Proposed National Forensic Mental Health Service Hospital

Saturday 14th of March 2015

Cllr Adrian Henchy
Cllr Paul Mullville
Donabate Portrane Community Council
The Working Groups
Proposed National Forensic Mental Health Service

- Additional Information Submitted by Applicant on 16th February;
- Additional Information as prescribed by the Planning Act as detailed as follows –

“The Board considers that it would assist in its considerations of this case for the applicant to submit a response to all the issues arising: in the submissions and observations received; in the meeting of Fingal County Council held on 8th of December 2014, and in Fingal County Council’s Chief Executive’s Report, including the associated technical reports. In this regard, many of the issues raised in the submissions and observations and at the meeting of the County Council were raised in the Planning Authority’s technical reports and any response should consider, inter alia, those technical reports. In particular however (but not exclusively), the Board is of the opinion that it would assist in its consideration of the case for the applicant to address the issues raised in the Transportation Planning Section Report (dated 24th November 2014) including issues relating to construction traffic impacts.”

- It was deemed significant as a result of proposed changes to the actual avenue within the applicants response document.

- This allows for additional responses and this is due on the 23rd March 2015.
Main Points to Consider in your Appeal
(First Items)

- (1) Your own name and address – both of which must be *clearly stated*.
- (2) The subject matter of the appeal - you must give sufficient details to enable the Board to readily identify the application the subject of the appeal:
- (3) The SID Reference, Site Location and the Proposed Development.
- The grounds of appeal and supporting material and arguments.
- The correct fee. (50 Euros)
Main Points to Consider in your Appeal

1. Your Name and Address on the top of the letter and signed at the end.
2. SID Reference is
   - **Fingal Reference SID/01/14**
   - **ABP Reference PL06F.PA0037**

I / We ___________ of “Address” wish to submit observation in respect of Planning Application, Reference PL06F.0037 and Fingal Reg.Ref. SID/01/14 which has been lodged under Section 37E of the **Strategic Infrastructure Act 2006** (No 27 of 2006) by the HSE (Health Executive Service) Estates (Additional Information received on the 16.02.15) at St. Itas, Portrane, Co Dublin for the following development –
Main Points to Consider in your Appeal

• (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,

• (ii) the subject matter of the submission or observation, and

• (iii) the reasons, considerations and arguments on which the submission or observation is based in full.
Main Points to Consider in your Appeal

Description of Development

Short Version – The construction of the National Forensic Mental Health Service (NFMHS) Hospital on lands at St. Ita’s Hospital (otherwise known as St. Ita’s Hospital Demesne or Portrane Demesne), Portrane, Co. Dublin, as well as a temporary construction access route on adjoining lands owned by Fingal County Council.
Main Points to Consider in your Appeal

Long Version

The construction of the National Forensic Mental Health Service (NFMHS) Hospital on lands at St. Ita’s Hospital (otherwise known as St. Ita’s Hospital Demesne or Portrane Demesne), Portrane, Co. Dublin, as well as a temporary construction access route on adjoining lands owned by Fingal County Council. The overall St. Ita’s Hospital complex comprises approximately 112 hectares (ha), and the area of the proposed temporary construction access route on adjoining lands comprises an additional 0.6 ha (approx.). The overall St. Ita’s Hospital complex (which is an Architectural Conservation Area) contains a number of protected structures. There are no works proposed to the protected structures as part of this application. The proposed NFMHS Hospital will be located in the western portion of the overall St. Ita’s Hospital complex and will occupy approximately 13 ha. The proposal will also entail associated works / development within the overall St. Ita’s Hospital complex including new tree planting covering 8 ha (approx.) and management of existing woodlands. The NFMHS Hospital will be the main centre in the state that will provide psychiatric treatment in conditions of high and medium security, including acute, medium and longer term psychiatric care. The 170 bedroom NFMHS Hospital will consist of a number of shared facilities namely: the 130 bedroom National Forensic Hospital as well as a 10 bedroom Forensic Child and Adolescent Mental Health Unit and a 30 bedroom Intensive Care Rehabilitation Unit, all co-located within one campus. The NFMHS Hospital will be housed in 8 no. single storey buildings and 1 no. two storey building, as well as the provision of ancillary transformers and switchrooms, energy buildings, maintenance and engineering buildings and horticulture buildings, totalling approx. 25,324 square metres (sq.m) gross floor space, and all associated site works, landscaping and lighting.
Main Points to Consider in your Appeal

• (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,

• (ii) the subject matter of the submission or observation, and

• (iii) the reasons, considerations and arguments on which the submission or observation is based in full.
Main Points to Consider in your Appeal

Grounds of Appeal

• the implications of the proposed development for proper planning and sustainable development, and
• the likely effects on the environment of the proposed development, if carried out, and
• specifying the types of decision the Board may make, under section 37G, in relation to the application.

