

**CHIEF EXECUTIVE’S REPORT ON PROPOSED STRATEGIC
INFRASTRUCTURE DEVELOPMENT BY THE GOVERNORS OF ST. PATRICK’S
HOSPITAL FOR THE DEVELOPMENT OF A NEW MENTAL HEALTH HOSPITAL
FACILITY AT ST EDMUNDSBURY HOSPITAL, LUCAN ROAD, LUCAN, CO.
DUBLIN**

SECTION 1: INTRODUCTION

Statutory Basis and Purpose of Report

This report has been prepared in relation to an application for Strategic Infrastructure Development made under section 37E of the Planning and Development Act 2000 (as amended) (“the Act of 2000”). As the Planning Authority for the area in which the development is proposed, South Dublin County Council is required to prepare and submit to An Coimisiún Pleanála (“ACP”) a report setting out its views on the effects of the proposed development on the environment and the proper planning and sustainable development, having regard to certain matters.

The legislation further specifies that the Chief Executive shall, prior to lodging a report with ACP, submit it to the elected members and seek the views of the members on the proposed development. The elected members may, by resolution, decide to attach recommendations to the report (and where recommendations are attached, the meeting administrator’s record shall also be attached).

This report is therefore presented to the members of South Dublin County Council in the first instance, and, with any recommendations they might add, to An Coimisiún Pleanála.

Contents of the Report

An Coimisiún Pleanála indicated in its cover letter received by SDCC on the 12th of May 2026 that the issues it expects to be addressed, where relevant, in this report are outlined on its website as “7th Schedule SID (Planning Authority): Relevant issues to be addressed in the Planning Authority Report”, which include:

- Main relevant Development Plan provisions relating to the subject site and surrounding area including the relevant Core Strategy provisions. 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.
- 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 Regional Waste Management Plans should be referred to in addition to the Development Plan.

- Adequacy of the public water supply. (Note Irish Water may also comment as a prescribed body)
- Public sewerage facilities and capacity to facilitate the proposed development. (Note Irish Water may also comment as a prescribed body)
- Availability and capacity of public surface water drainage facilities.
- Flood risk assessment in accordance with *The Planning System and Flood Risk Management – Guidelines for Planning Authorities (November 2009)*.
- Assessment under the Water Framework Directive and associated regulations.
- Hydrological and hydrogeological assessments as relevant to the case.
- Appropriate assessment under the Habitats Directive.
- Comments on the adequacy, methodology adopted, conclusions etc. of the EIAR submitted with the application.
- 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.
- 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 licence is required, the Board cannot impose conditions relating to the control of emissions from the activity for which a license is required).
- 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.
- Any other matters relating to the effects on the environment, the proper planning and sustainable development of the area or the effects on European site(s) that the planning authority may consider to be relevant to the case.

The report attends to each of these points in the relevant sections of this report.

Application for Strategic Infrastructure Development

The application was lodged with An Coimisiún Pleanála on the 6th of May 2026 for permission for the development of a new mental health hospital facility at St Edmundsbury Hospital, Lucan Road, Co. Dublin. ACP requested South Dublin County Council by letter dated 12th of May 2026 to submit its views on this application.

Various documents and drawings have been submitted in respect of this application, including, but not limited to, the following:

- Statutory particulars including cover letter, application form, copies of notices, list of prescribed bodies.

- Environmental Impact Assessment Report, including Biodiversity Chapter and Bat Survey Report.
- Appropriate Assessment Screening Report.
- Traffic and Transport Assessment.
- Conservation Report and Architectural Heritage Impact Assessment.
- Landscape and Visual Impact Assessment.
- Planning Report.
- Planning Application Drawings.

