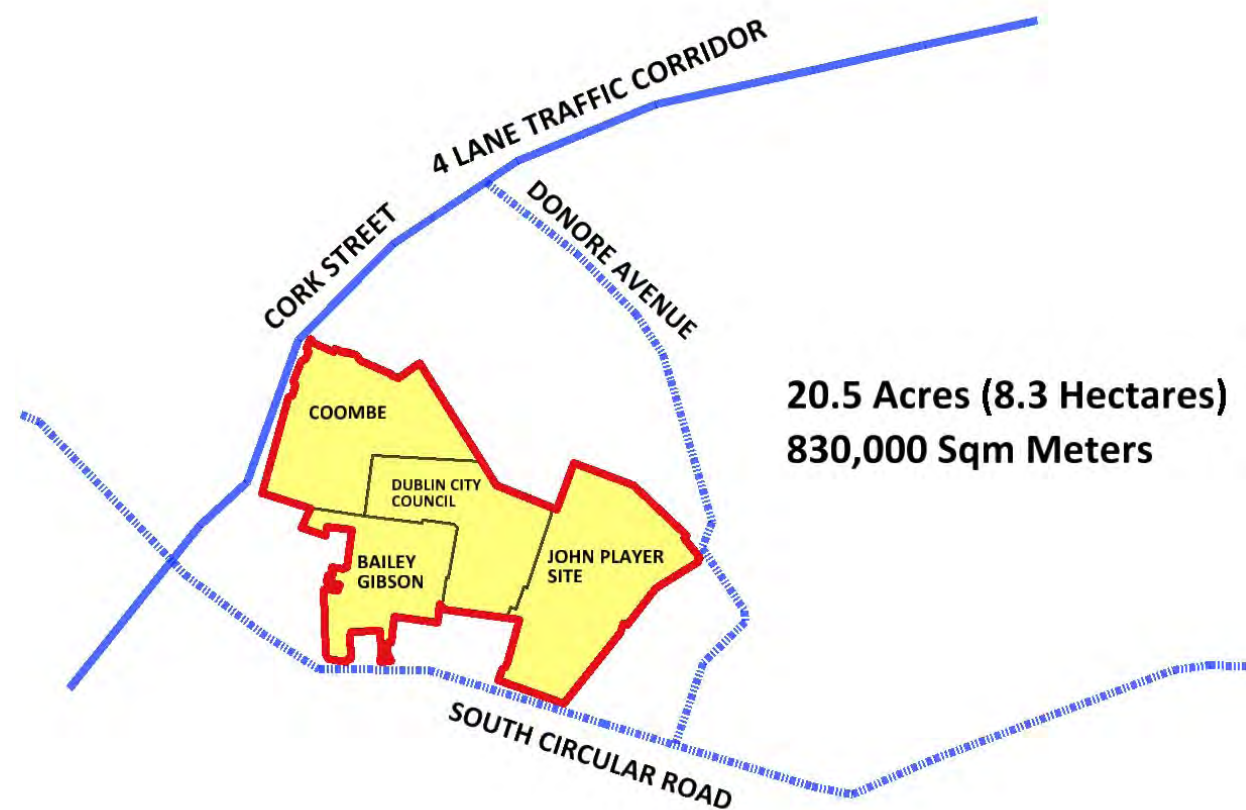


ALTERNATIVE PROPOSAL FOR TRI-LOCATED NATIONAL PAEDIATRIC HOSPITAL BY 2016 ON A 20.5 ACRE (8.3 HECTARE) SITE



EXECUTIVE SUMMARY

This is a viable and achievable proposal to realise an iconic tri-located National Paediatric Hospital (NPH) by 2016 on an immediately available **20.5 acre (8.3 hectares)** inner-city site. The vision of the NPH on this site achieves the unequivocal tri-location of paediatric, maternity and adult services and fulfils all of the criteria established by the McKinsey Report and the Department of Health/HSE NPH Task Group.

The proposed NPH is easily accessible from all sides. The proposed site is linked to the long established Coombe Women & Infants University Hospital (CWIUH). The location is within 400 m of St. James's Hospital and the Luas red line. The total area of immediately available land is 20.5 acres (8.3 Ha.) The Luas connects to Heuston Station and onwards to the city centre and Connolly Station. The Luas is served by a 'park and ride' facility at Newlands Cross on the N7. The proposed site is easily accessible by roads; it is bounded by the 4-lane Cork Street, South Circular Road, Donore Avenue and is connected to all major road networks. Cork Street and South Circular Road have quality bus corridors (QBC). The sites are under the ownership of the CWIUH, Player Square Ltd and Dublin City Council.

Separate to this site proposal, there is an expressed willingness from a sovereign wealth fund to engage in the procurement, development and construction of this project that merits independent assessment.

The Bailey Gibson and John Player sites, together with the Boys' Brigade former playing fields (DCC) are currently partly used, disused and derelict and form one integrated site contiguous with the CWIUH. These lands are immediately available and future-proofed for expansion as part of a future plan to decant from St Teresa's Gardens (in the context of the wider redevelopment of the Dolphins Barn/Coombe area).

The lands in question form part of the Dolphins Barn Framework Development Plan (DBFDP) commissioned by Dublin City Council and have a mixed-use integrated planning permission granted by An Bord Pleanála. This allows for up to seven storeys of commercial and eight storeys of residential development.

This south inner-city site is uniquely zoned in the Dublin City Development Plan 2011-2017 as a **'Strategic Development Zone'** (SDZ), to facilitate projects of particular economic and social importance to the state.

The required area of the NPH can be provided over **seven storeys**, giving a total proposed area of **108,000 sq m**. The building is no closer than 20 m to any established non- medical neighbourhood use.

The design of the NPH on this site will create a warm and welcoming, child-friendly world with high quality, well ventilated daylight spaces, landscaped courts, gardens and terraces. The proposed NPH sits within the pattern of the neighbourhood as an edge to new streets and squares. The existing An Bord

Pleanála permission provides for supporting use - Educational, Residential and Commercial - to these spaces, which mediate with the scale and texture of the existing neighbourhood. Car parking for up to **1,000 cars** can be provided on to basement levels. Surface parking will facilitate drop off and collections, bus, taxi and ambulance facilities.

