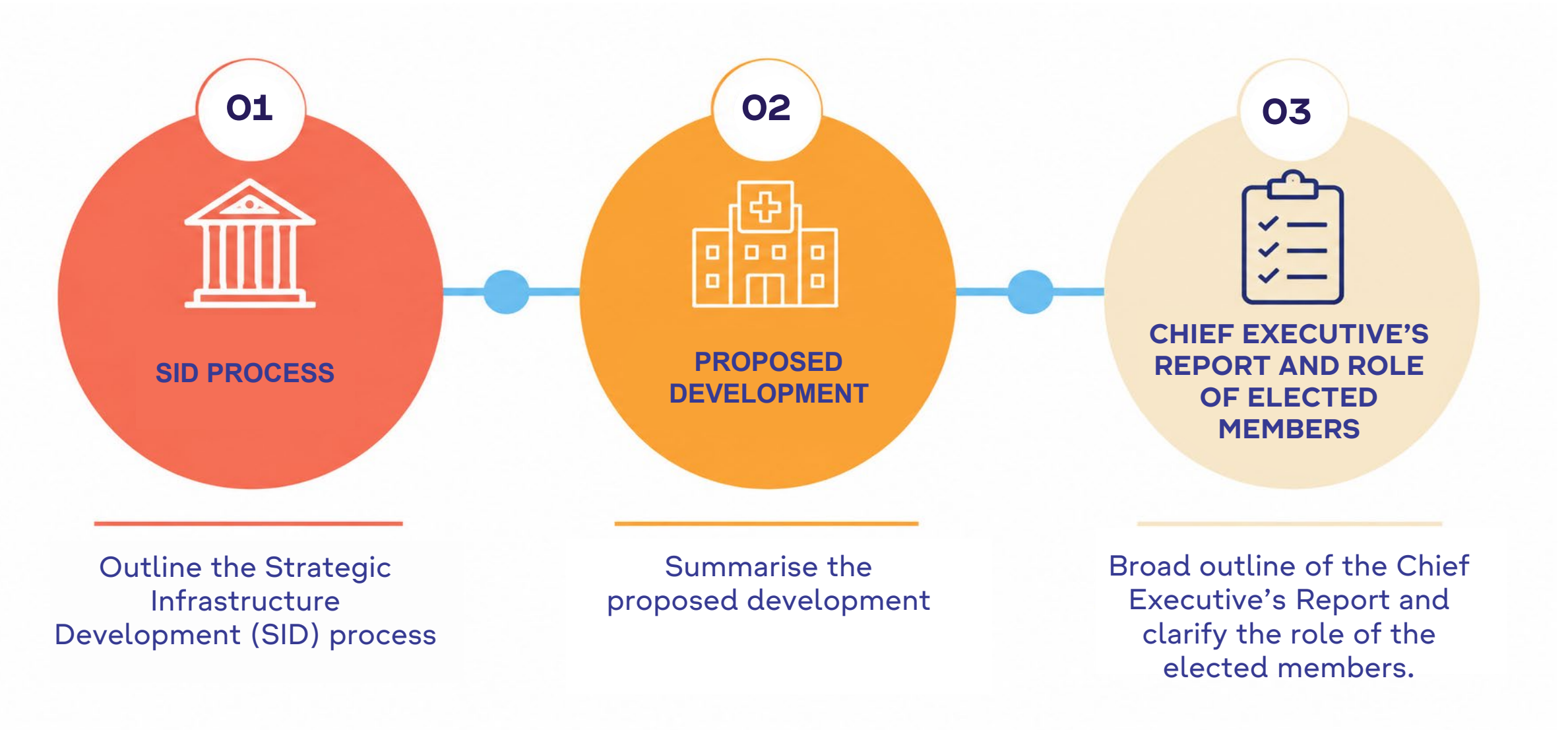


Mental Health Campus Expansion St. Edmundsbury

Council Meeting

13 July 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.

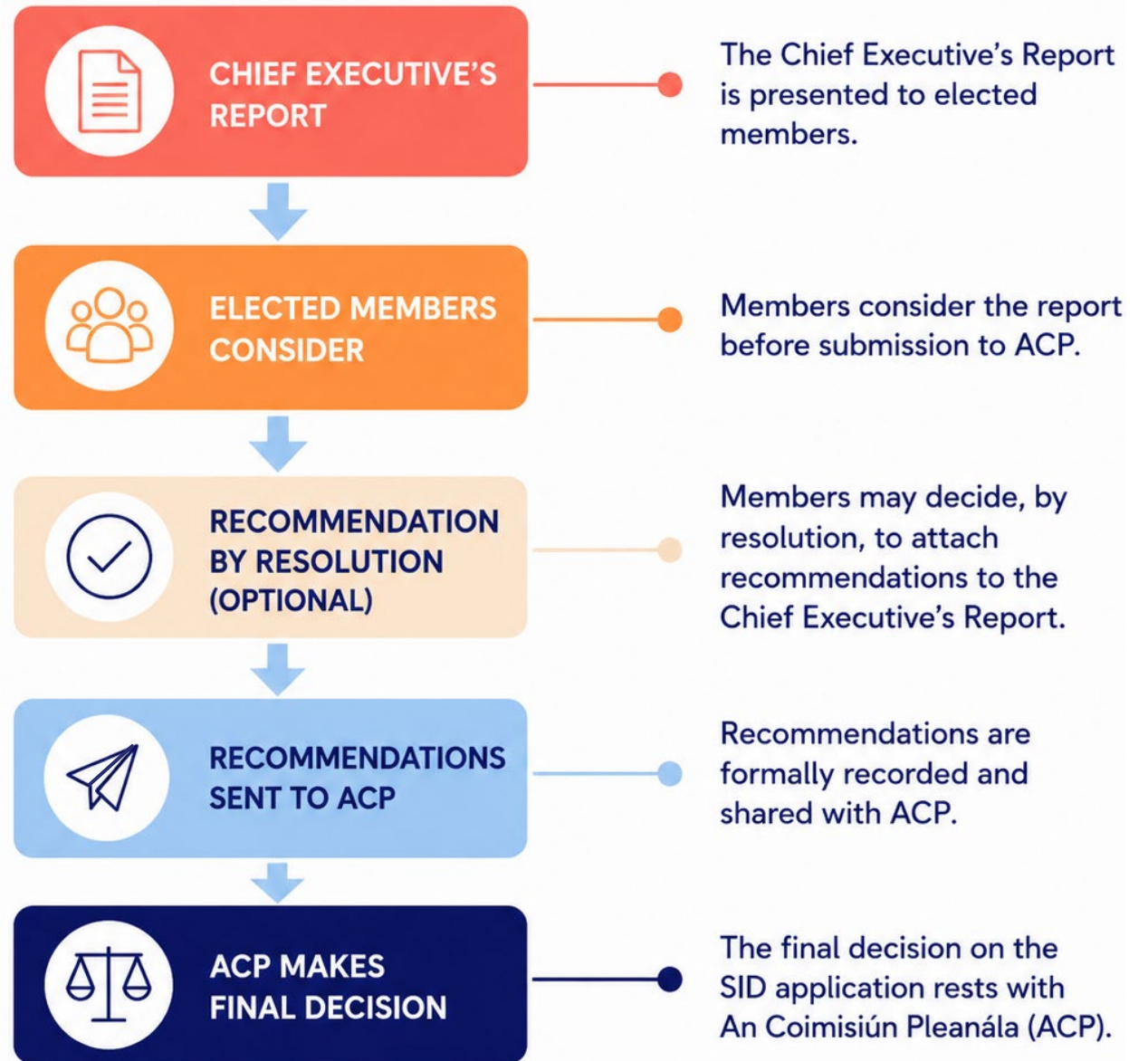
What is the SID Process?

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

- 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 on the proposed development 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/>

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.