SECTION 2: PROPOSED DEVELOPMENT AND CONTEXT

Description of Development

Detail of Proposed Development

The proposed development will comprise of the following in detail:

- The demolition of an existing single storey 52 no. bed psychiatric ward (c. 1,633.00 sq m), located to the south-west of St. Edmundsbury House (RPS 003), and the construction of a single storey 14 no. bedroom in-patient adolescent mental health facility (c. 1,857.10 sq m) in its place, with façade remediation where the former building connected to St. Edmundsbury House;
- The demolition of 1 no. single storey existing shed (c. 17.90 sq m) to the north-west of St. Edmundsbury House and replacement with 1 no. ESB substation unit building (c. 23.60 sq m).
- A new 200 no. bed adult inpatient facility ranging from one to two storeys in height and a total floor area of c. 16,283.20 sq m, with screened plant at roof level. It will be located within the existing walled garden area (RPS 012) and will incorporate the historic walls and bell tower structures (RPS 013.) The facility will be arranged as a single continuous block comprising 7 no. in-patient wards. The form of the building will create 10 no. new internal courtyards at ground floor & 2 no. terraces at first floor (c. 3696.00 sq m in total); with c. 62 lin.m of the north garden wall to be demolished and this stone reincorporated into the proposed hospital structures.
- The alteration, refurbishment and conversion of the existing structures within the historic farmyard enclosure (RPS 008), including:
 - Coach house building (c. 312.95 sq m) to provide a new consultancy suite (c. 599.50 sq m) and c. 71.5 sq m café;
 - Alteration, conversion and refurbishment of existing barn (c. 183.65 sq m) to form a maintenance facility building and associated offices (c. 374.00 sq m);
 - The demolition of an existing contemporary shed within the historic farm yard (c. 163.75 sq m) and construction of a new single storey energy centre building (c. 114.50 sq m), within the historic farmyard enclosure.
 - In total, c. 210.80 sq m of structures are required to be demolished within the walled garden and farmyard enclosure areas to facilitate the proposed development.
- The removal and relocation of the existing southern boundary wall to Lucan Road (c. 190m) (Regional Road Number Ref. R835) set back from the existing boundary to facilitate future junction improvement works to the Lucan Road and Chapel Hill Junction. The junction upgrade works do not form part of this application.
- The demolition of the existing 2 no. Dean Clinic buildings (single storey and single storey with dormer level) at the existing entrance to the site via the Lucan Road (c. 221.15 sq m and c. 60 sq m respectively) to facilitate the construction of revised access arrangements and widening of the access to the Lucan Road.
- The new mental health facility will provide:
 - Adult and adolescent in-patient service rooms;
 - Adult and adolescent day services rooms;
 - Patient care services rooms;
 - Patient pharmacy;
 - Laboratories;

- Staff and patient canteen facilities;
- Consultant and hospital administration accommodation;
- Staff welfare facilities;
- Reconfigured and additional new car and cycle parking facilities (with revised total of 214 no. car parking spaces, 2 no. bus parking spaces and 160 no. secure cycle parking spaces);
- Signage and wayfinding.
- The proposed development also includes:
 - Private and secure patient gardens (9,982 sq m);
 - Plant and associated tanks;
 - Public lighting;
 - All piped infrastructure and ducting and redirection works;
 - Tree removal, including tree removal within the Proposed Liffey Valley Natural Heritage Area (pNHA - 000128);
 - Redirection and undergrounding of existing overhead power lines from the Lucan East 38KV Substation to the existing hospital facility;
 - Controlled access barriers;
 - 2 no. Secure cycle parking stores total c. 107.10 sq m;
 - EV charging facilities;
 - 3 no. Attenuation tanks;
 - Rainwater harvesting tanks;
 - PVs;
 - SUDs including extensive green roof provision;
 - Boundary treatments, including new boundary treatments and the repair and refurbishment of existing stone boundary walls;
 - Waste marshalling compound storage area;
 - Changes in level and retaining walls;
 - Internal roads and paths, including vehicle set down areas;
 - Site clearance works;
 - Services provision and related ducting, piping and cabling;
 - and all associated site development and excavation works above and below ground.
- Upon completion, the mental health facility will cumulatively provide 214 no. inpatient beds across the campus, including existing and proposed inpatient beds.

Need/Rationale for Project and Project Objectives

The submitted Planning Statement (prepared by Tom Phillips & Associates, Planning and Development Consultants) states that St. Patrick's Mental Health Services (SPMHS) is Ireland's largest provider of mental healthcare. The organisation operates across two primary campuses: St Patrick's University Hospital on James' Street in Dublin 8 and St Patrick's Hospital, St. Edmundsbury, Lucan.