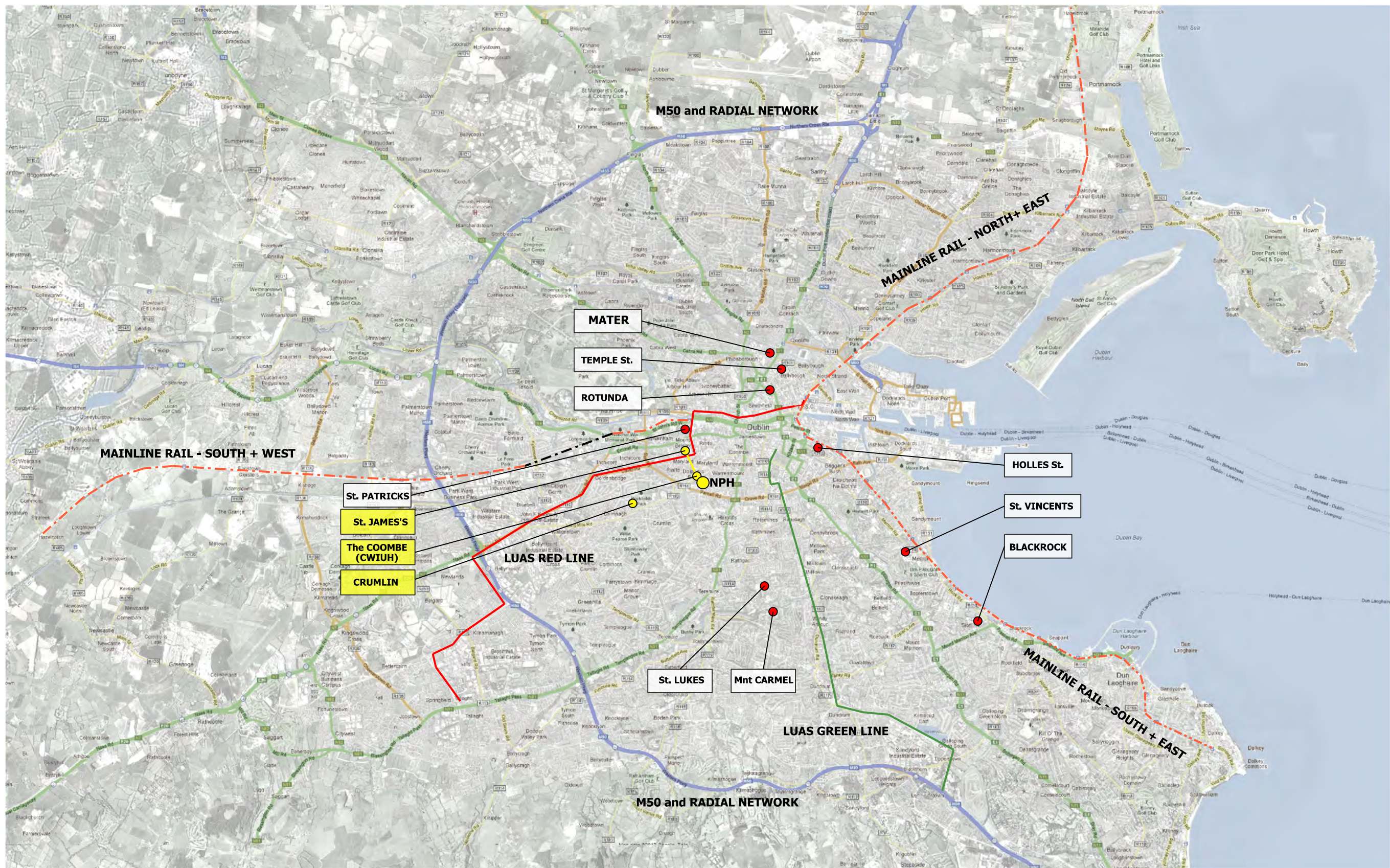
There is adequate land and sites surrounding the proposed NPH on this site to facilitate the development of generous family accommodation and crèche facilities. Adjacency to the planned National School will provide access to ongoing education for children during periods of prolonged hospitalisation. In addition there are proposed quality landscaped civic spaces and pocket parks.

The proposed NPH can be built economically on this site. At seven storeys and with two basement levels it does not require complicated building methodology. The site is easily accessible and free to accommodate an efficient building programme. There is no requirement to work within the context of a busy operating hospital. There are also no building site constraints, so avoiding the need for temporary or enabling -works or diversion of services.

The considerable dimensions of this site will facilitate the optimisation of healthcare, medical education, training, and biomedical research. This site will provide a unique environment for the development of epidemiological, clinical, laboratory, biotechnological and translational research, which will drive innovation in patient healthcare and efficiencies in health service provision. Comprehensive access will be provided on this site to all academic medical institutions in an ethos of partnership.

Existing technical information and specifications can be adapted and reused to facilitate the hospital design at this location. Due cognisance has been taken of the work carried out to date on the Mater site and it is expected that some of the € 35M spent to date on design, workforce planning and modes of care is transferable. This will also reduce the time for preparation of planning documents. Together with the less complex nature of the building process and the absence of constraints, the time taken on-site can be greatly reduced. Post-all approvals, it is estimated that this building and associated site works could be complete in approximately 42 months.

I would like to acknowledge the significant contribution of many individuals from diverse backgrounds who contributed to the preparation of this proposal **in the National Interest**. In a spirit of collegiality, inclusiveness and transparency, I am making this document available to the Minister for Health, the National Paediatric Hospital Development Board and all stakeholders and interested parties for their consideration and support.



