, lighting report, mechanical and electrical services design report, energy strategy report, construction management plan, architectural design reports which include a design report, draft capacity study, architectural and engineering drawings and a planning report have been submitted as part of this application.

**Statutory Process**

Section 37E (4), (5), (6), (7) and (8) of the Planning and Development Act 2000 as inserted by Section 3 of Part 2 of the Strategic Infrastructure Act 2006 (pages 10 & 11) sets out the procedure, for the submission of a planning authority report, including the role of the elected members, in relation to an application received by An Bord under the Strategic Infrastructure Act.

*Section 37 (E)*

*(4)The planning authority for the area (or, as the case may be, each planning authority for the areas) in which the proposed development would be situated shall, within 10 weeks from the making of the application to the Board under this section (or such longer period as may be specified by the Board), prepare and submit to the Board a report setting out the views of the authority on the effects of the proposed development on the environment and the proper planning and sustainable development of the area of the authority, having regard in particular to the matters specified in Section 34(2).*

*(5) The manager of a planning authority shall, before submitting any report in relation to a proposed development to the Board under subsection (4), submit the report to the members of the authority and seek the views of the members on the proposed development.*

*(6) The members of the planning authority may, by resolution, decide to attach recommendations specified in the resolution to the report of the authority; where the members so decide those recommendations (together with the meetings administrator’s record) shall be attached to the report submitted to the Board under subsection (4).*

*(7) In subsection (6) ‘the meetings administrator’s record’ means a record prepared by the meetings administrator (within the meaning of Section 46 of the Local Government Act 2001) of the views expressed by the members on the proposed development.*

*(8) In addition to the report referred to in subsection (4), the Board may, where it considers it necessary to do so, require the planning authority or authorities referred to in that subsection or any planning authority or authorities on whose area or areas it would have a significant effect to furnish to the Board such information in relation to the effects of the proposed development on the proper planning and sustainable development of the area concerned and on the environment as the Board may specify.*

**An Bord Pleanála has published guidelines on the issues it expects to be addressed in a planning authority report on a Strategic Infrastructure application. The issues to be addressed include:**

• Main relevant Development Plan provisions relating to the subject site and surrounding area. A clear indication of the current status of the relevant Development Plan and any Draft Plans should be given, together with any relevant issues arising.

• Details of other relevant Plan provisions (e.g. Local Area Plans) and statement regarding status of these Plans (adopted or in draft form).

• Relevant planning history relating to the subject site and the surrounding area.

• Relevant enforcement information relating to the subject site and the likely developer (if known).

• Relevant national, regional and local policies.

• Any SAAO which may be affected by the proposed development.

• European designations, Natural Heritage Areas, which may be affected by the proposed development (whether in or proximate to same).

• Protected Structures, ACA’s etc.

• Waste policy, which may be relevant to the proposed development. This will arise particularly in the case of applications for waste facilities where policies, objectives and other provisions of Waste Management Plans should be referred to in addition to the Development Plan.

• Adequacy of the public water supply.

• Public sewerage facilities and capacity to facilitate the proposed development.

• Availability and capacity of public surface water drainage facilities and any history of flooding relevant to the site.

• Assessment of landscape status and visual impact, as appropriate.

• Carrying capacity and safety of road network serving the proposed development.

• Environmental carrying capacity of the subject site and surrounding area, and the likely significant impact arising from the proposed development, if carried out.

• Part V (social and affordable housing) provisions (which may be applicable in rare cases).

• Description of any public use of adjoining, abutting or adjacent lands in the applicants ownership, and the planning authority’s view on any condition which may be appropriate for the purpose of conserving a public amenity on those lands.

• Planning authority view in relation to the decision to be made by the Board.

• Planning authority view on conditions which should be attached in the event of the Board deciding to grant permission. (Where an IPPC or Waste license is required, the Board cannot impose conditions relating to the control of emissions).

• Planning authority view on community gain conditions which may be appropriate.

• Details of relevant section 48/49 development contribution scheme conditions which should be attached in the event of a grant.

• Details of any special contribution conditions which should be attached in the event of a grant along with detailed calculations and justification for the conditions.

The report follows, in general, the above issues.

With respect to the role of the Members, Section 37(E)(6) of the Planning and Development Act 2000 (as amended) should be noted:

**The Members of the planning authority may, by resolution, decide to attach recommendations specified in the resolution to the report of the authority; where the members so decide those recommendations (together with the meetings administrator’s record) shall be attached to the report submitted to the Board under subsection (4).**

**Section B**

**Report of the Planning Authority**

**Note on Plans Submitted**

It would appear from the list of prescribed bodies given in the documentation that the Department of Defence with respect to Casement Aerodrome Baldonnell, may not have been circulated with a copy of the application itself. It would be appropriate that the views of the Department be ascertained on the application, specifically with regard to flue height as this site is located within the 143.70 OD and 155.70 OD Approach Areas Variable Height Restrictions to Casement Aerodrome.

**Site Description**

Tallaght Hospital campus (Adelaide and Meath Hospital, Dublin Incorporating the National Children's Hospital) is located immediately north of Tallaght Town Centre. The Campus is accessible from Belgard Square North to the south, with Cookstown Way and the LUAS red line bounding the campus to the west. An internal hospital road runs proximate to the eastern boundary to the east of the existing hospital complex, connecting with and providing access from the industrial estate at Fourth Avenue (Cookstown Industrial Estate) to the east. The area to the north of the Campus is industrial in nature. Exchange Hall, a mixed-use office and residential development fronts Belgard Square North to the south of the campus.

The proposed site for the Children’s Hospital Satellite Centre will form an extension to the existing hospital and will be located immediately east of the hospital building, south east of the main hospital entrance on a site of 1.04ha. The new building will be located on a triangular shaped green space, bound to the north, south and east by internal hospital roads. The development will also incorporate a portion of the internal road and car park to the south. The site is relatively flat with access roads, car parking and grassed areas with mature trees.

**Development Plan including zoning**

The area in which the site is located is zoned ‘CT’ ‘To protect, improve and provide for the future development of the County Town of Tallaght’ in the South Dublin County Development Plan 2010-2016. The land use activity ‘Hospital’ is ‘permitted in principle’ in areas zoned Objective ‘CT’.

The site is located within the 143.70 OD and 155.70 OD Approach Areas Variable Height Restrictions to Casement Aerodrome.

The site is also subject to a specific objective (IN) to provide for a Post Primary School or other Institution.

The site is located with the boundary of the Tallaght Town Centre Local Area Plan (renewed 2011 for a period not exceeding 5 years).

**Relevant Planning History**

*SD15A/0241 –* **No Decision**

6 telecommunications antennas, associated RRU units, 2 link dishes and associated ancillary equipment on existing rooftop, including ancillary site works and proposed equipment cabinets located in existing lift shaft equipment room under, at Tallaght Hospital, (The Adelaide and Meath Hospital, Dublin), Tallaght, Dublin 24. The development will form part of Vodafone Ireland Ltd.’s existing GSM and 3G Broadband telecommunications network, and provide improved services on their 3G / 4G Broadband Networks.

Decision: Decision due 5th October 2015.

*SD15A/0122 -* **Refuse Permission**

6 telecommunications antennas and associated ancillary equipment on existing rooftop, including ancillary site works and proposed equipment cabinets located in existing lift shaft equipment room under. The development will form part of Vodafone Ireland Ltd.’s existing GSM and 3G broadband telecommunications networks and provide improved services on their 3G/4G broadband networks.

