



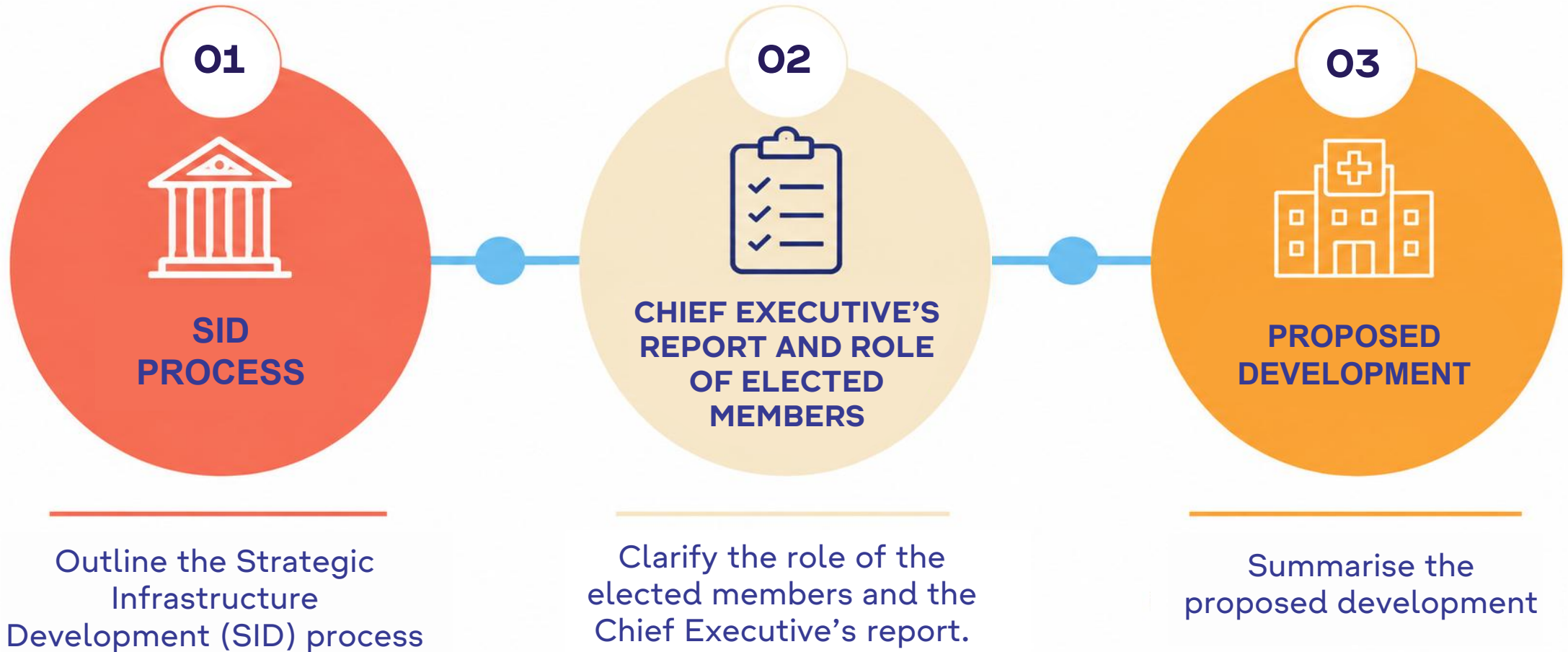
Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Mental Health Campus Expansion St. Edmundsbury

Lucan, Palmerstown, North Clondalkin ACM

23 June 2026



Strategic Infrastructure Development (SID)

SDCC

- Developments of strategic / national importance as per the Planning and Development Act.
- At pre-application stage An Coimisiún Pleanála (ACP) confirm whether a development is SID.