Refuse – Grant – Further Information
Main Points to Consider in your Appeal
Main Points To Include

1. Location

- Rural Area
- Isolation
- Demesne Setting
- Small Village

- USE YOUR OWN IDEAS as to why the location is NOT suitable.
Main Points to Consider in your Appeal

2. Nature of the Development
   • Type of use
   • Consideration of future
   • Security
   • Alternatives considered
   • ETC

They are locating the central mental hospital / prison at this location and obviously it has an impact and creates an image for the area for ever more............ utilise this in the observation.
Main Points to Consider in your Appeal

**Consultation**

Have you been directly consulted by the HSE??
Detail lack of information, process, etc

This is an important point and mention also no Oral Hearing
Ask for Oral Hearing
The submission asks the Board to agree that the HSE has engaged in extensive public consultation prior to and after the lodgement of the SID application which has afforded the local community to engage with the HSE on a range of uses which of course is in addition to the formal consultation/submission process available to members of the public as part of the SID application process which has been availed of by numerous local group, individuals and public representatives.
Main Points to Consider in your Appeal

Detail the Impacts of the Development

• Physical Impacts
• Social Impact
• Economic Impacts

Etc
Main Points to Consider in your Appeal

Impacts on the following
1. Rights of ways
2. Trees (over 900 removed)
3. Existing Protected Structure
4. Access Roads
5. Drainage
6. Views and Vistas
7. Wildlife
8. Overall Setting
9. Traffic and Safety of users – BOTH Construction and Operational
Main Points to Consider in your Appeal

Land Use Zoning
Whilst there is a local objective for this there is no qualification for this development on “HIGH AMENITY” zoning.

ZONING OBJECTIVE “HA” HIGH AMENITY
Objective: Protect and enhance high amenity areas.
Vision: Protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of place. In recognition of the amenity potential of these areas opportunities to increase public access will be explored.
Main Points to Consider in your Appeal

Other Key Issue

Construction Traffic
- 6000 loads of earth
- 16000 to 32000 HGV loads – 32000 to 64000 HGV movements
- Coming through the village
- Unsuitable Roads
- Premature till Ring Road is in Place
- Safety Issues for Pedestrians / schools / etc

This is probably the most important issue
Proposed NFMHS- Additional Information Submission- Part 2- Response to FCC

- Item 1.4 Construction Traffic

- They propose the following condition – **how is this implemented or monitored?**

- *No construction traffic will be permitted within the limits of Donabate/Portrane (the zone covered by the 50kph signage) between the following times: 8.00-9.15am, 1.30-3pm.*

- *The alignment on Hearse Road in advance Turvey Avenue widening is proposed. As this junction will not have adequate capacity to cater for the hospital traffic together with other development traffic a traffic lights is proposed.*

- **WHO IS WIDENING THIS??**
They also state –

“There will be limited site parking, sufficient only to serve visitors and staff. In parallel with this, parking restrictions and management measures on adjacent streets/residential areas will be reviewed and implemented as necessary by FCC in consultation with local residents to avoid any site parking overspill issues.”

Therefore, is this a joint application by FCC and HSE??

- Other issues of operation, etc
- Design year
- No consideration of maximum no of houses built.
Proposed NFMHS- Additional Information Submission- Part 3- Response to St. Patricks GAA Clubs Observation

• Submissions drew attention to the fact that Fingal County Council have planned a bypass road for Donabate and argued that the proposed NFMHS Hospital cannot be built until this road is in place.

• The applicant has responded to this concern stating:

“The traffic assessment for the proposed development did not at any stage assume that the Distributor Road would be completed either in advance of the construction stage or the operational stage. There will be an increase in traffic through Donabate during both the construction phase and the operational phase of the project. However, the proposed works include for mitigation measures to address this. These measures include:-

– Reducing the volume of construction traffic as much as possible by minimising the quantity of soil and demolition waste to be transported from the site
– Staging the flow of construction traffic to avoid the am and pm peak traffic hours in Donabate for school traffic. Construction traffic will be prohibited within the Donabate/Portrane area between 8.00-9.15am and 1.20-3.00pm during school term.
Proposed NFMHS- Additional Information Submission- Part 3- Response to St. Patricks GAA Clubs Observation

- Staging the flow of operational traffic to avoid the am and pm peak traffic hours in Donabate. A shift change pattern is proposed to minimise the amount of staff travel with peak network hours.
- Promoting the use of public transport, including the provision of a shuttlebus service to/from Donabate railway station, providing a new bus stop and turning area on Portrane Avenue, providing bicycle parking and shower/changing facilities for cyclists and adopting a Mobility Management Plan for the proposed facility.