*SD14A/0158 -* **Grant permission**

Single storey extension of approx. 148sq.m floor area to the Day Care Clinic along with associated site works; the existing gross floor area of the Day Care Clinic is approx. 453sq.m.

*SD13A/0138 -* **Grant permission**

Alterations and extensions to the Radiology Department in an internal courtyard at the north west of the hospital comprising a single storey extension to accommodate a second magnetic resonance imaging (MRI) scanner; an extended control room and associated technical equipment room total floor area of proposed extension approx. 61sq.m; a screened area on the roof of the technical equipment room extending onto part of the MRI room to accommodate mechanical ventilation equipment; a 4.5m high quench pipe; the relocation of the door from a sub-waiting area to the courtyard; construction of a door to the corridor at first floor level to provide access to the roof of the extension and the mechanical plant; provision of an air-conditioning condenser in the courtyard; reconfiguration of the hard and soft landscaping in the remainder of the courtyard.

*SD13A/0077 -* **Grant permission**

Three ground level single storey extensions to the Emergency Department resulting in an increase in gross floor area of approximately 1,053sq.m along with ancillary site works and associated mechanical and electrical plant including a screened ground level mechanical and electrical plant compound approximately 82sq.m; the existing gross floor area of the Emergency Department is approximately 2,167sq.m.

*SD11A/0194 -* **Grant permission and grant retention**

(1) Retention of a 73sq.m modular building for use as a file store at ground floor level adjacent to the x-ray department including associated site works; (2) Permission for a 76sq.m modular building extension to file store at ground floor level adjacent to the x-ray department to include associated site works.

*SD09A/0275 -* **Grant permission**

Construction of an extension to the existing laboratory department at Tallaght Hospital at ground floor level in the existing undercroft area under the ward block overhead to the west of the hospital campus, as well as minor amendments to the existing southeast elevation at ground floor. The proposed extension shall comprise 326sq.m in total and shall include 107.5sqm to the southeast of the existing courtyard (including a new secure plant store, new autoclave and bottlewash room, new microbiology media room, new accessible toilet and associated circulation), and 218.5sq.m to the northeast of the existing courtyard (including a new containment laboratory suite and plantroom, new shared laboratory and associated circulation) and associated works.

*SD08A/0320 -* **Grant permission**

The construction of a single storey electrical substation, comprising transformer room, switch rooms and vacuum plantroom, to be built into the existing landscaped bank at the west of the hospital campus adjacent to the site boundary with Cookstown Way, with associated site works. The unit will have a total floor area of 165sq.m and a total height of 4.275 m from existing ground level.

*SD08A/0128 -* **Grant permission**

1 no. prefabricated office unit onto the existing flat roof at the first floor located in the Children's Department at the West of the hospital campus. The unit will have a total floor area of 110sq.m and be a total height of 3.45m off the existing flat roof level.

*SD07A/0651 -* **Grant permission**

Minor alterations to the main entrance and atrium area of the hospital comprising a one bay 38sq.m draught lobby extension enclosing part of the existing entrance canopy, associated hard landscaping and minor alterations to an adjacent section of the existing elevation.

*SD06A/0318 -* **Grant permission**

Single storey extension to the existing Medical Records Department within internal courtyard ‘K’ of the existing hospital complex, consisting of a 4.5m maximum high, 80sq.m floor area Medical Records office facility, links to existing building and associated external works.

*SD05A/0121 -* **Grant permission**

Single storey 912sq.m hospital extension and a single storey 236sq.m extension to the pharmacy.

SD04A/0937 - **Grant permission**

Erection of new six storey (5649sq.m) healthcare research and teaching facility with atria, attached to existing health sciences building, relocation of existing gas enclosure, alterations to windows and doors to existing adjoining buildings and associated site works including revolving pedestrian entrance gate to Cookstown Way. Car parking is to be provided at lowest floor plan and mechanical plant and water storage at the top floor.

*SD04A/0515 -* **Grant permission**

A single storey medical day care clinic (430sq.m) with a link from the existing Hospital.

*SD03A/0018 -* **Grant permission**

Medical gas storage enclosures.

*S00A/0851* *-* **Grant permission**

Retention of existing 757sq.m single storey 2 pavilion Diabetes Clinic at Tallaght Hospital between existing Geriatric Unit and Psychiatric Unit

*S98A/0807* - **Grant permission**

Retention of existing single storey temporary accommodation adjoining the catering department, consisting of teaching accommodation for Trinity College and Hospital office accommodation.

*S97A/0464* - **Grant permission**

A single storey extension to the existing boiler plant and ancillary accommodation to provide a store to accommodate materials awaiting disposal.

*S97A/0388* - **Grant permission**

Permission sought for single storey extension to existing hospital sterile supplies department at first floor level.

*S97A/0364* - **Grant permission**

Permission sought for a single storey extension to the existing out patients department, at ground floor level, to accommodate additional out patients clinics and associated offices.

*S97A/0339* - **Grant permission**

Permission for a three floors over ground floor Car Park Building, and associated covered walkways, illuminated signs fixed to the face of the building, height control bars, traffic direction signs and ticket machines.

*S96A/0533* - **Grant permission**

Health and Science Centre, including associated car parking, site works and electrical sub-station.

*96A/38* – **Grant permission**

Site works.

*S94A/0090* - **Grant permission**

Single storey building as an extension to the main Hospital building to accommodate a psychiatric unit and retention of an extension to the pharmacy.

93A/0789 - **Grant permission**

Modifications to the proposed Tallaght Regional Hospital to be situated on a 15.38 hectare site for which planning permission has already been granted. The proposed modifications comprise the inclusion in Phase 1 of part of the area previously proposed to be constructed in Phase 3 together with minor amendments to internal planning and minor modifications to the external facade treatment

90A/686 - **Grant permission**

Modifications to hospital buildings.

85A/1675 - **Grant permission**

800 Bed Hospital of c.77, 000sq.m in 3 phases.

**Relevant Enforcement History**

*S4243*

Digging of foundations to erect possible smoking shelter.

Case closed – 29th June 2005.

**Relevant national, regional and local policies**

The following references relate to relevant sections of national and regional planning policies with regards to health and healthcare.

***National Spatial Strategy for Ireland 2002-2020***

* **2.6** How to Strengthen Areas and Places
* **3.7** Key Infrastructure
* **5.4.1** Quality of Life Considerations in Different Areas
* **5.4.2** Larger Urban Areas
* **5.4.5** A Hierarchy of Access to Social Infrastructure

***Regional Planning Guidelines for the Greater Dublin Area 2010-2022***

* Section8.6 Health and Healthcare Facilities
* 3.7.3 Gateway Core Economic Area
* 6.7.1 Strategic Policy & Recommendations- Waste Management

**Relevant Development Plan policies**

The current County Development Plan relevant to this site is the South Dublin County Council Development Plan 2010-2016. South Dublin County Council has published the South Dublin County Council Draft Development Plan 2016-2022. The Draft Plan has been on public display since Monday 13th July to Thursday 24th September 2015 and it is expected to be operative during the middle of 2016. There is a local area plan which directly affects the proposed site – Tallaght Town Centre Local Area Plan.