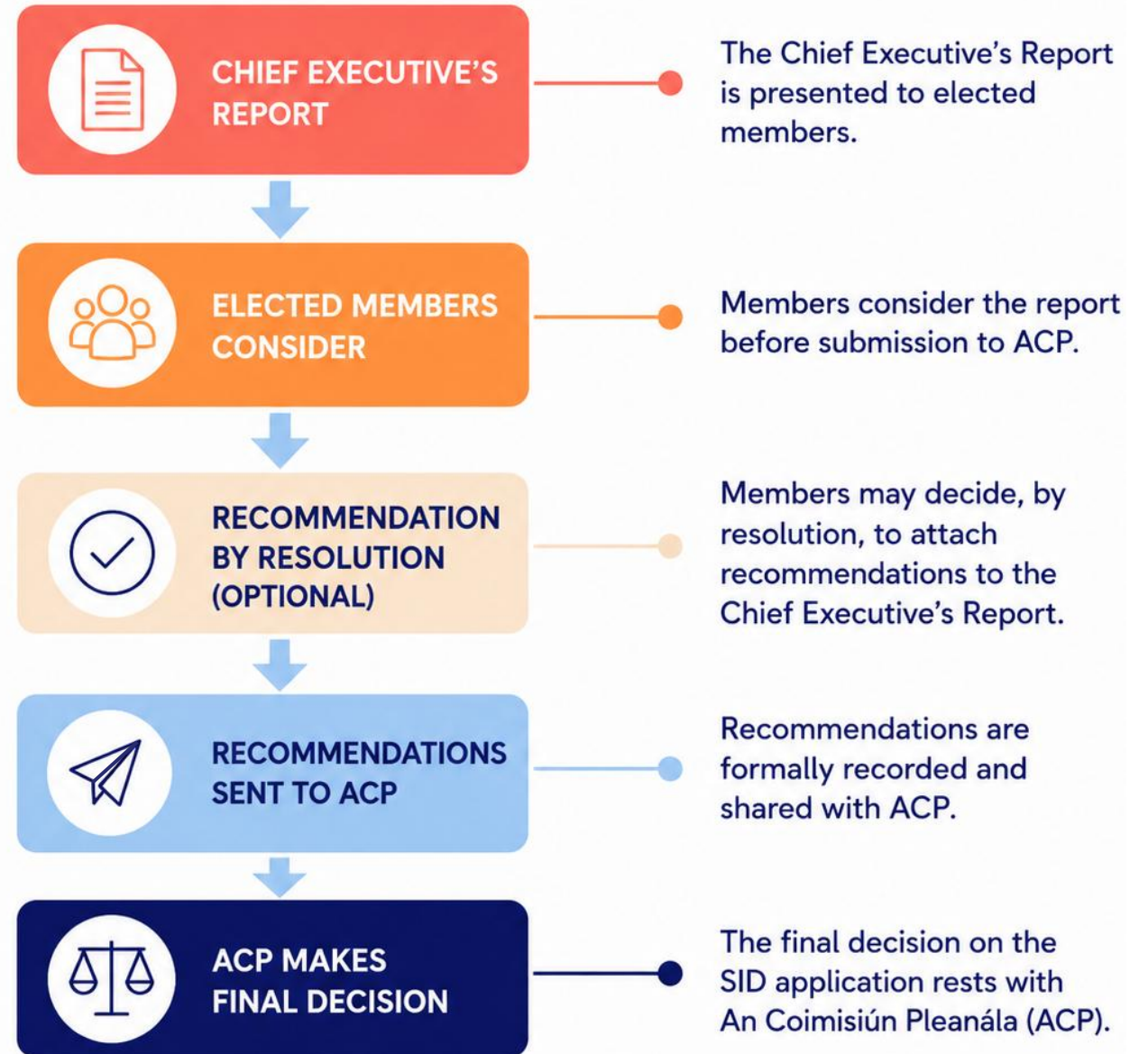
What is the SID Process?

1. Pre-application consultation is undertaken with SDCC and with ACP.
2. The SID Application is submitted directly to ACP.
3. SDCC is requested by ACP to prepare a Chief Executive's Report, present this to Elected Members (option to include recommendations by resolution) and submit to ACP.
4. ACP makes the final decision. SDCC does not determine the application.



Role of the Elected Members

- SDCC/Elected Members **do not determine** the SID application.
- The Chief Executive's Report is presented to members before submission to ACP.
- **OPTIONAL:** Members may decide, **by resolution**, to attach recommendations to the Chief Executive's Report, with the wording of those recommendations specified in the resolution.
- Any recommendations are submitted to ACP for consideration.



Role of the Chief Executive's Report

SDCC

Purpose:

- Prepared by the Planning Authority under Section 37E, the Chief Executive's Report sets out the Council's assessment of the proposed development.
- Presented to Elected Members for their views before submission to ACP.

Assessment Includes:

- Compliance with the County Development Plan.
- Consistency with national and regional planning policy.
- Environmental and heritage considerations.
- Transportation, infrastructure and servicing matters.
- Other relevant planning issues identified by Council departments.
- The adequacy, adopted methodology, conclusions etc. of the EIAR.