● Existing City Hospitals
 ● Proposed NPH cluster

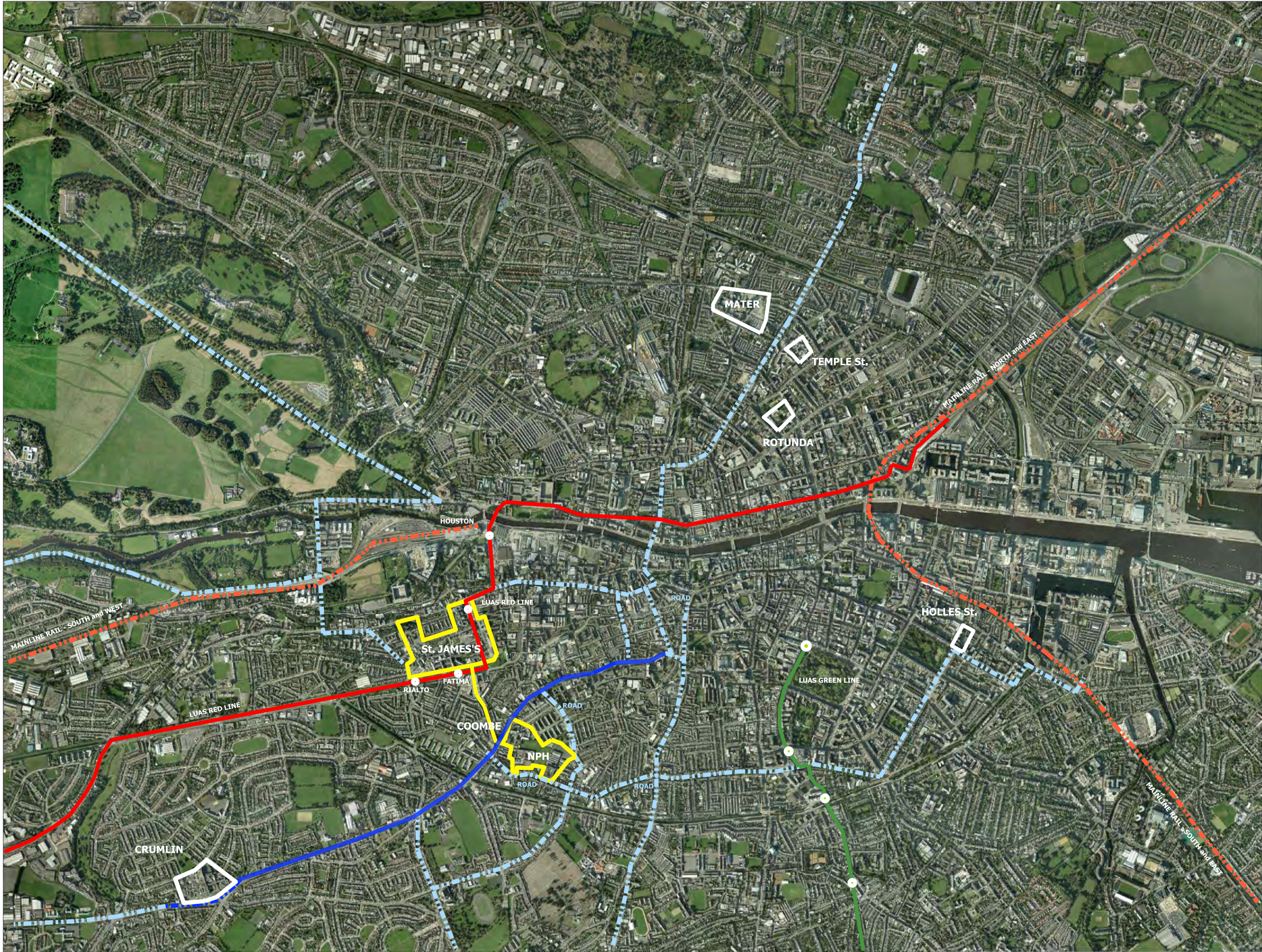
MAP 01

GCA
GERRY CAHILL ARCHITECTS

The Players site is well positioned in the context of principal regional and national routes with clear traffic and transport corridors to the site without traversing the city centre core

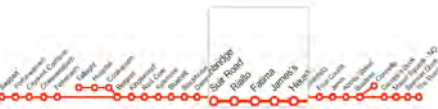
Coombe Women & Infants University Hospital
 Ospidéal Ollscoille Ban agus Náionán an Chúim
Excellence in the Care of Women and Babies
Tóirfeachtú i gCúram Ban agus Náionán

players
square



LUAS

Both Red and Green Lines achieve close proximity to the site



HIGH CAPACITY ROAD NETWORK

The existing road network has high capacity and has been subjected to road traffic analysis for access to the site

DEDICATED CORRIDOR

Core connectivity is easily and economically achieved using existing bus lane and new hospital corridor routes to allow rapid and unimpeded access



RAIL

South and West national regions facilitated directly by train to close proximity.

North and East national regions also served by linkage with existing LUAS Red line connectivity.