The report states that the applicant seeks to redevelop and modernise its infrastructure to meet future demand, aiming to increase capacity, enhance service delivery, and transform the physical environment for the benefit of service users, staff, and the wider community. The submitted EIAR states that the proposal is to create a world-class Adult and Adolescent Inpatient mental health facility complete with Daycare, Dean Clinic Services, Research,

Educational and Advocacy programs on the site of St Edmundsbury Hospital. These will compliment retained services in Dublin 8.

The Planning Statement provides a further rationale for the proposed development at St. Edmundsbury detailing the demand for such a facility in light of the increasing prevalence of mental health issues, as well as the current shortfall in appropriate mental healthcare facilities. The proposal will deliver a facility of regional and national importance, serving a wide catchment extending beyond the immediate area. The consolidation and expansion of services on a single campus will facilitate the delivery of a centre of excellence in mental healthcare, aligned with Government policy and investment priorities.

The Planning Statement also details how the proposed development accords with the historic use of the wider site in connection with the hospital. The report states that the proposed development will align with both the historic uses of its lands and clear proven treatment means regarding the positive effects of such a setting within nature on psychiatric care and healing.

Site Description

The subject site of the proposed development is located in Lucan in the north of the South Dublin County. The subject site is approximately 8.10 hectares and contains St. Edmundsbury Hospital. The River Liffey is located to the north of the site, the Lucan Road to the south, a community centre/childcare facility and 38KV electricity substation to the east and a national school to the west.

There are several protected structures located on the subject site. A significant proportion of the subject site in the southern part of the site is currently open grassed area. The northern part of the site comprises of St. Edmundsbury House and its extension. There is an area of woodland in the middle of the site and along the north-western and northern boundaries.

Environmental and Policy Sensitivities

Policy Screening

The site of the proposed development has been screened against the County Development Plan map layers and the following overlaps or proximities are noted:

- Aviation Safeguarding
 - Bird Hazards – Casement and Weston
 - Conical Surface – Weston
 - Outer Horizontal Surface – Dublin and Casement
- Green Infrastructure Corridors
 - Liffey Valley Corridor
- pNHA onsite
 - Ref: 000128 Liffey Valley: Parts of the Liffey Valley proposed Natural Heritage Area (“pNHA”) is within the application site, predominantly west and across the centre of the site.

- The Liffey Valley Special Amenity Area Order
 - The Liffey Valley SAAO is to the north and west of the subject site and overlaps with the application site on these boundaries, largely in the north-western part.
- Record of Protected Structures:
 - 4no. protected structures are located within the application site of the proposed development:
 - 003: Three Storey House, Porch With Colonnades, & Out- offices St. Edmondsbury House, Old Lucan Road
 - 008: Barn & Coach House St. Edmondsbury, Off Lucan Road
 - 012: Walled Garden Walled Garden, Lucan Road, St. Edmondsbury
 - 013: Uncoursed Rubble Limestone Boundary Wall with Attached Bell Tower Wall & Bell Tower, Off Lucan Road, St. Edmondsbury
 - The proposal would be located within 100m of 4 no. additional protected structures which are outlined below:
 - 010: Detached Two-Bay Two-Storey House & Stable Block Off Lucan Road, St. Edmondsbury
 - 025: Carved Limestone Memorial Slab Date 1807 James MacCarten Memorial, The Old Hill, Chapel Hill, Lucan
 - 037: Detached Gable-Fronted Church St. Mary's R.C. Church, Lucan Road
 - 032: Detached Two-Storey Convent St. Joseph's Presentation Convent, Lucan Road
 - It is also noted that the ownership boundary line on the submitted Site Location Map includes the following protected structure to which no works are proposed:
 - 028: Gate Lodge, Pillars & Gates St. Edmondsbury House, Lucan
- Intersects a Riparian Corridor in the northern part of the site.
- Specific Local Objective onsite
 - Ref: NCBH7 To work in collaboration with the owners of St Patricks Hospital lands at St Edmondsbury, 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.
- Specific Local Objectives nearby
 - Ref: EDE20 To work in collaboration with the owners of lands at St. Edmondsbury, Lucan to seek to provide appropriate public access to these lands in the Liffey Valley.