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



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

Policy COS 6: Healthcare Facilities states ‘...and facilitate other statutory and voluntary agencies, and the private sector in the provision of healthcare facilities and services, including the system of hospital care and the provision of community based primary care facilities appropriate to the size and scale of each settlement’.

Policy supports the enhancement and expansion of healthcare facilities to meet regional and national healthcare needs.

Contextual Plan

3.4 CONNECTED NEIGHBOURHOOD



South Dublin County Development Plan 2022–2028

Specific Local Objective onsite:

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.

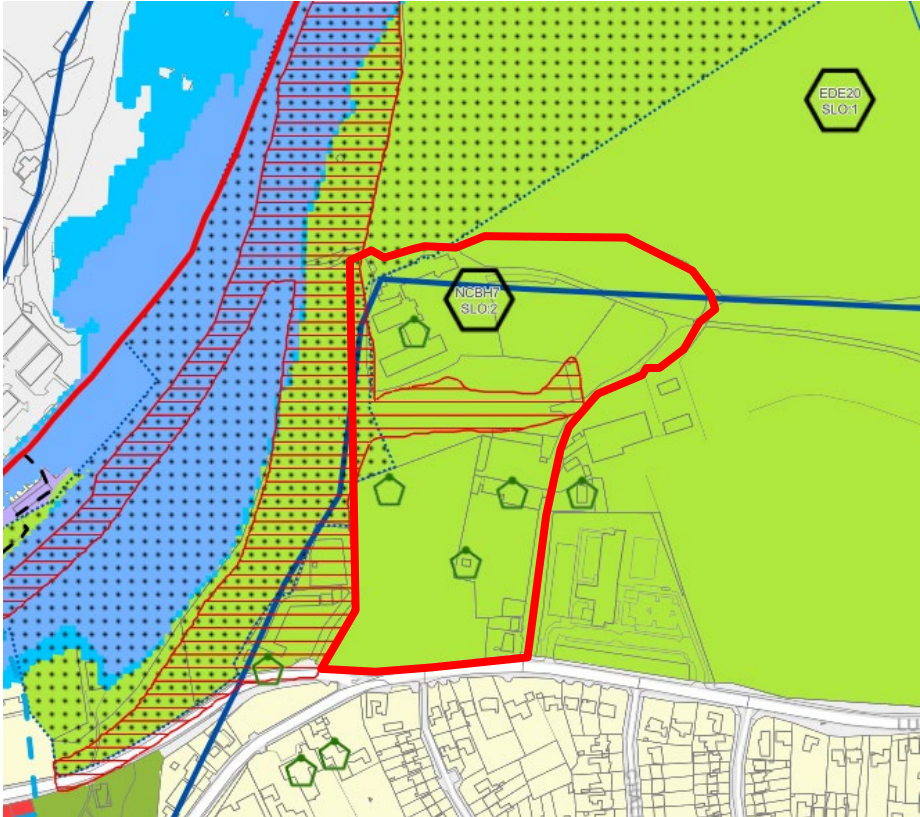
Summary of Assessment

1. Proposed development submitted following pre-planning discussions with SDCC and other relevant bodies.
2. Comprehensive plan for development of the entire site.
3. Regard has been had to the Protected Structures and public realm and connectivity.
4. Concerns raised in relation to impact on environmental sensitivities.
5. Proposal provides for accessible public realm within the lands, including public café and open space, and facilitates connectivity to adjacent lands.