**County Development Plan policy extracts.**

***Density***

*Policy H7: Institutional lands Densities*

Where lands in institutional use, (such as education, health, residential or other such use), are proposed for redevelopment, it is the policy of the Council to retain the open character of their lands wherever possible, subject to the context of the quality and provision of existing or proposed open space in the area generally. In the development of such lands, average net densities at least in the range of 30-50 dwellings per hectare should prevail and the objective of retaining the open character of the lands achieved by concentrating increased densities in selected parts (up to 70 dwellings per hectare where appropriate). Development on institutional lands will be subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or a masterplan outlining proposals for the entire landholding.

***Employment***

*Policy EE2: Employment Developments*

It is the policy of the Council to guide employment developments, particularly knowledge-based economies and office employment and where suited, Research and Development/Innovations that are major generators of travel and transport demand to locations that underpin the Council’s aim of promoting an integrated, compact and connected urban area, including town centres, locations of high public transport accessibility and locations easily reached from local housing by cycling or walking.

*Policy EE3: Third Level and Medical Institutions*

It is the policy of the Council to work in conjunction with the County’s third level institutions, the Institute of Technology Tallaght and University College Dublin, and medical institutions in the creation and fostering of enterprise.

*Policy EE9: Economic Clusters*

It is the policy of the Council to promote innovative economic sectors and encourage business clusters that exploit links with one another and/or third level and medical institutions.

***Town Centres***

*Policy TDL 4: Mixed Use in Town and District Centres*

It is the policy of the Council that proposed commercial developments in town and district centres will incorporate retail, residential, employment, entertainment/cultural and civic uses within the design, where appropriate.

*Policy TDL7: Tallaght County Town*

It is the policy of the Council to secure the future development of Tallaght Town Centre as the County Town, to intensify and expand the town centre area and to facilitate the development of the extended town centre subject to the provisions of the Tallaght Town Centre Local Area Plan (2006). The Local Area Plan will continue the augmentation of the retail provision within the town centre and to upgrade the existing retail component to ensure its competitiveness in relation to other comparable centres elsewhere.

*Policy TDL10 Tallaght Education City and Innovation City*

It is the policy of the Council to facilitate and promote the concept of Tallaght as an Education and Innovation City, in conjunction with relevant stakeholders, with the objective of utilizing the physical and educational infrastructure to provide for the education of international students in Tallaght and the promotion of innovation and enterprise.

***Environmental Services Waste Management***

*Policy ES2: Waste Management Plans*

It is the policy of the Council to co-operate with, and participate in the preparation of regional plans for the collection, treatment, handling and disposal of wastes in accordance with the provisions of EU Directives given effect by the Waste Management Act, 1996 and subsequent amendments.

*Policy ES13: Hazardous Waste Minimisation*

It is the policy of the Council, to promote the use of clean technology, and minimisation of the hazardous waste production in industry, including SMEs within the county.

*Policy ES16: Waste Management (Certification of Historic Waste Disposal and Recovery Activity) Regulations 2008*

It is the policy of the Council to implement the Waste Management (Certification of Historic Waste Disposal and Recovery Activity) Regulations (2008) whereby all local authorities are obliged to identify all such sites in their functional area, to risk assess all such sites, and at the end of the process to ensure that all such sites are properly addressed.

*PolicyES17: Construction and Demolition Waste*

It is the policy of the Council to require that planning applications for development (apart from residential developments of less than 15 units) be accompanied by a Waste Management Plan which shall be agreed with the Planning Authority prior to the commencement of Development. The Plan, as a minimum, shall include a provision for the management of all construction and demolition waste arising on site, shall make provision for the recovery or disposal of this waste to authorised facilities by authorised collectors. Where appropriate, the re-use of excavated material from development sites on the site is to be encouraged, for landscaping, land restoration or for preparation for development.

**Relevant Local Area Plan policies**

The operational local area plan for the site is the Tallaght Town Centre Local Area Plan (extended 2011), the relevant polices with regard to the site are as follows:

*4.11.1 Overview*

The Hospital Precinct is located toward the western edge of the Town Centre area. The Precinct includes lands associated with the Adelaide, Meath and National Children’s Hospital (also known as the Tallaght Hospital). The hospital is the largest in South- West Dublin and contains a number of important research and specialist treatment facilities in addition to general admissions and accident & emergency. Under the provisions of the County Development Plan 2004-2010 the lands are zoned Objective CT ‘To protect, improve and provide for the future development of the County Town of Tallaght’.

*4.11.2 Existing Land Use*

• All uses within the area are associated with the Hospital.

• There are surface car parks and a multi-storey car park located to the east of the main access road.

*4.11.3 Future Land Use*

• Land uses should be primarily associated with the Hospital.

• Some mixed use non-hospital related development along Belgard Square may be desirable to encourage the development of a more active street frontage.

*4.11.4 Existing Access and Movement*

• The site has been developed in a campus style with limited entry and exit points (only one of which is fully utilised). Circulation around the hospital grounds is via a restricted access perimeter road.

• The main entrance point is from Belgard Square North. A secondary entrance from Fourth Avenue is open to the public on a limited basis.

• There is no direct pedestrian access to the Hospital LUAS Station. There is a pedestrian gate in close proximity to the Cookstown LUAS Station, which is accessible to the public on a limited basis.

*4.11.5 Future Access and Movement*

• The area should be made significantly more permeable to vehicles and pedestrians. The Fourth Avenue entrance should be opened up on a permanent basis and a northwest running road could also provide a further entrance from the north. This would allow a mainly ‘public’ zone to the east of the north-south through route with a mainly ‘private’ hospital zone to the west.

• East/West pedestrian access across the southern and northern extremities of the site would provide direct access to the LUAS, ‘Hospital’ and ‘Cookstown’ Stations.

*4.11.6 Existing Built Form and Landscape*

• The hospital is characterised by low lying expansive buildings with large footprints. Some taller structures exist, such as the multi storey car park. Planning permission for a six storey new research facility was granted in 2005.

• A large proportion of surface area is dedicated to surface car parking.

• A large embankment runs along the western and northern edges where a change in level occurs

• Several large powerlines traverse the north eastern corner of the site.

*4.11.7 Future Built Form and Landscape*

• Any major redevelopment should seek to build up existing structures in preference to the further sprawl of low lying buildings.

• A new public square should be provided adjacent to the main hospital entrance.

• There are opportunities for gateway buildings at the existing entrance point off Belgard Square and on the corner of Cookstown Way.

*4.11.8 Masterplan Outcome*

Improvements in accessibility and permeability are required to ensure that the Hospital becomes a more integrated part of the Town Centre. This can be achieved by creating additional entrance points and new streets and spaces that are fronted by development that is more responsive to the public domain. A new public square at the main hospital entrance and direct access to LUAS will provide space for people to congregate as well as improved access to public transport services. It would also enable public transport (buses) to operate through the hospital site in the future.

In conclusion, there are no issues arising in relation to the County Development Plan and Local Area Plan polices, these policies aim to support the retention and upgrading of hospital uses at this established location. This application is therefore supported by the relevant policies and objectives of the County Development Plan and Local Area Plan.

**Heritage Issues**

The site is not located within an Architectural Conservation Area, nor are there any protected structures or recorded sites and features of historical and archaeological importance included in the Record of Monuments and Places. The site is not located within a Special Amenity Area Order nor does it affect any proposed or designated European, or National environmentally protected areas.