- Ref: NCBH7 To investigate the potential of collaborating with Fingal County Council for the re-use of Shackleton's Mill as a tourism destination given its location in proximity to Lucan Village.

SECTION 3: RELEVANT PLANNING HISTORY

Relevant Planning Applications in Proximity to the Proposed Development

Subject Site

SD14A/0210 - St. Edmundsbury Hospital, Lucan, Co. Dublin

Replacement of existing high level water storage tank with new water storage tank room (the property is a Protected Structure).

Grant Permission.

SD11A/0056 - St. Edmundsbury Hospital, Lucan, Co. Dublin

(1) The installation of a new passenger lift serving basement, ground and first floor levels, this includes a lift lobby extension at first floor level;

(2) the subdivision of a Day Area on the southern side of the building at ground floor level;

(3) the installation of a rooflight over the new Day Patient Reception Area;

(4) the erection of a 2.7m high steel and timber fencing with double access gates to the east end of the three storey building;

(5) the erection of a 2.7m high steel fencing with polyester coated finish to southern side of single storey (1985) 50 bed ward building.

The proposed development consists of carrying out works to a Protected Structure.

Grant Permission.

Notable Conditions:

2. External and internal architectural features of the Protected Structure, St. Edmundsbury House shall be safeguarded during the proposed work; conservation principles in relation to minimal intervention, repair rather than replacement and reversibility of works shall be adhered to.

REASON: To protect the architectural integrity of the Protected Structure, to ensure works are carried out under conservation principles and to safeguard original features.

S00A/0045 - St. Edmundsbury Hospital, Lucan, Co. Dublin.

Replacement of existing entrance porch and provision of new access ramp at entrance to existing single storey ward building.

Grant Permission.

S99A/0401 St. Edmundsbury Hospital, Lucan, Co. Dublin.

Erect replica gates, piers and new walls and N4 Lucan Road and provide new boundary treatments.

Refuse Permission. Refusal Reason:

The proposed development, by reason of its scale, character, materials and location within an area of high amenity and within and adjacent to the Lucan Bridge to Palmerstown Special Amenity Area and a proposed Natural Heritage Area, would be in serious contravention of the South Dublin County Development Plan, 1998, which seeks to preserve and enhance the character and special features of the area and to protect the natural beauty of the area. The proposed development, which would comprise of large expanses of palisade fencing and solid block walls, would represent a serious intrusion on the generally open, rural character of the area and would seriously injure the visual amenities of this highly sensitive area. Accordingly, the proposed development would contravene materially a development objective in the South Dublin County Development Plan, 1998, for the use solely or primarily of

particular areas for particular purposes and would thus be contrary to the proper planning and development of the area.

Adjacent Community Centre

SD24A/0198 Chapel Hill, Lucan, Co. Dublin.

Permission for the removal of existing prefabricated structure on site with replacement permanent detached two storey/dormer structure located to the north-east of the site for mixed flexible community uses (such as childcare/creche/playschool/community uses) and all associated site works. The development is within the curtilage of a site that includes protected structure 025, James Mc Carten memorial slab 1807 and within a natural heritage area adjoining the Liffey valley.

Grant Permission.

SD24A/0161 Chapel Hill, Lucan, Co. Dublin

Permission for the removal of existing prefabricated structure on site with replacement permanent detached two storey/dormer structure located to the south-west of the site for mixed flexible community uses (such as childcare/creche/playschool/community uses) and all associated site works. The development is within the curtilage of a site that includes protected structure 025, James Mc Carten memorial slab 1807 and within a natural heritage area adjoining the Liffey valley.

Grant Permission.

SD21A/0245 - Canon Despard Centre, Chapel Hill, Lucan Road, Lucan, Co. Dublin

Retention of 2 prefabs as childcare facilities within the curtilage of a Protected Structure 025 - James MacCarten slab 1807 within a National Heritage Area adjoining Liffey Valley.

Grant Permission for Retention.

SD18A/0132 - St. Andrews National School, Chapel Hill, Lucan, Co. Dublin.