Prepared by the
Planning Authority
and submitted to ACP



Sets out the Council's
assessment of the
proposed development



Presented to elected
members before
submission to ACP

Overview of the Proposed Development

SDCC

Applicant: The Governors of St. Patrick's Hospital

Application Lodged: 6th of May 2026

Overall project elements include:

- Expansion and modernisation of the St Patrick's Mental Health Services campus at St Edmundsbury Hospital, Lucan Road, on an 8.1 ha site over a 10-year permission period, increasing capacity from 52 beds to 214 inpatient beds.
- Development includes a 200-bed adult inpatient facility, a 14-bed adolescent unit, associated clinical, staff and support facilities, together with demolition works, refurbishment of protected structures, public open space, therapeutic gardens, landscaping, parking and infrastructure upgrades.

Link: The application can be viewed on the ACP website ref. PA06S.324264

(<https://www.pleanala.ie/en-ie/case/324264>) or on the dedicated application website:

<https://www.stpatrickslucansid.ie/>





Aerial View of the Proposed Development with Indicative Chapel Hill Junction Improvement

Application documentation and drawings:

- Statutory particulars including cover letter, application form, copies of notices, list of prescribed bodies.
- Environmental Impact Assessment Report.
- AA Screening Report.
- Traffic and Transport Assessment.
- Conservation Report and Architectural Heritage Impact Assessment.
- Landscape and Visual Impact Assessment.
- EIAR includes Biodiversity Chapter and Bat Survey Report.
- Planning Report.
- Planning Application Drawings.

National Planning Framework (First Revision)

Supports the provision of high-quality healthcare infrastructure and improved access to healthcare services across the State.

EMRA Regional Spatial and Economic Strategy (RSES)

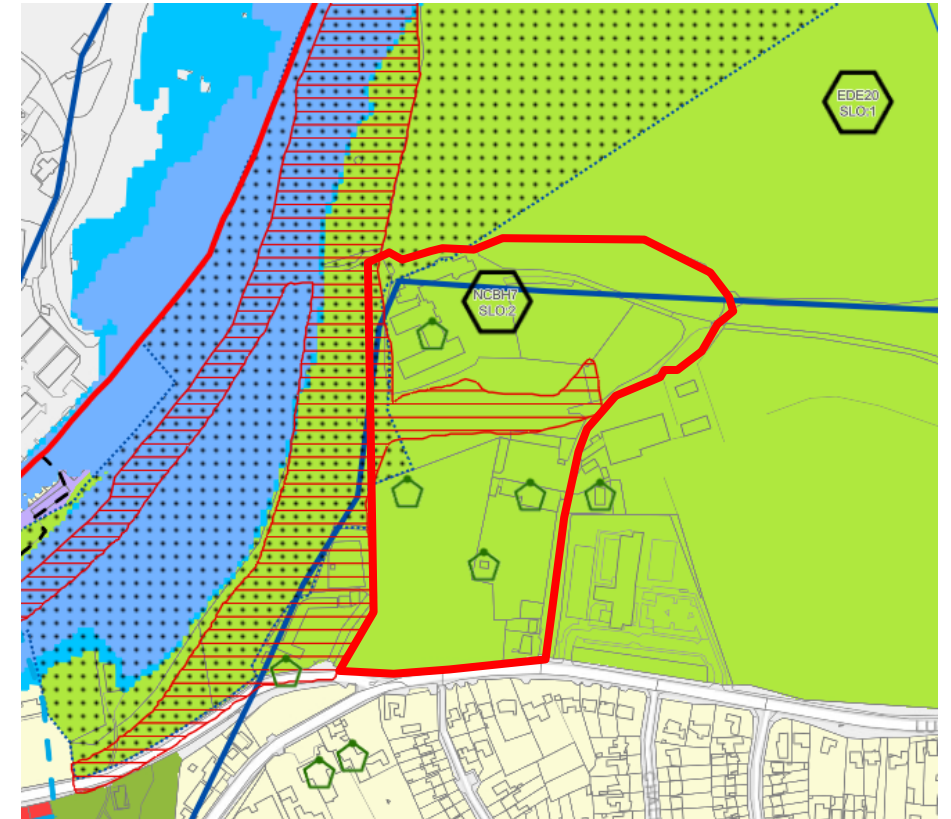
Regional Policy Objective 9.23

Supports the provision and enhancement of healthcare facilities and services to meet the needs of the growing population of the Eastern and Midland Region.