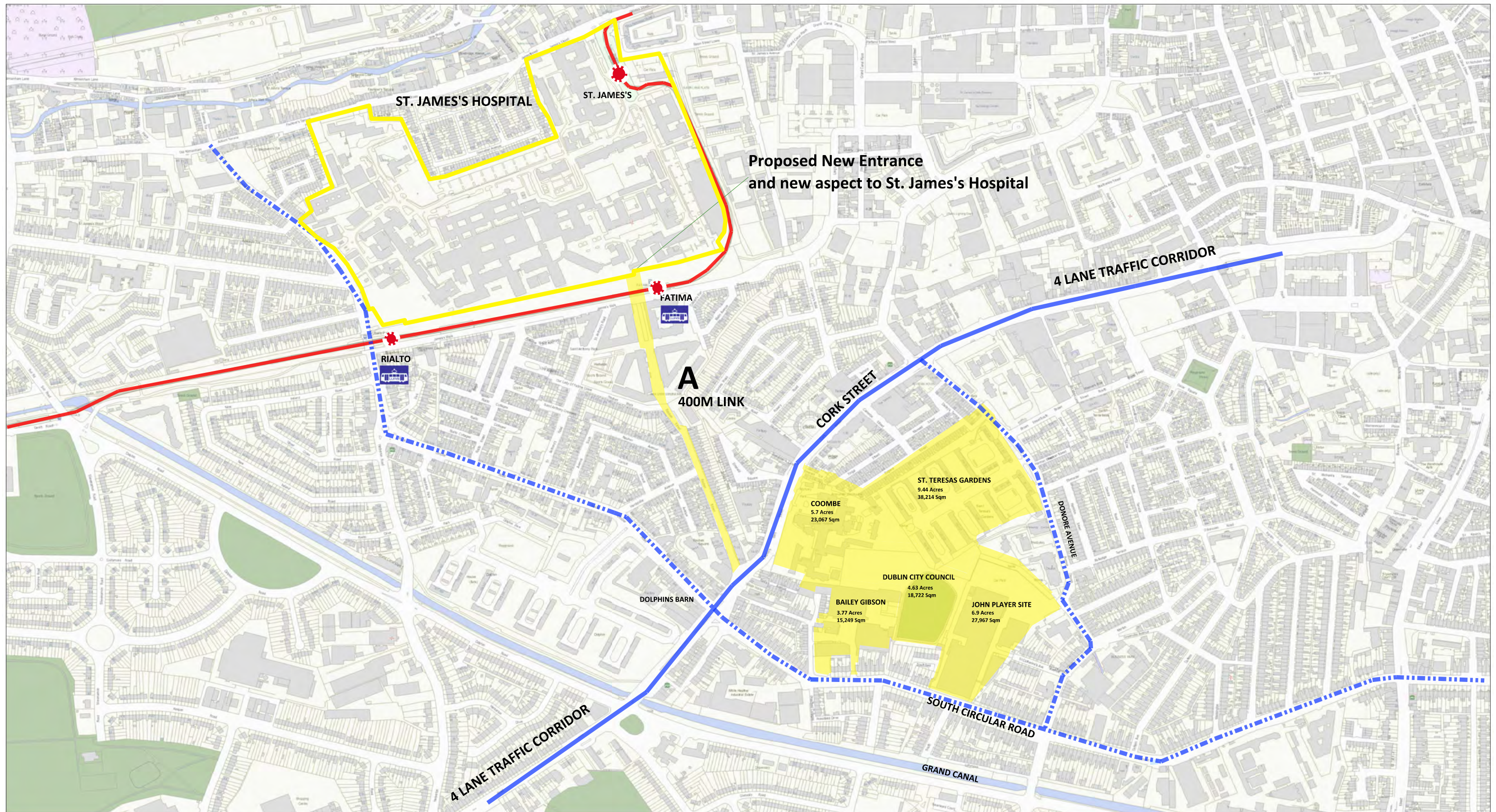
NPH at the centre of



An Adult + Maternity + Teaching Hospital Cluster

MAP 02





Clear route linkage between Coombe Hospital and St. James's Hospital Campus. Supporting future development plan and St. James's Hospitals Outline Development Control Plan 2006

A A foot and vehicular connection can be made between the two hospital sites by a short - direct - safe - simple route.
Approximately 400m from gate to gate - a 5 minute travel time.

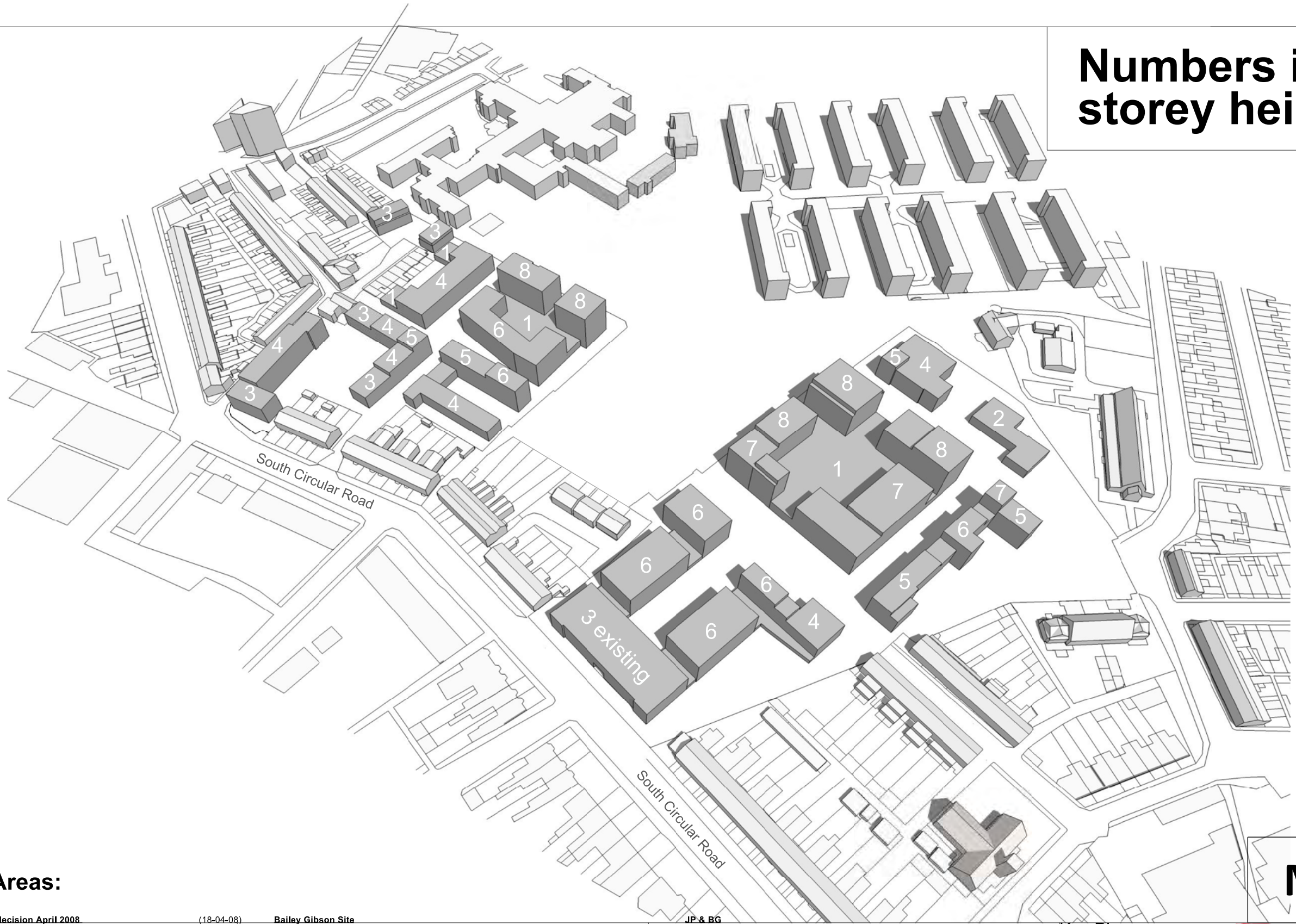
MAP 03

G C A
GERRY CAHILL ARCHITECTS

Coombe Women & Infants University Hospital
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Foirfeacht IgCuram Ban agus Naíonán

players
square

Numbers indicate storey height



Summary of Areas:

Amended scheme following ABP decision April 2008 (18-04-08)

John Player Site

GIA (including enclosed circulation & balconies, excluding external deck access & basement)

Residential:	29,434.5 msq
School:	2,420 msq
Creche:	900 msq
Community:	150 msq
Office:	705 msq
Retail:	6,788 msq
Commercial:	691 msq
Waste Management:	175 msq
Total:	41,263.5 msq (443,995 ftsq)
Apt:	277 Total

Bailey Gibson Site

GIA (including enclosed circulation & balconies, excluding external deck access & basement)

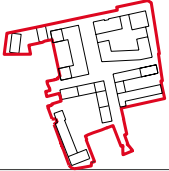
Residential:	18,694 msq
Leisure:	2,150 msq (plus an additional 1,448 msq of leisure and associated service use at basement level)
Creche:	165 msq
Community:	145 msq
Medical:	708 msq
Office:	127 msq
Commercial:	761 msq
Waste Management:	250 msq
Total:	23,000 msq (247,480 ftsq)
Apt:	187 Total