Retention of change of use of existing single storey national school building premises from education to childcare facilities in classrooms and to recreational facility for mixed use in general purpose hall. Retention of 2 pre-fabs - Prefab No. 1 (southwest of site) to be retained as recreational facilities for mixed use, Prefab No. 2 (northeast of site) to be retained as childcare facility. Retention of boiler house extension. Retention of secure play area to north classrooms. Proposed signage and logo at east gable (at entrance) titled Canon Despard Centre within a curtilage that includes Protected Structure 025, James MacCarten memorial slab 1807 within a natural heritage area adjoining Liffey Valley.

Grant Permission for Retention.

SD06A/0545 - St. Andrew's National School, Chapel Hill, Lucan, Co. Dublin.

2 no. prefabricated classrooms and toilets, alterations for existing classrooms and associated site works, including raising of boundary fence.

Grant Permission.

SD03A/0391 - St. Andrews National School, Old Hill, Lucan, Co Dublin

Development of a pre-fabricated classroom inclusive of porch and toilets and associated site works.

Grant Permission.

S01A/0607 St. Andrew's National School, Lucan, Co. Dublin.

Construction of temporary classrooms.

Grant Permission.

S00A/0524 - St. Andrew's National School, Chapel Hill, Lucan, Co. Dublin.

Temporary prefab classroom (Roankabin) and ancillary services

Grant Permission.

Adjacent St. Andrew's National School

SD26A/0056W - St. Andrews National School, Lucan Road, St. Edmundsbury, Lucan, Co. Dublin, K78NX88

The installation of perimeter fencing and access gates to surround the schools sports pitch. The fencing will comprise a 2.6 metre high rigid mesh fence with 2.4 metre high ball-stop netting above, together with all ancillary site works.

Grant Permission.

ED25/0109 - Lucan Road, St Andrews National School, St Edmundsbury, Lucan, K78 NX88

The replacement of an existing natural grass sports pitch with an artificial grass sports pitch.

Declared Exempt.

SD12A/0115 (ABP Reg. Ref. PL06S.241054) - St. Edmundsbury, Lucan, Co. Dublin.

Construction of a new two storey primary school with a total internal floor area of 2632sq.m. consisting of: 16 classrooms, 1 no. special needs unit, a general purpose room, library, support accommodation and all ancillary works. The development also includes the provision of 34 on site car parking spaces, vehicular access roads, set down areas, pedestrian access pathways, new vehicular and pedestrian entrance and exit gates, works to Lucan Road, ball courts, play areas, bin store, bicycle shelters, connection to foul drainage system, surface water attenuation, signage and landscaping as part of overall site development works on a site of circa 3.237 hectares.

Grant Permission.

Notable ABP Conditions:

14. No destruction of structures, or trees, that support bat populations shall be carried out except under license from the National Parks and Wildlife Service. The details of any such license shall be submitted to the planning authority prior to the undertaking of such works.

Reason: In the interest of wildlife protection.

SD10A/0295 (ABP Reg. Ref. PL06S.238190) - St. Edmundsbury, Lucan Road, Lucan, Co. Dublin.

Primary School (16 to 18 classrooms) of approximately 2400 sq. m. ranging in height from one to two storey principally and part three to four storey with associated, ball courts, play areas, car parking, new vehicular and pedestrian access points from Lucan Road and ancillary works.

Grant Outline Permission.

S99A/0656 - Erected on the grounds of St. Edmundsbury, estate, Lucan, Co. Dublin.

Retention of Emergency Temporary School Accommodation.

Grant Permission.

Recent Applications on Lucan Road

SD25A/0304W - 33, Hillcrest, Lucan Road, Lucan and Pettycanon, Co. Dublin, K78 D6Y1

The development will consist of change of use of existing dwelling to doctor's general practice rooms, modifications to existing elevations and plan layout, together with two storey extension to the rear comprising 2 no. 2 bed apartments. The development also includes 14 no. car parking spaces, bicycle stand, modifications to existing entrance, private and common amenity areas and all associated site works.

Request Additional Information.

SD25A/0147W (ACP Reg. Ref. ACP-323595-25) - The Laurels, Ballydowd, Lucan, K78 A5D7

Demolition of disused bungalow, unoccupied for c.8 years and in advanced disrepair: Replacement by the construction of a new three storey office building and ancillaries comprising site development works, soft landscaping, cycle and car parking areas with EV charging points.