A Screening Report and Natura Impact Statement in accordance with Article 6(3) of *Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora*,prepared by Scott Cawley and Brady Shipman Martin has been submitted with the application. The report notes that the site, which is in an urban setting is located within the River Dodder Catchment and close to the Jobstown Stream and concludes that construction activities will be the primary risk to downstream European sites. Overall, the applicant’s conclusion is that there is no potential for any direct impacts to European sites to arise, from the proposed integrated National Paediatric Hospital Project development either alone or in combination with other plans or projects.

The Heritage Officer of the Council concurs with the conclusions of the Screening Report and Natura Impact Statement submitted by the applicant, and no detailed report is either necessary or warranted in this instance.

**Reports from the Environmental Services Department**

Attached in Appendix 2 is the detailed report as received from the Environmental Services Department – Surface Water Drainage - South Dublin County Council. It is the view of the Surface Water Drainage Section that having assessed the information submitted as part of this application, there is insufficient details with respect to:

* The design of surface water drainage.
* Sustainable Urban Drainage systems.
* Flooding.

In addition the Surface Water Drainage Section, outline issues that should be attached as conditions in the event of a grant of permission:

* Drainage system separation.
* All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works

**Construction and Demolition Waste and the Dublin Waste Management Plan.**

Attached in Appendix 3 is the detailed report as received from the Environmental Services Department – Waste Management Section - South Dublin County Council. It is the view of the Waste Management Section that having assessed the information submitted as part of this application, the Project Waste Management Plan for the construction and demolition waste is acceptable, subject to conditions:

The applicant should must ensure that Construction and demolition wastes are managed in accordance with the detailed Project construction and demolition waste management plan submitted with the planning application. The management of construction and demolition waste must reflect the waste management hierarchy, with waste prevention and minimisation being the first priority succeeded by reuse and recycling and must also comply with the document entitled Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects published by the Department of the Environment , Community and Local Government which can be viewed /downloaded from http://www.environ.ie/en (click publications , Waste Management, then Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects).

This shall address but not limited to the following:

* Prevention of Waste
* Reuse of Waste
* Recycling of Waste
* Quantity of Waste arising including proposal for minimisation/reuse/recycling and segregation.
* Demolition plan and quantity of waste
* Overall management of C& D Waste
* Record keeping and procedures
* Waste Auditing protocols
* Training and responsibilities for C&D Waste.
* Quantity of anticipated hazardous waste arising’s.

At the end of construction, applicant must make sure that that all plants and equipment are decommissioned and that no waste should be left or buried on site. Applicants must ensure that waste disposal is carried out by authorised Waste collector at waste permitted sites.

**Landscape and Visual Amenity Assessment**

The proposed development is located within the existing hospital campus and forms a natural extension to an existing four storey arm of the main building. Given the design, scale and massing of the proposed extension it is not anticipated that any impact to the immediate landscape will result. More importantly, it is not anticipated that the visual amenity associated with the existing hospital buildings will be compromised by the design approach adopted by the architects for this extension. This conclusion is reached from analysis of the photomontage images figure T1.2 and figure T2.2 as presented in Appendix 14.1 and section 14.2 of *Chapter 14: Landscape and Visual*, of the Environmental Impact Statement.

The County Architect has raised no issue with regard to the architectural design and siting of the proposed development, the report is to be found at appendix 5. The Count Architect, however, notes that care should be taken with materials and colours to complement the visual quality of the existing Hospital which is coherent and consistent. The tower element should be clad in the same yellow brick as the existing building but enlivened and distinguished by coloured windows and panels as proposed.

The Urban Design Officer of the Council arrives at the same conclusion (the report is included in appendix 6), however, the following amendments are suggested:

* Greater design approach to the landscape setting of the extension.
* The placement of a guardrail the full length along the main entrance road, this fails to accord with the guidelines set out in the *Design Manual for Urban Roads and Streets (DMURS) Department of Transport 2013.* The guardrail should be omitted.

Attached in Appendix 4 is the detailed report as received from the Parks Department South Dublin County Council. It is the view of the Parks Department that having assessed the information submitted as part of this application, there is insufficient details with respect to:

* The landscape plan which should be amended to address the issue of quality tree retention, revised approach with regard to the mound along the west of the entrance road, details of courtyard gardens, a planting scheme and that works should be overseen by a qualified and experienced Landscape Architect.

**Carrying capacity and safety of road network serving the proposed development.**

Attached in Appendix 1 is the detailed report as received from the Roads Section South Dublin County Council. It is the view of the Roads Section that having assessed the information submitted as part of this application, there is insufficient details with respect to:

* A traffic assessment should be carried out on the adjacent junctions, namely the Hospital assess roundabout, Belgard Square North/Cookstown Way, and Belgard Square North/Belgard Road.
* A parking assessment for the whole Hospital should be carried out, any additional parking required due to the extension should be provided.
* The main entrance layout should be modified and improved. Whilst we welcome the relocation of the taxi rank it is unclear where it is moving to, this needs to be shown
* The MMP needs to have buy in from the whole Hospital and provide meaningful goals and targets including measures to reduce staff parking. A revised MMP should be submitted for assessment.

In addition the Roads Section outline issues that should be attached as conditions in the event of a grant of permission:

* The pedestrian gate to the Hospital Luas stop should be opened on a 24 hour basis. If the Hospital management feel this may be a security issue then CCTV cameras should be installed and operated by the Hospital.
* Special Parents drop off facilities for parents arriving should be provided as they cannot leave a child unattended. We suggest these parking places should be where the relocated parking is shown to the south-west of the proposed building.
* Additional cycle parking should be provided in at least two locations and the location of the proposed shower and changing facilities should be shown on a drawing.
* The Construction Management Plan should consider more effective ways of separating construction traffic from emergency and patient traffic such as using Cookstown gate only.

**Environmental Carrying capacity of the site.**

Detailed views have already been expressed in this report in relation to traffic, waste management plans, natural environment and visual amenity. As already stated, the contents of the submitted Environmental Impact Statement (EIS) are noted. It is noted that the EIS which accompanies this application, states that the overall hospital population will reduce once the National Children’s Hospital relocates to the St James Campus. The corollary of which is that the environmental carrying capacity of the site will ease and so therefore the proposed development will be readily accommodated at this location. The applicant has not however, described what uses will occupy the area vacated by the National Children’s Hospital which amounts to an employment population of 225 persons, this will reduce to 90 persons with the construction of the satellite centre. It is therefore, unknown in quantitative terms whether or not the carrying capacity of the environment will support the development proposed. On the balance of probability, however, with an existing hospital staff complement of over 3,000, an additional 90 staff (less than 3%) would be unlikely to impact on carrying capacity. Given that the site is an operational regional hospital of considerable size at the centre of Tallaght, it is considered that the environmental carrying capacity of the site is sufficient relative to the proposed development.

**View on Community Gain conditions**.

Given the nature of the proposal, an urgent and out-patient care facility specifically for children, it is considered that ‘community gain’ conditions are not necessary or warranted in this case. It is considered that the ‘community gain’ as provided by the proposal is sufficient and the planning authority do not recommend any ‘community gain’ conditions.

**Contributions**

There are no Section 49 supplementary contributions either adopted or proposed that would affect this proposed development site. South Dublin County Council has an adopted Section 48 contribution scheme. The rate of development contribution, in accordance with Section 48 of the Planning & Development Act 2000 (as amended), in respect of permissions granted for commercial development, from 1st Jan 2014 **is €78.68** **per sq.m.** This may be index linked. The floor area of development is calculated as the gross floor area.