Zoning and Environmental Designations



South Dublin City Council Development Plan 2022 - 2028



Use Zoning Objectives

- Objective HA (LV, DV, DM) To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas

Specific Objectives

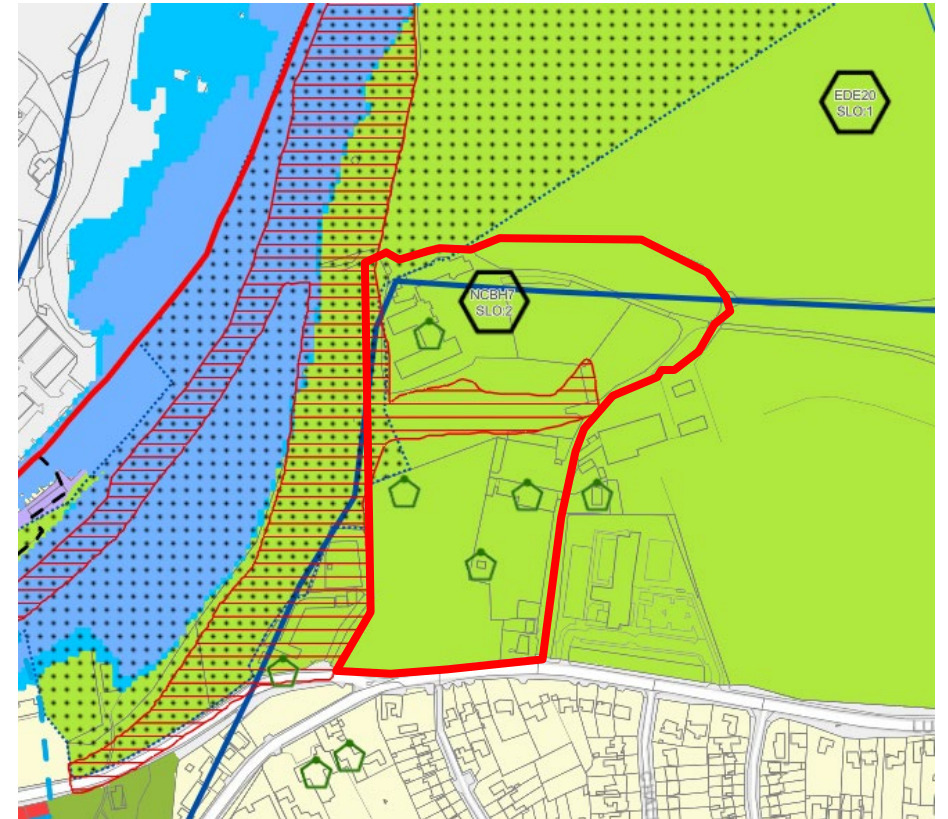
- Proposed Natural Heritage Area (pNHA)
- Liffey Valley Special Amenity Area Order 1990 (SAAO)

Zoning and Environmental Designations

‘Hospital’ use is Not Permitted in HA-LV zoning.

The proposed development is a “Non-Conforming Use” under the CDP, as it was in existence before 1st October 1964 (i.e. prior to planning legislation).

An intensification of a Non-Conforming Use will be permitted *“only where the proposed development would not be detrimental to the amenities of the surrounding area and would accord with the principles of proper planning and sustainable development. This includes the integration of land use and transport planning”*.



Use Zoning Objectives

-  Objective HA (LV, DV, DM) To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas

Specific Objectives

-  Proposed Natural Heritage Area (pNHA)
-  Liffey Valley Special Amenity Area Order 1990 (SAAO)