The Traffic and Transportation Assessment provides further information in relation to the extent of the problem in Donabate. Mitigation measures are proposed to negate any impacts as well as solve existing problems.
Main Points to Consider in your Appeal

**Flooding and Drainage issues**
Serious issues of Flooding and how does this impact the community??
Detail local issue of this flooding that you know.
The response to this concern states that:

“A comprehensive flood study of the wetlands has been carried out and the results of this study show that there are no increased risks of flooding to areas outside the wetlands due to the development of the NFMHS Hospital. This study has been accepted by Fingal County Council. This study is based on the calculated surface water discharges from the NFMHS Hospital and does include for the proposed tree removal and regarding of levels at the site. The study does recognise that the wetlands area floods and this was never in question. The presence of standing water on fields and pitches in the area is most likely due to local conditions, such as the availability of pitch drainage, and this situation will not change due to the construction of the NFMHS Hospital.”
Proposed NFMHS- Additional Information Submission- Part 3- Response to St. Patricks GAA Clubs Observation

- Issues relating to Construction Traffic - St. Patrick’s GAA Club outline a concern with respect of the interaction of construction related traffic and Club members.

- The applicant has responded to this concern stating:

  “With regards to the segregation of sports related activity and construction traffic, point men and traffic lights as necessary will be provided on the construction route so as to avoid potential conflict between pedestrians/cyclists and members of St. Patrick’s GAA Club. In consultation with the club appropriate safe facilities and operational arrangements will be put in place. These will include fencing off part of the route to separate cyclists and pedestrians from construction traffic and one-way traffic control of construction vehicles.”
Proposed NFMHS- Additional Information Submission

- Submissions referred to the possibility of routing the construction traffic via an alternative route. This route involves using New Road and crossing agricultural lands owned by Fingal County Council at Ballymastone before connecting in with the existing construction access road to the Wastewater Treatment Plant.

- The applicant has responded to this concern stating:

  “We refer the Board to the response above in Section 2.5 in respect of Construction related matters. We would also note that our understanding is that this route involves crossing lands which are not owned by the HSE, and would require the permission of a third party (FCC) to construct a new construction access road across land which is currently leased by FCC to farmers. In accordance with the response to Fingal County Council’s submission, the enclosed TTA provides further commentary on this alternative and concludes that the original proposed route remains subject to mitigation measures proposed.”
Main Points to Consider in your Appeal

Community Gain
There is very little offered
Plague / some leases

YOU NEED TO DETAIL THAT THE THIS DEVELOPMENT WILL HAVE AN IMPACT AND THEREFORE THE BOARD ARE DIRECTED TO INCLUDE COMMUNITY GAIN FOR SHORTFALL IN SOCIAL FACILITIES IN THE AREA.
It is considered that the formalising of long term leases with both the St. Ita’s AFC and Portrane AFC and the proposal to place a commemorative plaque in Portrane Cemetery in memory of former residents and their relatives, are appropriate having regard to the publicly funded and publicly operated nature of this relatively low-impact healthcare project. We would go further in adding that the proposed NFMHS Hospital in itself should be viewed as a substantial gain to the community, in that it will ensure the continued presence of a major public mental health care provider and local employer on the St. Ita's campus, around which the original community of Portrane has grown. The development of the proposed NFMHS Hospital will deliver a much needed dedicated national secure mental health and intellectual disability in-patient facilities for children, adolescents and adults. It will result in circa 475 full time employees in the complex which will benefit the local economy.”
Proposed NFMHS- Additional Information Submission- Part 4- Conclusion

- The HSE (Applicant) submits that the substantive issues raised in the Third Party Submissions and indeed the Submission made by the community have been fully addressed.

- Having regard to the content of the EIS, the NIS and the applicant’s responses above to the third party submissions on the SID application, it is submitted that the proposed NFMHS Hospital will be an appropriate development at the St. Ita’s Hospital complex, in Portrane, County Dublin, in accordance with the provisions of the Fingal County Development Plan 2011 to 2017.
Main Points to Consider in your Appeal

Other issues will be detailed by the Groups Walking around

• Take your Time
• Ask Questions
• Make them short and individual
• Don’t forget the 50 euros.
• Ask for an Oral Hearing
Main Points to Consider in your Appeal

THANK YOU

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