JP & BG

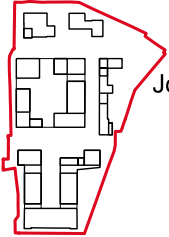
Residential:	48,128.5 msq
School:	2,420 msq
Creche:	1,065 msq
Community:	295 msq
Office:	832 msq
Retail:	6,788 msq
Commercial:	1,452 msq
Medical:	708 msq
Leisure:	2,150 msq
Waste Management:	425 msq
Total:	64,263.5 msq (691,475 ftsq)
Apt:	464 Total

Key Plan:

Bailey Gibson Site



John Player Site



Map 04

Previous Scheme as approved by An Bord Pleanála

Configuration and building heights are in general accord with the approval obtained by GCA for development at these sites, as granted by An Bord Pleanála, reference : John Player PL 295.221190 dated 11th April 2008.' / Bailey Gibson PL 295.221717 dated 11th April 2008.'



GERRY CAHILL ARCHITECTS



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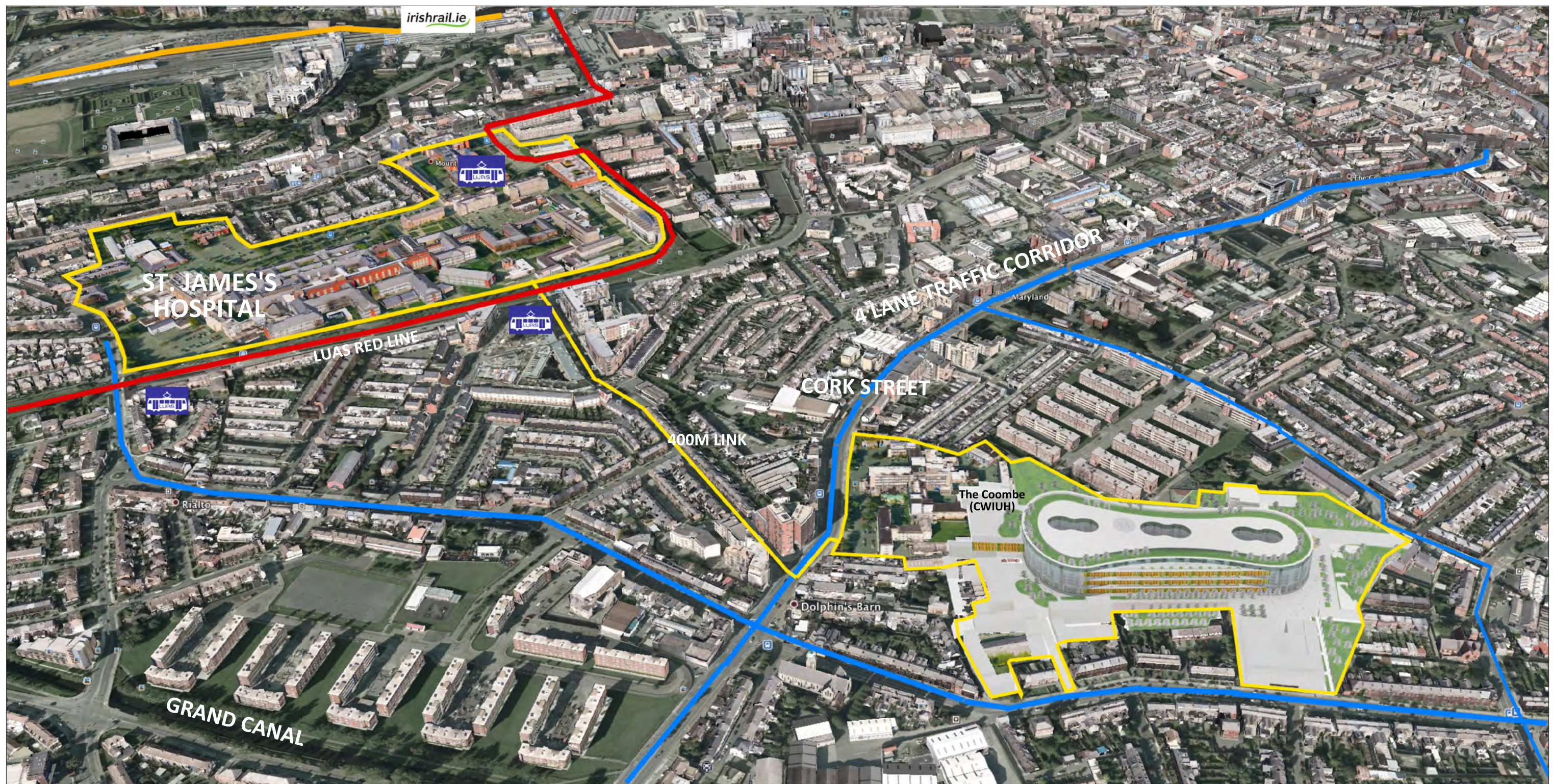
players square



Map 05

The combined site has multiple frontages to different roads and routes for both foot and vehicular traffic. The frontages are wide and connect to high capacity roadways. The size and density of the site allows room for orientation and a sense of place within an existing neighbourhood of the city.

SITE AND LOCATION PERMEABILITY



This view looks north over the grand canal. It shows the mass and siting of the proposed NPH, at 7 stories in height and in the context of lower perimeter buildings. The existing Coombe Hospital would be fully integrated with and physically linked to the proposed new facility.

MAP 06

GCA
GERRY CAHILL ARCHITECTS

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Foirfeacht LgCuram Ban agus Náionán

players
square



View east from over St. James Hospital, showing clear link. This view shows the scale of the proposed NPH, constructed with lower buildings hosting support function and ancillary neighbourhood uses. These supplement, support and enhance the wider area around the hospital facilities.