South Dublin County Development Plan 2022–2028

NCBH7 SLO 2: To work in collaboration with the owners of St Patrick's Hospital lands at St Edmundsbury, Lucan in the preparation of a Masterplan to examine the potential for the future provision of mental health services and accommodation on the existing hospital campus lands. The Masterplan will have full regard to the setting and integrity of the Protected Structures on the lands, the highly sensitive environmental characteristics of the site in relation to the Liffey Valley and Green Infrastructure principles and the need to provide appropriate public access including an area of accessible public realm within the lands and connectivity to adjacent lands to further the overall objective of developing a Liffey Valley public park.

SDCC



To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas

Liffey Valley Special Amenity Area Order 1990 (SAAO)

Contextual Plan

3.4 CONNECTED NEIGHBOURHOOD



Transportation

- Shuttle bus for staff from St. Patrick's Hospital, Dublin 8.
- Shifts 07:00-19:00 and 19:00-07:00.
- The proposal involves alterations to the southern site boundary to facilitate future upgrades on Lucan Road.
- Identified necessary road upgrades.

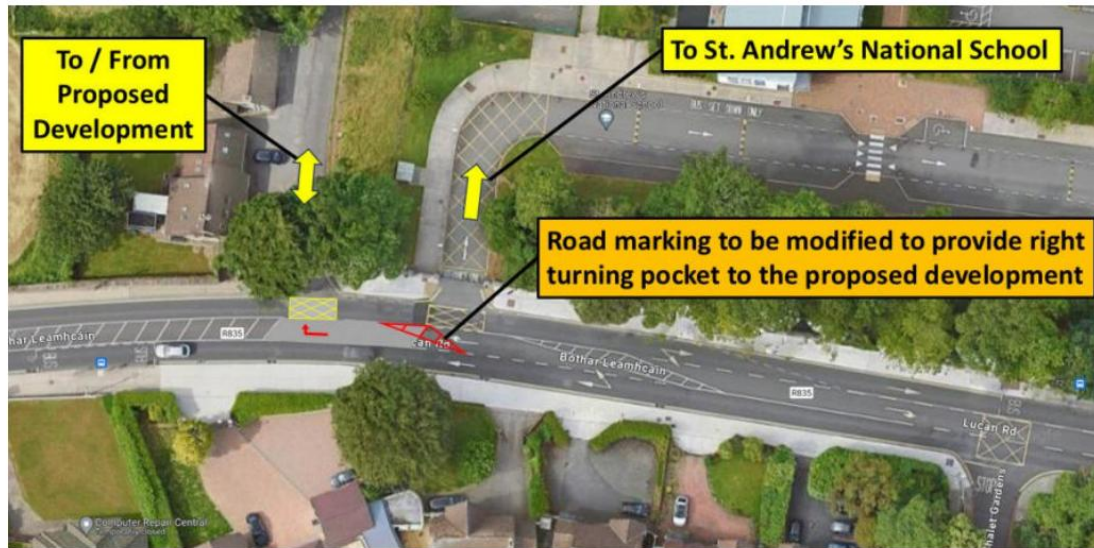


FIGURE 4.3 – PROVISION OF RIGHT TURNING POCKET AT WESTERN VEHICULAR ACCESS
(SOURCE: GOOGLE MAPS, ANNOTATION BY EGIS)

Provision of one-way cycle track for both sides of the roads;
Removal of triangle island at the junction;
Provision of signalised parallel crossings (i.e. dedicated and separated crossing facilities for pedestrians and cyclists) at Lucan Road East arm, Lucan Road West arm and Chapel Hill arm; and
The existing bus stop at Lucan Road East arm will be relocated westward (approximately 80m) in order to minimize any traffic obstruction for vehicles travelling from Lucan Road East arm to Chapel Hill arm due to pick-up/drop-off activity by buses.