It is noted that the Roads Section of the Council highlight issues with the lack of pedestrian facilities at the main entrance to the hospital at Belgard Square North. It is in this context that the following special contribution should be applied:

* *An additional pedestrian crossing should be provided on the southern arm of the access roundabout on Belgard Square North. Alternatively a contribution towards the signalisation of the roundabout could be provided.*

The amount required to complete these works is as follows:

* Approximate cost €70,000.

**Planning Authority overall considered view of this proposed development and the attachment of conditions in the event of a grant of permission**

South Dublin County Council notes the location of the proposed development within the existing environs of the Adelaide and Meath Hospital, Dublin incorporating the National Children's Hospital and from a purely locational viewpoint considers that there is merit to the siting of the proposed development.

During consideration of the submitted documentation the Council has established that further information is required particularly in relation to;

* A traffic assessment should be carried out on the adjacent junctions, namely the Hospital assess roundabout, Belgard Sq. North/Cookstown Way, and Belgard Sq. North/Belgard Road.
* A parking assessment for the whole Hospital should be carried out, any additional parking required due to the extension should be provided.
* The main entrance layout should be modified and improved. Whilst the relocation of the taxi rank is welcomed it is unclear where it is moving to, this needs to be shown
* The MMP needs to have buy in from the whole Hospital and provide meaningful goals and targets including measures to reduce staff parking. A revised MMP should be submitted for assessment.
* Revised Landscape Plan. The applicant should submit a revised landscape plan addressing the following matters, as below. It should be carried out by a qualified Landscape Architect and be to A1 size, to scale, in colour and clearly legible, with all proposed planting and paving clearly specified including species, sizes, density etc. for planting.
1. Trees numbered T839, T840 and T842 should all be retained and protected during construction works. These are good quality Atlantic Blue Cedars and very attractive trees.
2. The existing mound along the west of the entrance roadway should be completely re-designed, involving removal of the mound and associated planting, full re-design to provide a high-profile landscape design and entrance feature. Thus, even though this mound runs outside of the red site application line, the landscape plans should ideally include this entire area with detailed proposals.
3. More detail is required for the proposed courtyard gardens internal to the proposed building extension and clarity regarding what floor they are on.
4. A Planting Plan should be provided giving detailed planting proposals, including species, sizes, densities etc.
5. Landscape and Planting plans are to be carried out by a qualified and experience Landscape Architect.
* Design of surface water drainage:
1. A low level SW trunk drain “dia. 1000mm” to the south of the proposed building is proposed to be relocated to give necessary clearance to the structure. It is noted that the low level trunk drain is approximately 3 meters from the proposed building and in excess of 4m below finished floor level. Attention is brought to clearance required under section 1.7.1.3 part H of the Building Regulations 2010. Details of the drain and building structure / foundation shall be submitted.
2. Drawing TH-ROD-C-DR-XX-ZO-0010 indicates a SW storage tank south of the proposed building. It is not shown how the surface water storage tank is connected into the SW system. The surface water storage tank shall be installed in accordance with manufacturer’s requirements. Detailed drawings showing the arrangement shall of the storage tank be submitted.
3. It is indicated that the developer proposed to retain the existing surface water drainage. However, Drawing TH-ROD-C-DR-XX-ZO-0010 shows gully’s in footpaths, grass areas and mid road after proposed realignment of the roadway. Redundant gullies are to be removed and revised drawings / designs submitted.
* Sustainable Urban Drainage Systems
1. The Applicant proposes to store 200m3 of surface water on site. The storage tank is off line and located under a parking area. Surface water upstream of the “hydro-break” is received from the proposed building as well as the car park areas and a small part of the road way (the 23 parking spaces will be permeable) but not the refurbished existing building and remaining road way. It appears that only part of the development is considered for the SW drainage design. A design considering SW drainage of both new and reconstructed impermeable areas shall be submitted.
2. A SW storage capacity calculation considers storms of incremental duration up to and including a “21 hour storm”. There is no indication in the calculation table that the storage required has reached a maximum. The modelled storms calculation shall consider longer storm durations where the surface water entering the SW system exceeds the “allowable discharge” and a maximum storage volume identified. Revised calculations shall be submitted.
* Flooding.
1. CFRAM shows pluvial flooding to the north west of the site. The applicants report states that the finished floor level is approximately 500mm above the road network allowing any flood to flow away from the development southwards along the road surface.
2. According to Council records the storm drain enters the public sewer (dia. 1,050mm) at the hospital main public road entrance. The sewer then proceeds along Belgard Square West and South, crosses the N81 (1,500 x 2,500 mm culvert) and is discharged into the Whitestown Stream and pond in Sean Walsh Park and ultimately to the River Dodder. The 2012 River Dodder Flood Risk Management Plan indicates property is at risk of flooding by Whitestown Stream downstream of the culvert. As indicated above, reasonable effort should be made to contain surface water in this catchment close to source.
3. No fluvial flooding is indicated at the site.

If however, the Bord considers granting planning permission for this proposed development, in the event of granting permission it is recommended that conditions should be attached in relation to a number of aspects including:

* Pedestrian guardrails located along the main access road and situated along the proposed grass verge (drawing 13130.06/TH-HLM-A-DR-XX-Z0-9003 Version P9 dated 02/07/2015) should be omitted.
* The pedestrian gate to the Hospital Luas stop should be opened on a 24 hour basis. If the Hospital management feel this may be a security issue then CCTV cameras should be installed and operated by the Hospital.
* Special Parents drop off facilities for parents arriving should be provided as they cannot leave a child unattended. We suggest these parking places should be where the relocated parking is shown to the south-west of the proposed building.
* Additional cycle parking should be provided in at least two locations and the location of the proposed shower and changing facilities should be shown on a drawing.
* The Construction Management Plan should consider more effective ways of separating construction traffic from emergency and patient traffic such as using Cookstown gate only.
* The applicant should ensure that Construction and demolition wastes are managed in accordance with the detailed Project construction and demolition waste management plan submitted with the planning application. The management of construction and demolition waste must reflect the waste management hierarchy, with waste prevention and minimisation being the first priority succeeded by reuse and recycling and must also comply with the document entitled Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects published by the Department of the Environment , Community and Local Government which can be viewed /downloaded from http://www.environ.ie/en (click publications , Waste Management, then Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects).

This shall address but not limited to the following:

* Prevention of Waste
* Reuse of Waste
* Recycling of Waste
* Quantity of Waste arising including proposal for minimisation/reuse/recycling and segregation.
* Demolition plan and quantity of waste
* Overall management of C& D Waste
* Record keeping and procedures
* Waste Auditing protocols
* Training and responsibilities for C&D Waste.
* Quantity of anticipated hazardous waste arisings.

At the end of construction, applicant must make sure that that all plants and equipment are decommissioned and that no waste should be left or buried on site. Applicants must ensure that waste disposal is carried out by authorised Waste collector at waste permitted sites.

* Revised Landscape Plans (as detailed above), Tree Protection, Tree Bond and Certificate of Effective Completion.
* Details with regard to building finishes shall be agreed with the planning authority, prior to the commencement of development.
* The Developer shall ensure that there is complete separation of the foul and surface water drainage systems within the site, both in respect of installation and use. The applicants drawings indicates misconnections (foul red lines into light blue SW lines) the drawings shall be checked and designs amended as necessary.
* All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works which can be viewed /downloaded from the South Dublin County Council.