Refuse Permission by SDCC and ACP.

SD24A/0137W - St. Mary's Church, Lucan Road, Lucan, Co. Dublin

The installation of an aircraft noise monitoring terminal on a standalone, tiltable mast structure (6m in height) along with associated works including electrical connection on land within the car park.

Grant Permission.

SD22A/0324 (ABP Reg. Ref. ABP-314994-22)- Hillhouse, Lucan Road, Lucan, Co. Dublin

Demolition of an existing house; Ancillary outbuildings and the construction of 1 two to four storey building accommodating 19 apartments comprised of 6 one bedroom apartments and 13 two bedroom apartments; Vehicular access to the proposed development will be via Lucan Road with traffic calming measures onto Lucan Road; 11 car parking spaces and 20 bicycle parking spaces and ancillary services including a detached water storage tank and bin store housing all on a site of 0.1925 hectares.

ABP Grant Permission. (SDCC Refuse Permission)

Local Authority Development Applications

SD228/0009 Grand Canal to Lucan Urban Greenway

- Construction of 4.2 km shared pathways pedestrian and cycle facilities within parklands and quiet streets and traffic calming measures on vehicle carriageway from Grand Canal to Lucan Village
- Construction of 4.29km school connections with improved footpaths, cycle facilities, and school zones.
- Junction amendments to provide safer movement of pedestrians and cyclists
- Associated services
- Landscaping and Public Realm works

Other Notable and Relevant Planning Applications

The following recent applications at the Hermitage Health Clinic are noted in the relevant planning history given that this is a healthcare use also within the land use zoning 'HA-LV'.

SD23A/0220 - Hermitage Medical Clinic, Old Lucan Road, Fonthill, Dublin 20

The removal of the existing cabin (granted temporary permission under Ref: SD21A/0270) and will seek temporary permission (5 years) for a newly proposed single storey cabin measuring c.137.3sqm. The proposed cabin will provide additional executive office space for the hospital operations. All associated site development works.

Grant Permission.

SD21A/0269 - Hermitage Medical Clinic, Old Lucan Road, Fonthill, Dublin 20

Construction of a general storeroom (single storey) measuring 91.4sq.m; overhead canopy connecting the proposed store to main hospital building; all associated site works.

Grant Permission

Relevant Enforcement History

There have been some enforcement cases in relation to the subject site as follows:

S4698(a) at St. Edmundsbury, Lucan, Co. Dublin.

Re: Demolition of piers at front entrance. Opened 28th May 2008. File closed 5th November 2008 as minor breach no enforcement action warranted.

S4698 at St. Edmondsbury House/Hospital, Lucan, Co. Dublin

Re: Unauthorised steel containers & security gate. Opened 26th May 2006. File closed 18th May 2009 as notice complied with.

SECTION 4: RELEVANT NATIONAL, REGIONAL and LOCAL PLANS, POLICIES and OBJECTIVES

Relevant National and Regional and Policies

National Planning Framework (First Revision 2025)

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of the country out to the year 2040.

The proposed project aligns with the "Access to Quality Childcare, Education and Health Services" National Strategic Outcome and the Strategic Investment Priority of "Education, Health and Childcare" The plan includes the following passages:

*"Access to Quality Childcare, Education and Health Services
Good access to a range of quality education and health services, relative to the scale of a region, city, town, neighbourhood or community is a defining characteristic of attractive, successful and competitive places. Compact, smart growth in urban areas and strong and stable rural communities will enable the enhanced and effective provision of a range of accessible services."*

National Strategic Outcome No. 10 is further detailed with specific reference to health. With regard to healthcare, the NPF reads:

"The development of new healthcare facilities requires that consideration be given to the location, number, profile and needs of the population to ensure access to the most appropriate care, while also ensuring quality of care, particularly in relation to more complex acute hospital services. The ongoing implementation of Sláintecare and the Strategic Healthcare Investment Framework will have an important influence on the type and scale of regional healthcare services. Nationally, the following priorities are identified:

[relevant objectives only listed here]