MAP 07

GCA
GERRY CAHILL ARCHITECTS

Coombe Women & Infants University Hospital
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players
square

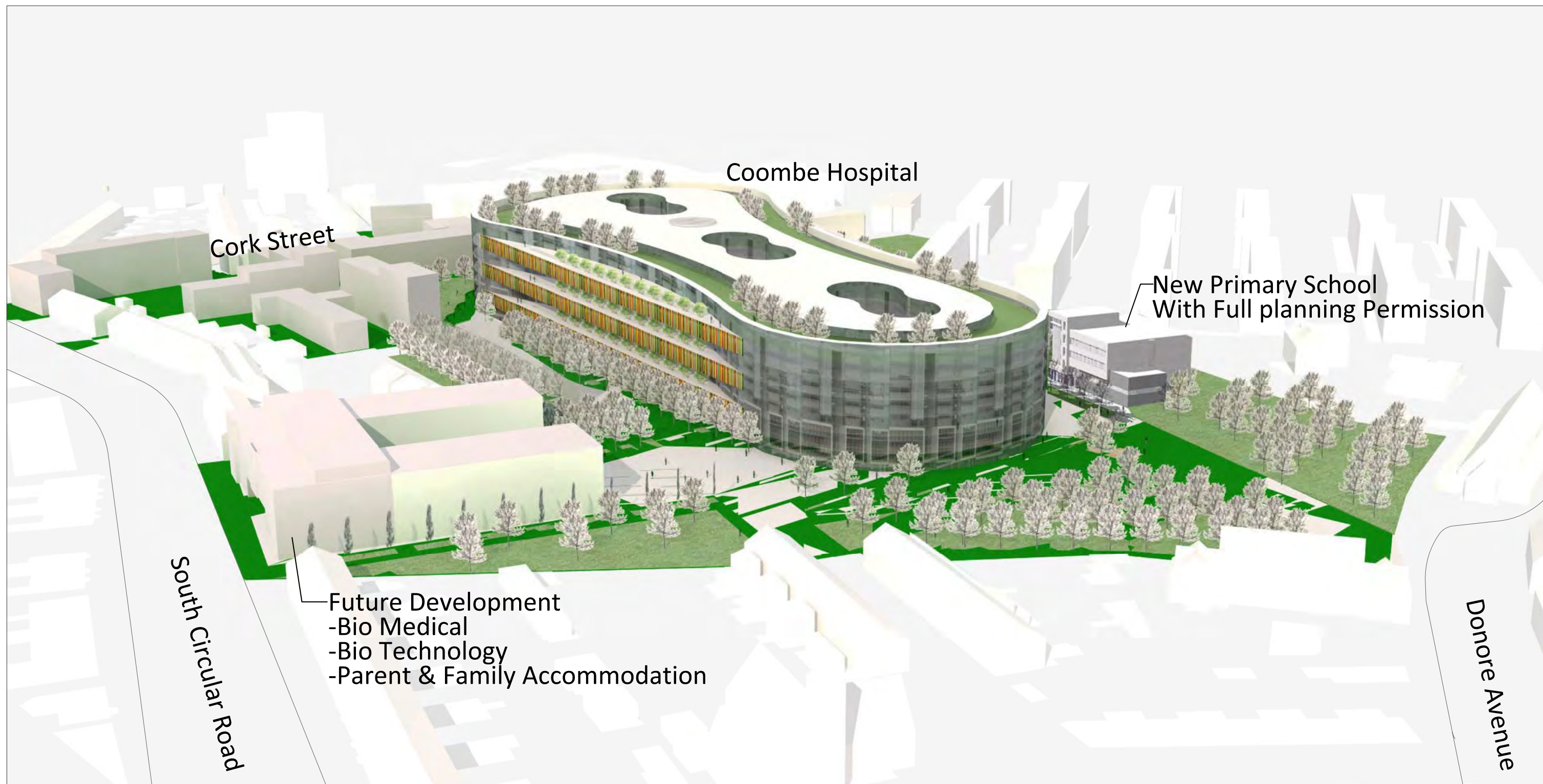


Cork Street

Elevated view over showing context and connection to Coombe Hospital

Map 08

PROJECT PROPOSAL - View 1



Map 09

Elevated view looking West from South Circular Road, with John Players building in the foreground. This view shows the availability of open space to the rear of the existing built fabric.