Notwithstanding the above issues South Dublin County Council’s overriding view is that this proposed development will be a positive addition to the existing hospital campus and will provide specialised and segregated urgent and out-patient care for children. Accordingly it is the view of the Council that the application should be granted permission by An Bord Pleanála.

Appendix 1

**Report of the Roads Section – South Dublin County Council**

**The Development**

The proposed Development is the relocation of the existing National Children’s Hospital from Tallaght to St James Hospital and the construction of a Children’s Hospital Satellite Service in Tallaght. The development consists of 4,466sq.m of gross internal floor area. This will involve the redevelopment of an existing wing of the Hospital and the construction of approximately 3,400sq.m of new floor space to the south of this wing.

**TIA**

The consultants of the Children’s Hospital project have stated in their Transport Assessment, that as the existing Children’s Hospital in Tallaght is moving to the St James site and only a reduced satellite service will be maintained at Tallaght, there is no requirement to carry out a traffic assessment on the adjacent road network. In addition, they have concluded that no additional parking is required for the same reason.

The Roads Department feel that the consultants did not consider what is to happen to the space previously occupied by the Children’s Hospital. Presumably, additional functions will be assigned to these wards. This reassignment would not require planning permission. Therefore the applicant should consider the parking and traffic management of the whole Hospital and should carry out a traffic assessment on the local network assuming that the existing Children’s Hospital space has been used for other services.

**Access**

The main vehicular access to the Hospital is from a roundabout to the south of the Hospital entrance, on Belgard Square North. This roundabout provides a poor crossing environment for pedestrians and cyclists. There is currently only one pedestrian crossing on the eastern arm. Ideally this roundabout should be changed to a set of signals in order to improve pedestrian and cycle facilities. Alternatively an additional pedestrian crossing should be provided on the southern arm of this roundabout, which would cost approximately €70,000. There is another infrequently used part-time vehicular access on to Forth Av in Cookstown.

**Cycle access and facilities**

There are poor cycle facilities currently along Belgard Square North. There is also currently inadequate cycle parking at the Hospital. The cycle parking proposal in this application consists of the increase of cycle facilities from 5 Sheffield Stands to 15, which seems very little. A significant planning application for the Hospital, such as this application, gives the Hospital the chance to reassess their requirements and to encourage sustainable transport. Cycle parking can be provided very cheaply over a small area. Ideally two separate locations should be provided for cycle parking at opposite ends of the Hospital Campus.

**Shower and Changing Facilities**

A crucial part of encouraging cycling or walking is the provision of shower and changing facilities. The existing facilities are to be removed by the construction of the new Satellite Hospital. They have stated that new facilities would be provided in the main Hospital but the new location has not been shown on any drawing and we would have concerns that it may not take place. It would be preferable if shower and changing facilities be provided both in the main Hospital and in the new Children’s Service.

**Public Transport access**

The pedestrian gate to the Hospital Luas stop has been recently upgraded but at the time of the site visit was closed to pedestrians, requiring them to undertake a much more arduous journey round the front gate. Its closure is believed to be on security grounds. We consider that if this is the case then the Hospital should increase security using additional staff and/or CCTV cameras, as closing this gate is completely unacceptable. It must be kept open on a 24 hour basis.

**Parking**

We have stated in previous applications that we find the parking in the facility to be completely unsatisfactory. There is a small roundabout outside of the main entrance which seems to be permanently full of taxis and disabled vehicles. This leaves insufficient room for anyone picking up or dropping off a sick patient. During a site visit a security guard stated that parking was supposed to be permitted for 20 min but in reality this was being abused.

A hierarchy of parking requirements needs to be established. We consider that Ambulance parking at A & E would have the highest value, followed by disabled visitors and parents of sick children and then people dropping off or picking up sick relatives. The taxi rank also provides an important service for patients attending the Hospital. There appears to be insufficient parking for anyone picking up or dropping off patients and several of the nearest car-parks to the Hospital entrance are for staff only.

Parking is a vital component of this application. It has to be managed completely differently to an adult facility. Normally when patients are being brought to A & E by a vehicle other than an ambulance the person dropping them off can leave them at the A & E while they go looking for parking. This is not possible for children. Parent visiting the A & E by vehicle with a sick child will require short term parking adjacent to the front door or they are likely to abandon their car there. It is felt the relocated car parking spaces at the south west of the new building should be prioritised for parents attending with sick children. Paid parking should be used with clear signage stating that the cost of the parking increases significantly over time to encourage users to relocate to the multi-story car park.

In contrast we consider St Vincent’s Hospital has a better management of parking. There is a set down area that is patrolled and managed very well. Opposite the set down is an area for disabled parking only. The main entrance is kept separate from the Emergency entrance. Raised pedestrian crossings allow ease of crossing for pedestrians, which is lacking at Tallaght.

**Proposed layout**

The proposed layout shows the taxi rank and walkway is to be removed from outside the main entrance. The taxi rank is supposed to be moved to a location south of the Children’s entrance but is not shown on any drawings. The location of the new taxi rank is an important consideration and needs to be shown. Ideally the layout of the roundabout in front of the main entrance should be modified to encourage drop off parking only. The disabled parking should be moved to a more suitable location.

**Mobility Management Plan**

The Mobility Management Plan has no targets and goals and thus we feel is unlikely to provide any tangible sustainable results by encouraging staff and visitors to switch travel mode from the private car to other modes.

One measure is that letters for patient’s appointments could highlight the availability of public transport to the Hospital and the cost of the multi-story car park.

**Construction Management Plan**

The analysis of the construction management plan states that there will be little effect on the operation of the Hospital. We could not see details of the proposed site compound. They have stated that there will be 100 construction workers with 70 travelling by car. No details of the proposed parking for these vehicles was shown. They have assumed that the majority of the trips will be not during the peak. We do not agree, the peak time for the Hospital staff to arrive is between 7am and 8am, most construction sites start at 8am, so they will exactly coincide. They have also assumed that only 32 trucks will be required to visit the site but we feel they have not included all the smaller delivery vehicles. We would like to see construction traffic separated from the main Hospital traffic.

One opportunity we feel they have missed is to require all the construction vehicles to enter via the Cookstown Gate only, as it is infrequently used. Ideally a construction compound and parking area could be provided in the Cookstown Area. Currently this gate is only open during certain periods of the day but presumably could be extended during the construction period.

Therefore we recommend strongly that the construction workers park in the Cookstown Area and only vehicles delivering materials to the site be allowed in the Cookstown Gate. No access for construction vehicles or staff should be allowed in the main gate at any time.

**Recommendations**

It is the view of the Roads Section that having assessed the information submitted as part of this application that there is insufficient details with respect to:

1. A traffic assessment should be carried out on the adjacent junctions, namely the Hospital assess roundabout, Belgard Sq North/Cookstown Way, and Belgard Sq North/Belgard Road.
2. A parking assessment for the whole Hospital should be carried out, any additional parking required due to the extension should be provided.
3. The main entrance layout should be modified and improved. While we welcome moving the taxi rank it is unclear where it is moving to, this needs to be shown.
4. The pedestrian gate to the Hospital Luas stop should be opened on a 24 hour basis. If the Hospital management feel this may be a security issue then CCTV cameras should be installed and operated by the Hospital.
5. Special Parents drop off facilities for parents arriving should be provided as they cannot leave a child unattended. We suggest these parking places should be where the relocated parking is shown to the south-west of the proposed building.
6. An additional pedestrian crossing should be provided on the southern arm of the access roundabout on Belgard Sq. North. Alternatively a contribution towards the signalisation of the roundabout could be provided.
7. Additional cycle parking should be provided in at least two locations and the location of the proposed shower and changing facilities should be shown on a drawing.
8. The MMP needs to have buy in from the whole Hospital and provide meaningful goals and targets including measures to reduce staff parking.
9. The Construction Management Plan should consider more effective ways of separating construction traffic from emergency and patient traffic such as using Cookstown gate only.