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

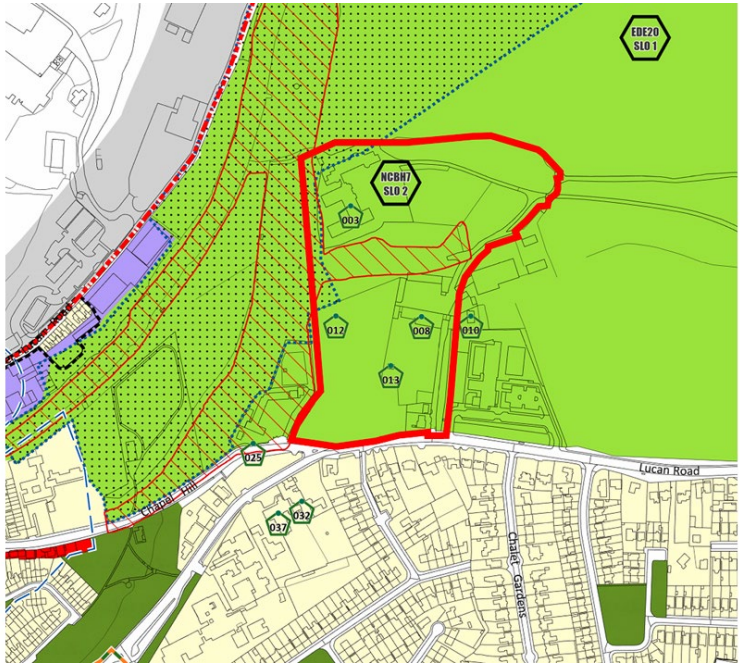
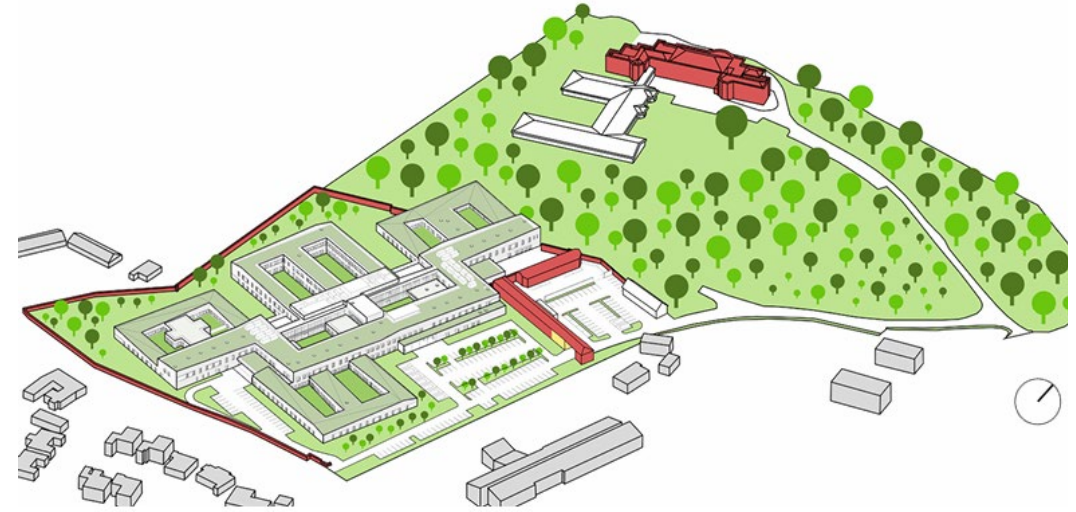




Image showing the integration of the Garden Wall into the development



Images showing reutilisation of the old barn and coach house

Summary of Assessment

Approach has been architectural conservation lead and allows for a balance between the existing structures and setting of St. Edmundsbury House in providing a purpose-built new development to continue the established use of the site.

Transportation

- Car and bicycle parking provision.
- Shuttle bus for staff from St. Patrick's Hospital, Dublin 8.
- Staff shifts 12 hour (07:00 to 19:00 vice versa)
- Scheduled visiting hours (i.e. 10:00 to 12:00, 14:00 to 16:00 and 19:00 to 21:00)
- Alterations to the southern site boundary to facilitate future upgrades on Lucan Road.
- Identified necessary road upgrades.