FIGURE 4.4 – PROPOSED IMPROVEMENT SCHEME FOR CHAPEL HILL / LUCAN ROAD JUNCTION (JUNCTION 7)

Protected Structures

2.5 RECORD OF PROTECTED STRUCTURES

RPS Ref.	Sub-Ref.	Address / Location	Description	Sheet
001		Anna Liffey Weir, Lucan	Fishery Site & Weir (RM)	Map 01
002		Hermitage Golf Club, Off Lucan Road	Detached Multiple-Bay Two-Storey Country House	Map 02
003		St. Edmundsbury House, Old Lucan Road	Three Storey House, Porch with Colonnades, & Out- offices	Map 01
004		Leixlip Bridge, Leixlip	Stonebridge & Former Bridge Site (RM)	Map 01
005		Leixlip Road, Lucan	Ashlar Limestone Gate Piers	Map 01
006		Lower Road Palmerstown	Metal Bridge over River Liffey	Map 02
007		Fonhill/Palmerstown	Disused Mill Race	Map 02
008		St. Edmundsbury, Off Lucan Road	Barn & Coach House	Map 01
009		Salmon Leap Inn, Leixlip	Public House	Map 01
010		Off Lucan Road, St. Edmundsbury	Detached Two-Bay Two-Storey House & Stable Block	Map 01
012		Walled Garden, Lucan Road, St. Edmundsbury	Walled Garden	Map 01
013		Wall & Bell Tower, Off Lucan Road, St. Edmundsbury	Uncoursed Rubble Limestone Boundary Wall with Attached Bell Tower	Map 01

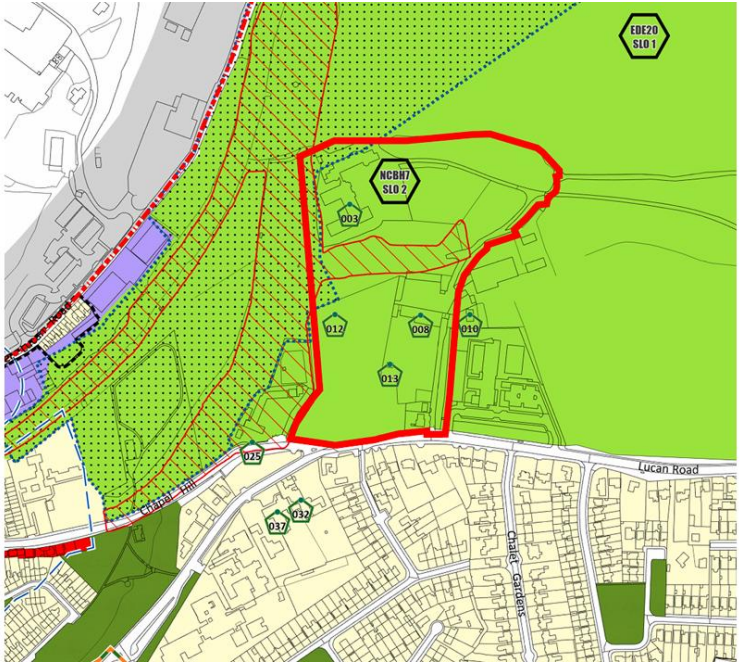
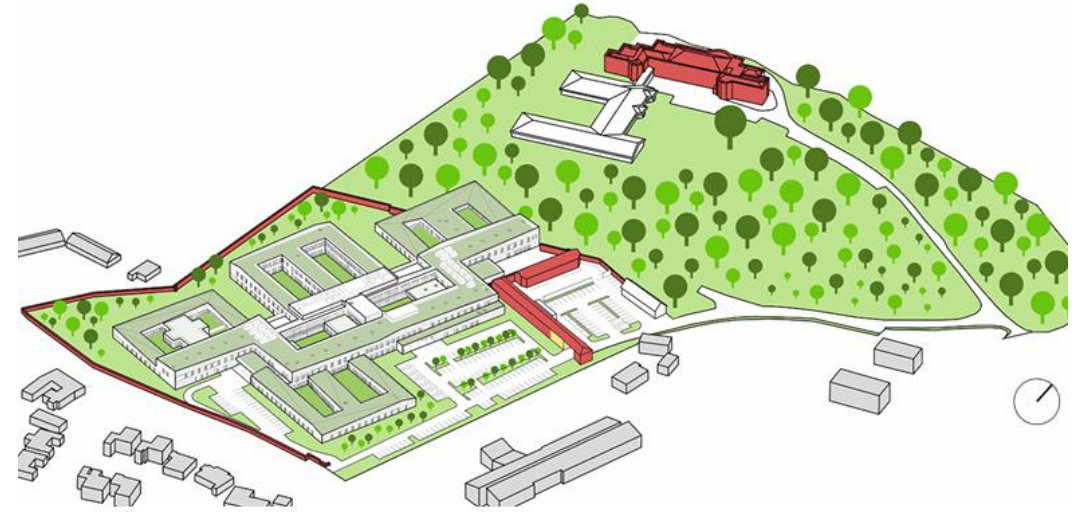