Appendix 2

**Report of the Environmental Services Department – Surface Water Drainage – South Dublin County Council.**

|  |  |
| --- | --- |
| **Register Reference No.:** | 29N.PA0043 |
| **Application Type:** | Strategic Infrastructure |
| **Applicant:** | The National Paediatric Hospital Develop Saint James's Hospital Campus, James's Street, Dublin, 8 |
| **Location:** | Tallaght Hospital  |
| **Proposed Development:** | New Children’s Hospital, Satellite centre Tallaght |
| **Report Date :** | 14/09/2015 |

**Surface Water Report: Additional information is required:**

1. Design of surface water drainage:
	1. A low level SW trunk drain “dia. 1000mm” to the south of the proposed building is proposed to be relocated to give necessary clearance to the structure. It is noted that the low level trunk drain is approximately 3 meters from the proposed building and in excess of 4m below finished floor level. Attention is brought to clearance required under section 1.7.1.3 part H of the Building Regulations 2010. Details of the drain and building structure / foundation shall be submitted.
	2. Drawing TH-ROD-C-DR-XX-ZO-0010 indicates a SW storage tank south of the proposed building. It is not shown how the surface water storage tank is connected into the SW system. The surface water storage tank shall be installed in accordance with manufacturer’s requirements. Detailed drawings showing the arrangement shall of the storage tank be submitted.
	3. It is indicated that the developer proposed to retain the existing surface water drainage. However, Drawing TH-ROD-C-DR-XX-ZO-0010 shows gully’s in footpaths, grass areas and mid road after proposed realignment of the roadway. Redundant gullies are to be removed and revised drawings / designs submitted.
2. SuDS:
	1. The Applicant proposes to store 200m3 of surface water on site. The storage tank is off line and located under a parking area. Surface water upstream of the “hydro-break” is received from the proposed building as well as the car park areas and a small part of the road way (the 23 parking spaces will be permeable) but not the refurbished existing building and remaining road way. It appears that only part of the development is considered for the SW drainage design. A design considering SW drainage of both new and reconstructed impermeable areas shall be submitted.
	2. A SW storage capacity calculation considers storms of incremental duration up to and including a “21 hour storm”. There is no indication in the calculation table that the storage required has reached a maximum. The modelled storms calculation shall consider longer storm durations where the surface water entering the SW system exceeds the “allowable discharge” and a maximum storage volume identified. Revised calculations shall be submitted.
3. Flooding.
	1. CFRAM shows pluvial flooding to the north west of the site. The applicants report states that the finished floor level is approximately 500mm above the road network allowing any flood to flow away from the development southwards along the road surface.
	2. According to Council records the storm drain enters the public sewer (dia. 1,050mm) at the hospital main public road entrance. The sewer then proceeds along Belgard Square West and South, crosses the N81 (1,500 x 2,500 mm culvert) and is discharged into the Whitestown Stream and pond in Sean Walsh Park and ultimately to the River Dodder. The 2012 River Dodder Flood Risk Management Plan indicates property is at risk of flooding by Whitestown Stream downstream of the culvert. As indicated above, reasonable effort should be made to contain surface water in this catchment close to source.
	3. No fluvial flooding is indicated at the site.
4. Drainage system separation. The Developer shall ensure that there is complete separation of the foul and surface water drainage systems within the site, both in respect of installation and use. The applicants drawings indicates misconnections (foul red lines into light blue SW lines) the drawings shall be checked and designs amended as necessary.
5. Guidelines. All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works which can be viewed /downloaded from the South Dublin County Council website at the following link <http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice-for-drainage-works.pdf>. The statement of compliance with the guidelines is noted.

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| Signed: |  |  | Date: |  |
|  | Andrew O’Mullane E.E. |  |  |  |
| Endorsed: |  |  | Date: |  |
|  | Tom. Moyne S. E. |  |  |  |

Appendix 3

**Report of the Environmental Services Department – Waste Management – South Dublin County Council.**

**Project Construction and Demolition Waste Management Plans:**

This application involves the Health Infrastructure Development comprising National Paediatric Hospital, Innovation Centre and Family Accommodation Unit at St James’ Hospital Campus, Satellite Centres at Tallaght & Connolly Hospitals and Construction Compound at Davitt Road, Dublin as described above.

The project will involve the construction of a dedicated children’s hospital satellite centre building extending from the south-east corner of the existing hospital structure as per the planning drawings. The development will also include the refurbishment of a portion of the existing building to accommodate access to the new building.

 A project of such magnitude will produce large amount of construction and demolition waste mainly arising from demolition and excavation of subsoil, packaging and oversupply of materials and surplus of materials such as timber, broken concrete blocks, tiles, bricks and prefabricated materials. Since the total area covered by this development in this project is 4,466 sq m, the project is in excess of the thresholds stipulated in Section 3 of Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects.

 The project is therefore in excess of the following thresholds stipulated in the Guidelines:

* **New developments other than new residential development of 10 houses or more including institutional, educational, health and other public facilities with an aggregate floor area in excess of 1250 sq.m.**

Hence the Project Construction and Demolition Waste Management Plans should be prepared for this proposed development.

However, in submitting this application the applicant has submitted a detailed Project Waste Management Plan for the construction and demolition waste which is acceptable to SDCC.

**No objection Subject to the following conditions:**

Applicant should ensure that Construction and demolition wastes are managed in accordance with the detailed Project construction and demolition waste management plan submitted with the planning application. The management of construction and demolition waste must reflect the waste management hierarchy, with waste prevention and minimisation being the first priority succeeded by reuse and recycling and must also comply with the document entitled Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects published by the Department of the Environment , Community and Local Government which can be viewed /downloaded from [http://www.environ.ie/en (click](http://www.environ.ie/en%20%28click) publications , Waste Management, then Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects).

This shall address but not limited to the following:

* Prevention of Waste
* Reuse of Waste
* Recycling of Waste
* Quantity of Waste arising including proposal for minimisation/reuse/recycling and segregation.
* Demolition plan and quantity of waste
* Overall management of C& D Waste
* Record keeping and procedures
* Waste Auditing protocols
* Training and responsibilities for C&D Waste.
* Quantity of anticipated hazardous waste arisings.

At the end of construction, applicant must make sure that that all plants and equipment are decommissioned and that no waste should be left or buried on site. Applicants must ensure that waste disposal is carried out by authorised Waste collector at waste permitted sites.