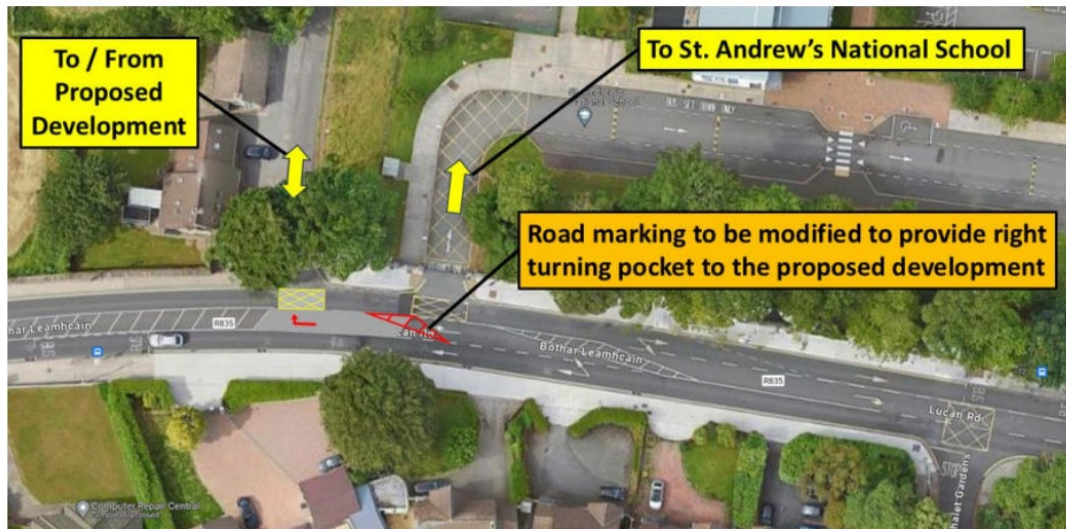


FIGURE 4.3 – PROVISION OF RIGHT TURNING POCKET AT WESTERN VEHICULAR ACCESS
(SOURCE: GOOGLE MAPS, ANNOTATION BY EGIS)

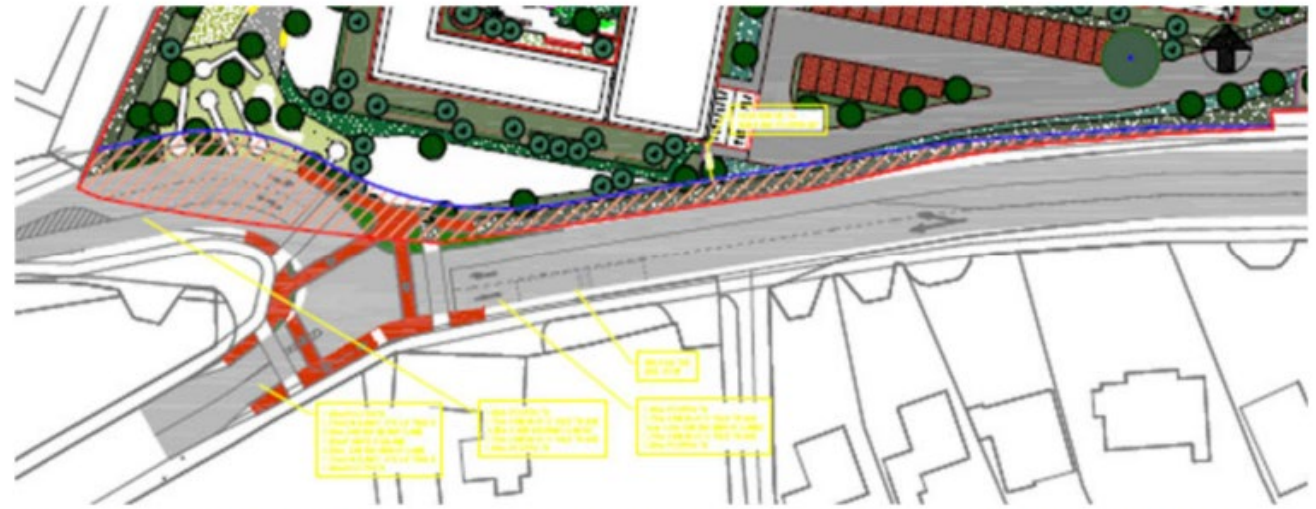


FIGURE 4.4 – PROPOSED IMPROVEMENT SCHEME FOR CHAPEL HILL / LUCAN ROAD JUNCTION (JUNCTION 7)

Summary of Assessment

- Site location is an “accessible location” being directly served by existing high frequency bus services and in close proximity to the proposed Lucan Core Bus Corridor.
- Staff and visitor scheduling can help offset the traffic generation to outside the busy times on existing roads.
- Car parking level is in line with Development Plan policy.
- Special Contribution to be sought to partially contribute for upgrade works to Lucan Road/Chapel Hill Junction – to be delivered by SDCC.