Image showing the integration of the Garden Wall into the development

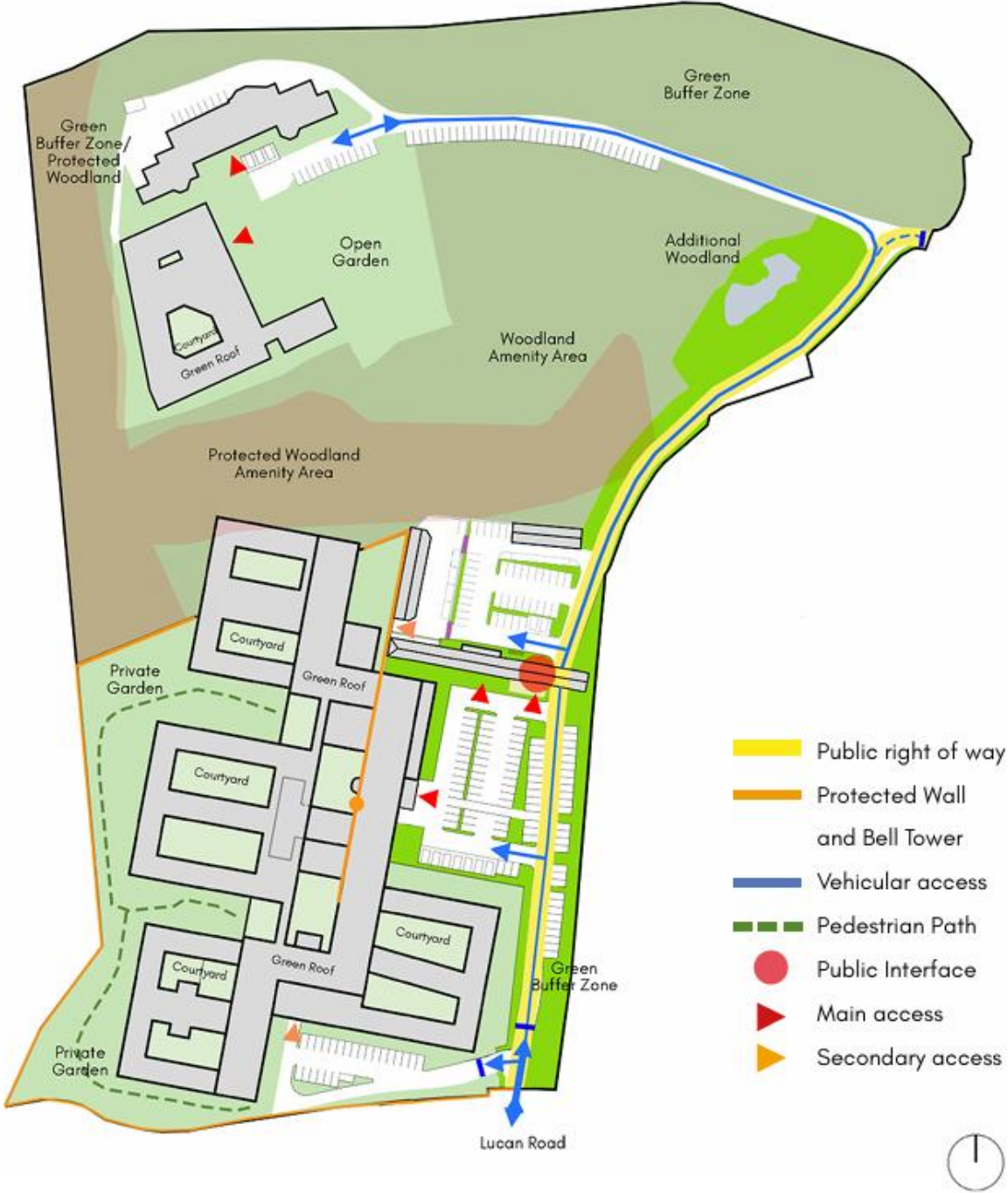


Images showing reutilisation of the old barn and coach house



CGI of the new adolescent care facility

Site Plan and Landscaping



Process Timeline



These timelines are set under Section 37E of the Planning and Development Act 2000 (as amended).



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Thank you