PROJECT PROPOSAL - View 2



Map 10

Street View From Donore Avenue

GCA
GERRY CAHILL ARCHITECTS

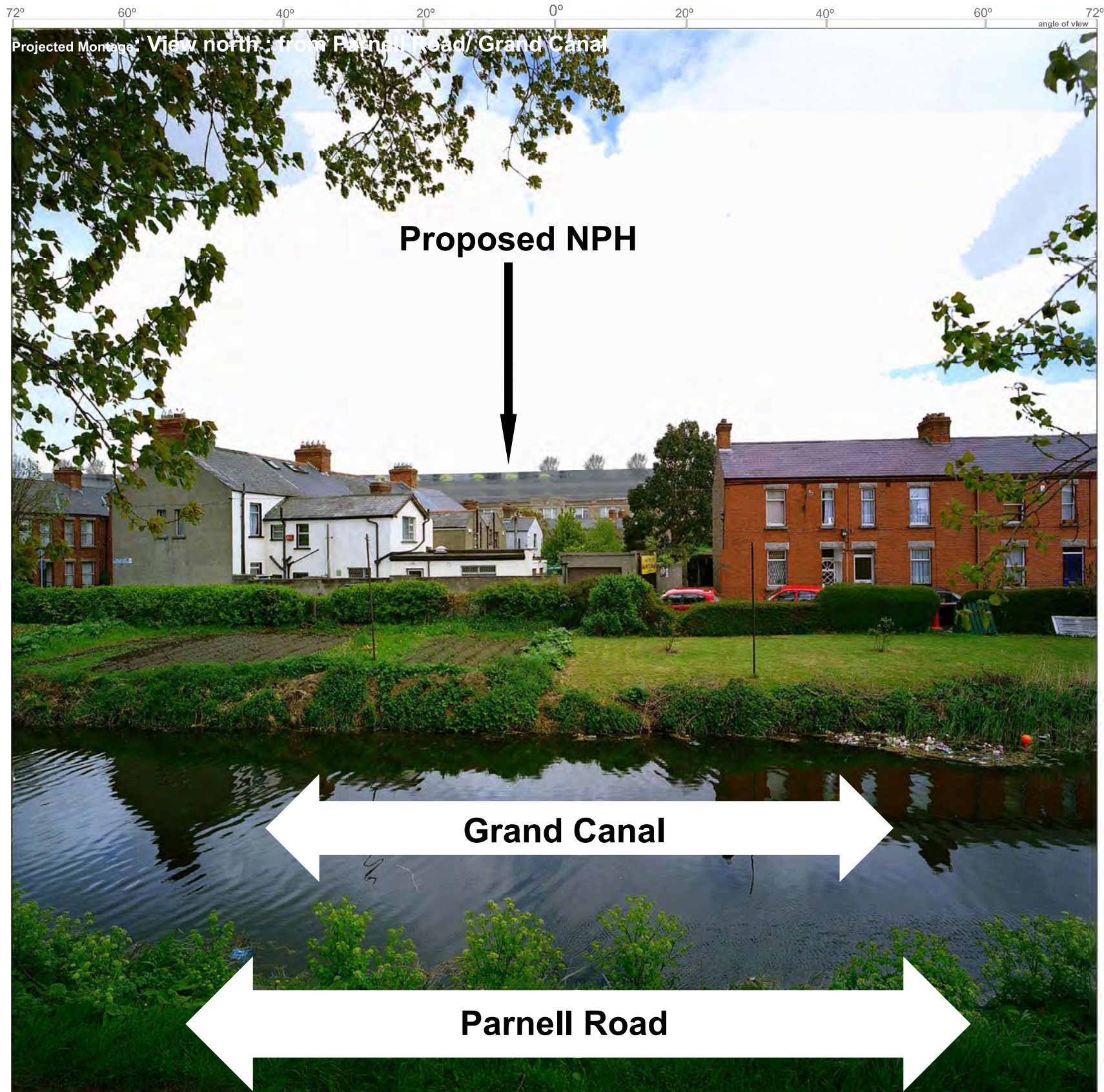
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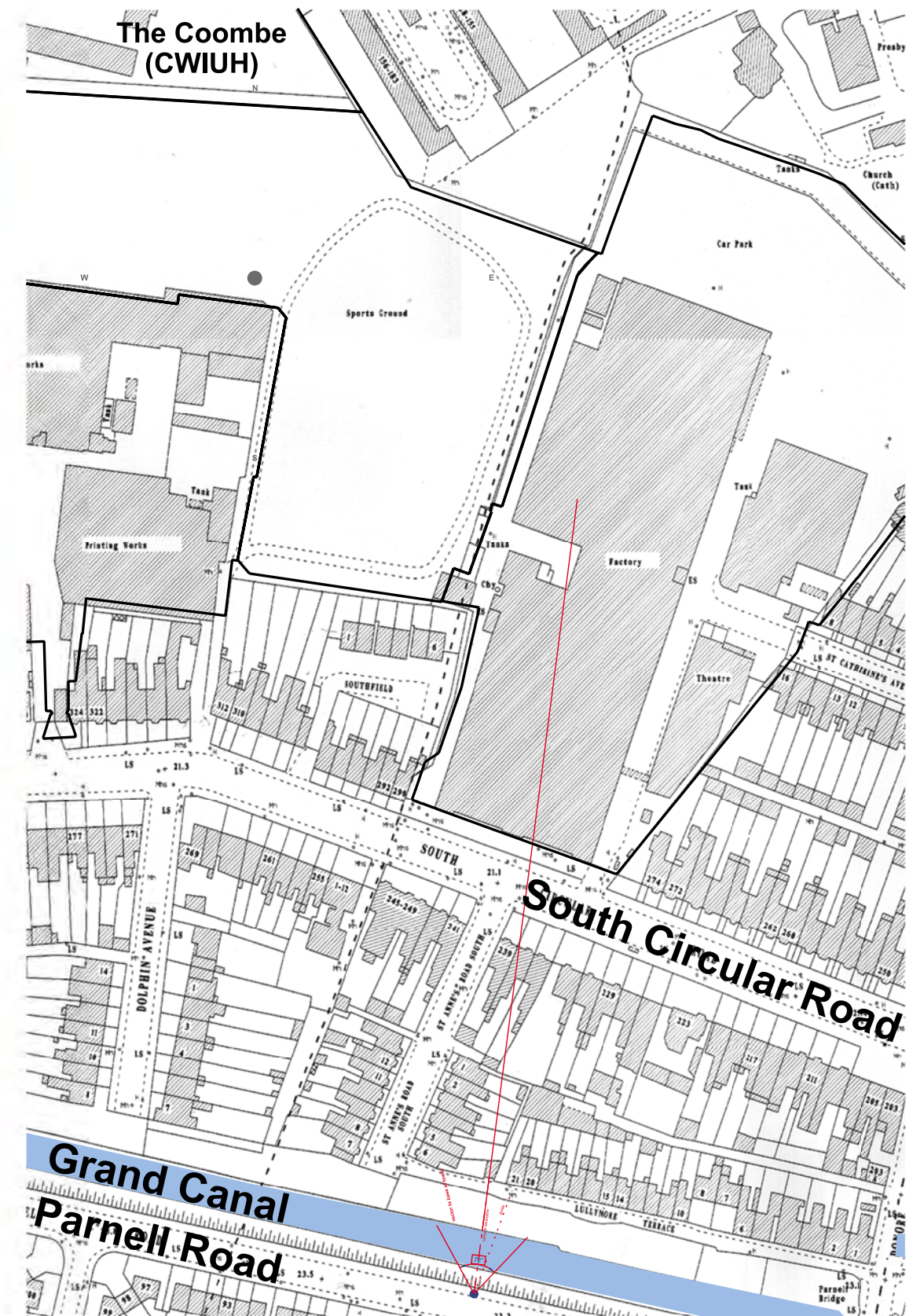
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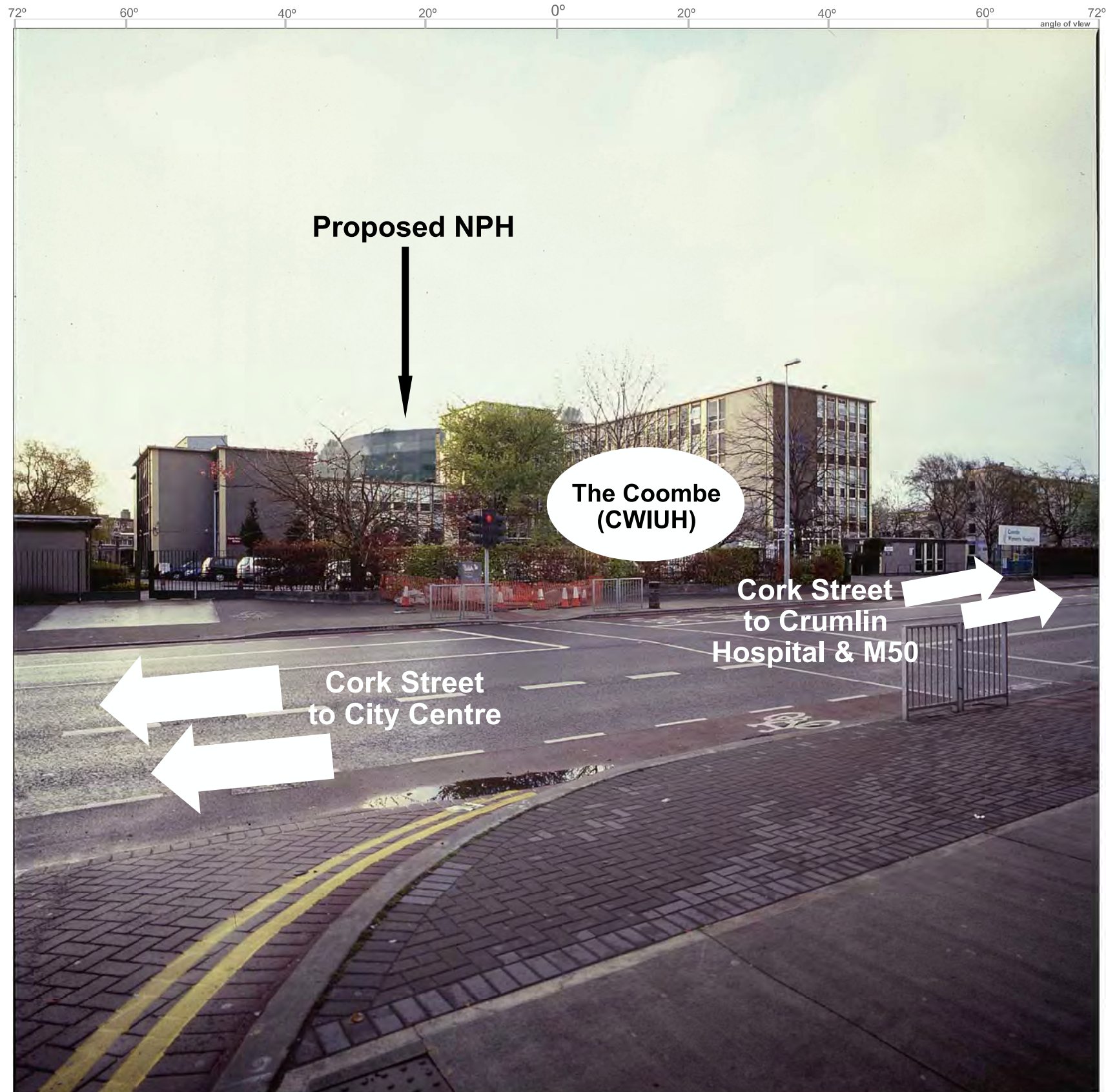
GENERAL NOTE :