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

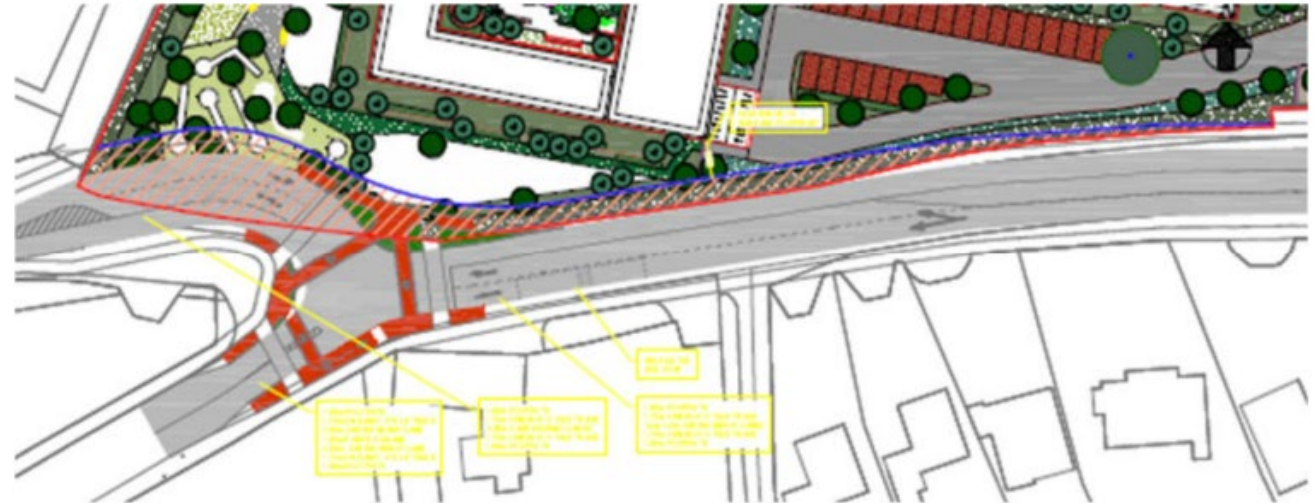


FIGURE 4.4 – PROPOSED IMPROVEMENT SCHEME FOR CHAPEL HILL / LUCAN ROAD JUNCTION (JUNCTION 7)



Summary of Assessment

Identifies concerns regarding the encroachment into and impact on the Liffey Valley pNHA and woodland.

Concerns regarding surveys carried out, re biodiversity, protected habitats and bats, and recommends amendment and further ecological assessment and measures.

Compliant with minimum Green Space Factor.

Sustainable Urban Drainage Measures proposed. Scope to further enhance this as part of the above.

General Summary of Key Issues

- Project supported in principle in relation to provision of healthcare services, approach to architectural conservation and enhancement of public realm and connectivity.
- Acceptability of the proposal in terms of a “non-conforming use” under the HA-LV zoning and the Specific Local Objective on-site is dependent on the impact on the highly sensitive environmental characteristics of the location. Further information and amendments recommended.
- Concerns identified regarding the encroachment and impact on the Liffey Valley pNHA and woodland. Further information and amendments recommended.
- Recommended special contribution condition to contribute to the cost of local junction upgrades.
- Recommended planning conditions and matters for ACP to consider in determining the application.

Process Timeline



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

In this planning case, Section 37E (6) of the Planning and Development Act 2000 (as amended) applies and

Members may, by resolution, decide to attach recommendation(s) specified in a resolution to the Chief Executive report.



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Thank you