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| --- | --- | --- | --- | --- |
|  Signed: |  |  | Date: | 11/09/15 |
|  | Joseph Bockarie, S.E.E |  |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Endorsed: |  |  | Date: |  |
|  | Leo Magee , S.E. |  |  |  |

Appendix 4

**Report of the Parks Department – South Dublin County Council.**

**INTERNAL MEMORANDUM**

## Department:      **Parks & Landscape Services / Public Realm**

## Date:**11/09/2015**

# Stephen Rhys-Thomas

# Area Planner

# Planning Department

**Development:          Extension for Childrens hospital**

**Location:            St. James' Hospital Campus & Satellite Centres at Tallaght SID**

We have reviewed the lodged plans and particulars and have the following comments to make:

* This Section has no objections to the proposals in principle.
* To comment on the ‘landscape plan’, drawing L00 by Coady Partnership Architects, this has numerous deficiencies and contradictions within it. The existing Cedar trees are shown both for removal and yet also to have protective fencing around them. (The Arboricultural drawing by BSM does not show protective fencing around these trees). Also, the proposed road re-alignment at the mound is not shown on the plan, which made assessing the landscape proposals difficult. The proposed trees on this plan are not specified (species, size etc.) and what appears to be proposed mounding is not labelled.
* The 4 Atlantic Blue Cedar trees are ranked Category B (which equates to very good quality) and are very attractive trees. They should be retained. This should be reflected on all (relevant) plans. **T839, T840 and T842 should strictly be retained and protected during construction.** We would suggest a tree bond be placed against these in order to ensure their adequate protection during construction works on site.
* The Birch trees close to the existing building which are located under the footprint of the proposed extension will be lost to accommodate the construction. This is a loss, however these can be replaced elsewhere.
* No detail has been provided on the proposed planting in general and in particular in the proposed new courtyards. It also is not clear what level (floor of building) these spaces are on. This should be clarified on the revised landscape plans.
* The existing planted mound along the entrance road currently poses several problems, as follows:
* the path is too narrow to accommodate the pedestrians (most people walk on the western path up the entrance road)
* the planting extends out too far onto the path which means space lost by encroachment unless the maintenance regime is strict and also causes pedestrians to feel uncomfortable and unsafe at night
* the end result is a low quality landscape feature
* The landscape plan proposes that only part of the mound is removed to accommodate the road re-alignment, retaining trees numbered G3. It is not clear what the final intention in terms of landscape design is.

Instead, we propose that the whole mound the entire length of the entrance road to the roundabout is removed to the roundabout, including the existing planting and that a high quality landscape design would be worked out for this important entrance area to the Hospital comprising large specimen trees among other elements, offering visual permeability and openness. This would however affect an area outside of the red application line. However, removal of this mound would allow space for a new bicycle path along the entire entrance road in addition to a wider pedestrian path and a better, safer experience for pedestrians (with no sense of encroachment of planting).

**Thus, in the event that Additional Information is sought from the applicant, the following should be requested:**

1. **Revised Landscape Plan**

The applicant should submit a revised landscape plan addressing the following matters, as below. It should be carried out by a qualified Landscape Architect and be to A1 size, to scale, in colour and clearly legible, with all proposed planting and paving clearly specified including species, sizes, density etc. for planting.

1. Trees numbered T839, T840 and T842 should all be retained and protected during construction works. These are good quality Atlantic Blue Cedars and very attractive trees.
2. The existing mound along the west of the entrance roadway should be completely re-designed, involving removal of the mound and associated planting, full re-design to provide a high-profile landscape design and entrance feature. Thus, even though this mound runs outside of the red site application line, the landscape plans should ideally include this entire area with detailed proposals.
3. More detail is required for the proposed courtyard gardens internal to the proposed building extension and clarity regarding what floor they are on.
4. A Planting Plan should be provided giving detailed planting proposals, including species, sizes, densities etc.
5. Landscape and Planting plans are to be carried out by a qualified and experience Landscape Architect.

**In the event of a grant of planning permission, the following conditions should be applied:**

1. **Revised Landscape Plans**
2. **Tree Protection**
3. **Tree Bond**
4. **Certificate of Effective Completion**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Deirdre O’Riordan**

**Assistant Parks Superintendent**

**Endorsed By**

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**Michael Hannon**

**Senior Executive Parks Superintendent**

Appendix 5

**Report of the Architects Department – South Dublin County Council.**

**INTERNAL MEMORANDUM**

**TO: Stephen Rhys-Thomas,**

 **Planning Dept.**

**FROM: Eddie Conroy,**

 **County Architect.**

**RE: National Childrens’ Hospital Unit, Tallaght Hospital**

Stephen,

I have examined drawings of documents relating to this proposal and wish to comment as follows:-

* The building is well located on the site its entrance taking advantage of the small open space also shaped by the Hospital’s main entrance. In view of increased usage, the quality / design of the public realm around the new proposed Hospital needs to be carefully considered and more significant / of higher quality than shown on the proposal submitted.
* The strategy of expanding the ground-floor wing and completing it with a small tower at its entrance-end is worthwhile and will add significance to the new facility. I note that the “main street” internally is not affected or blocked by the Childrens’ Hospital and this is welcome.
* Care should be taken with materials and colours to complement the visual quality of the existing Hospital which is coherent and consistent. The tower element should be clad in the same yellow brick as the existing building but enlivened and distinguished by coloured windows and panels as proposed.

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**Eddie Conroy,**

**County Architect.**

Appendix 6

**Report of the Urban Design Officer – South Dublin County Council.**

Tallaght hospital is designed as an inward looking campus (enclosed within walls and fences), with minimal interaction with the surrounding area.  The proposed development is located centrally within the Tallaght Hospital campus.  The location and scale of the development is such that it not have significant visual impact when viewed from the surrounding area (at street level), or more generally as a component of the Tallaght Town Centre townscape.

The supporting documentation (Design Report) outlines the philosophy behind the design.  Of relevance (from an urban design perspective) is the architectural treatments employed and how they will integrate with the existing building.  It is noted in the Report that ‘to create a common language that helps read the Satellites as a family of buildings, enhancing the quality of the existing hospital without overshadowing it’.  This approach has been particularly successful and the reinterpretation of the existing the architectural language, as demonstrated though fenestration patterns, materials and finishes, create a sense of harmonisation between the old and the new.

The Tallaght LAP seeks to open up the hospital to become an integrated part of the town centre.  The LAP envisages that the main entrance road will form part of a street network, with multiple connections to the Cookstown area.  To facilitate its transition to an urban street, the LAP envisages that the entrance road will be fronted with development to create a strong urban edge.

The sitting and orientation of the proposed Satellite Centre is consistent with the objectives of the LAP as it will directly address the main entrance road facilitating a stronger creation of a continuous urban edge.  The fenestration treatment and positing of the entrance (directly accessible from the street), will further enhance a transition toward a more urban environment by maximising overlooking and generating pedestrian activity.

The landscape treatments employed around the building are fairly basic, generally consisting of grassed areas, mounds, hedges, ‘ornamental planting’ and a scattering of trees.  Taking into account the buildings function and the brightly coloured elements on the exterior (and throughout the interior) a responsive approach (i.e. splashes of colour) would seem appropriate, such as the planting of flowerbeds or other ‘ornamental planting’ that provides year round colour.  Further details should be submitted at a later stage.

One issue of concern in respect of the Landscape Plan is the placement of guardrail for the full length of the frontage adjacent to the carriageway along the main entrance road.  DMURS generally recommends against the use of guardrail in urban areas.  From a safety perspective the extensive use of guard railing can be counterproductive as it reinforces the vehicular carriageway, causing vehicles to speed up.  This is of particular concern in relation to location of the pedestrian crossing.  The guard rail should be omitted.  Any concerns regarding children inadvertently running onto the carriageway is addressed by the verge (i.e. buffer) and ornamental planting (i.e. defensive planting).  It is also noted in DMURS that were plating overhangs kerbs it can have a traffic calming effect, by visually narrowing the carriageway.