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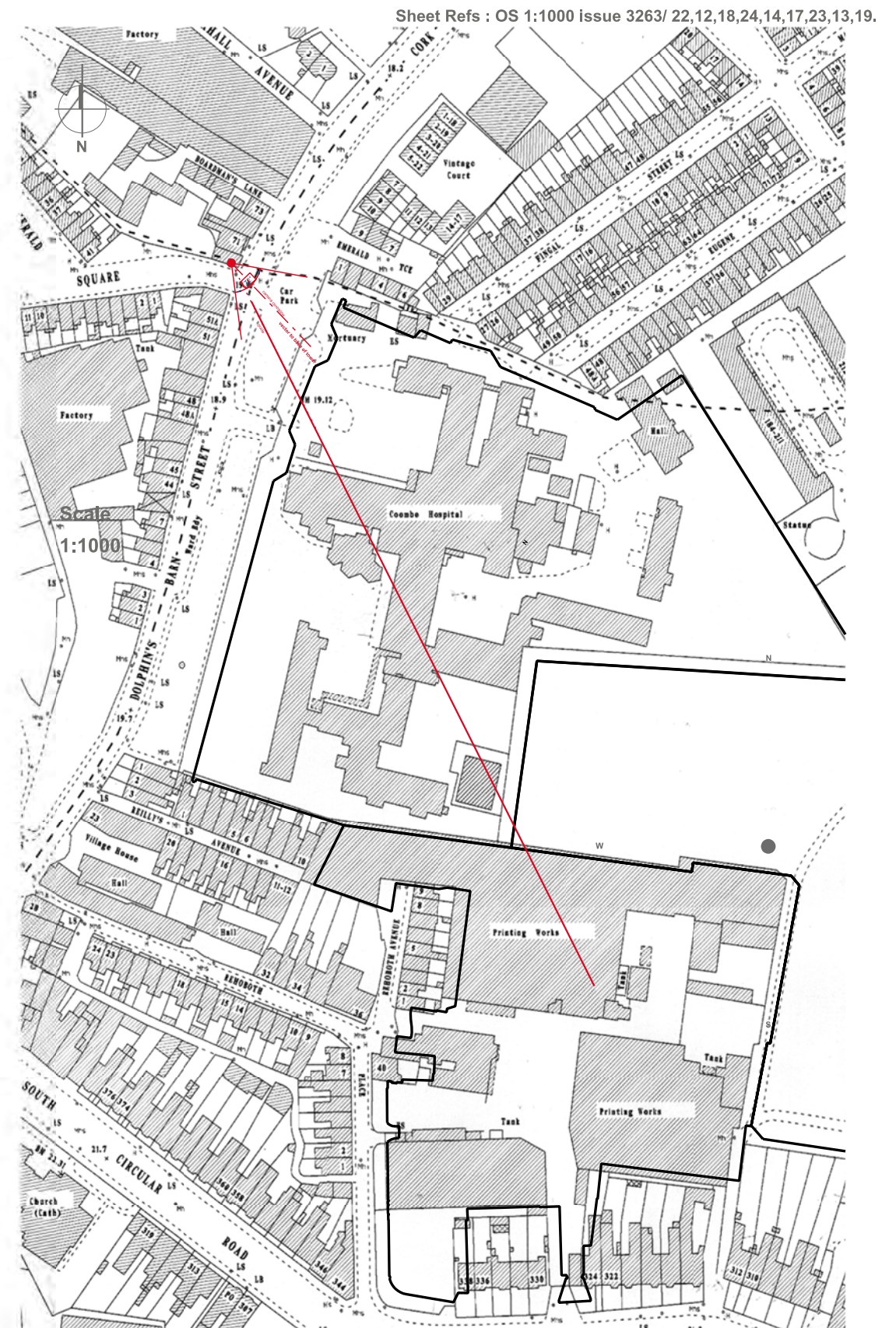
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Projected Montage: **View South East: Cork Street view to CWIUH**

GENERAL NOTE :

The distance from the development is measured from the camera station point to the base at 20.5m OD (related to OS benchmark).



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