Healthy Communities and Healthcare Services in the Community

- *A nationally overarching priority for the health of the population is achieving the objectives of Healthy Ireland and the implementation of the successor to the National Physical Activity Plan, to support active mobility and equitable access to physical activity opportunities, and Healthy Cities and Counties programme, delivered through local authorities.*

Mental Health – A Vision for Change

- *Implementing the national Mental Health policy "Sharing the Vision 2020-30" the national suicide reduction policy "Connecting for Life" and the upcoming revision of Mental Health Act. These policies are both in implementation phase and include the delivery of timely and accessible care that reflects a more whole-of-government approach, allied to person-centered and recovery orientated principles.*

- *Incorporation of the planned extension of Mental Health Commission regulation of community Mental Health services (under the new Mental Health Act) which will require significant built environment enhancement.*
- *Replacement and provision of additional acute mental health units, residential accommodation and modern facilities for adults and children on a national basis.*

The NPF highlights the need to “*Supporting the future growth and success of Dublin as Ireland’s leading global city of scale, by better managing Dublin’s growth to ensure that more of it can be accommodated within and close to the City.*”

Eastern and Midland Regional Assembly (EMRA) Regional Spatial and Economic Strategy (RSES) 2019-2031

The EMRA RSES sets out 16 Regional Strategic Outcomes (RSOs), of which the following 4no. are deemed of relevance to the proposed development:

RSO 4. Healthy Communities

Protect and enhance the quality of our built and natural environment to support active lifestyles including walking and cycling, ensure clean air and water for all and quality healthcare and services that support human health.

RSO 6. Integrated Transport and Land Use

Promote best use of Transport Infrastructure, existing and planned, and promote sustainable and active modes of travel to ensure the proper integration of transportation and land use planning. (NSO 2, 6, 8,9)

RSO 10. Enhanced Green Infrastructure

Identify, protect and enhance Green Infrastructure and ecosystem services in the Region and promote the sustainable management of strategic natural assets such as our coastlines, farmlands, peatlands, uplands woodlands and wetlands. (NSO 8, 9)

RSO 11. Biodiversity and Natural Heritage

Promote co-ordinated spatial planning to conserve and enhance the biodiversity of our protected habitats and species including landscape and heritage protection.

There are further Regional Policy Objectives of relevance in relation to the location, context and nature of the proposed development:

Chapter 3 Growth Strategy

Environmental Assessment and Assessment of Greenhouse Gas (GHG) Emissions RPO 3.5:

Identification of suitable employment and residential lands and suitable sites for infrastructure should be supported by a quality site selection process that addresses environmental concerns such as landscape, cultural heritage, ensuring the protection of water quality, flood risks and biodiversity as a minimum.

Sustainable Growth RPO 3.7:

Local authorities shall have regard to environmental and sustainability considerations for meeting sustainable development targets and climate action commitments, in accordance with the National Adaptation Framework. In order to recognise the potential for impacts on the environment, local authorities shall address the proper site/route selection of any new development and examine environmental constraints including but not limited to biodiversity, flooding, landscape, cultural heritage, material assets, including the capacity of services to serve any new development.

Chapter 5 Dublin Metropolitan Area Strategic Plan (MASP)

MASP Employment lands RPO 5.6:

The development of future employment lands in the Dublin Metropolitan Area shall follow a sequential approach, with a focus on the re-intensification of employment lands within the M50 and at selected strategic development areas and provision of appropriate employment densities in tandem with the provision of high quality public transport corridors.

Chapter 7 Environment and Climate

Water Quality RPO 7.10:

Support the implementation of the Water Framework Directive in achieving and maintaining at least good environmental status for all water bodies in the Region and to ensure alignment between the core objectives of the Water Framework Directive and other relevant Directives, River Basin Management plans and local authority land use plans.

Green Infrastructure RPO 7.22:

Local authority development plan and local area plans, shall identify, protect, enhance, provide and manage Green Infrastructure in an integrated and coherent manner and should also have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species.

Riparian setbacks RPO 7.26:

Support the development of guidance for assessment of proposed land zonings in order to achieve appropriate riparian setback distances that support the attainment of high ecological status for waterbodies, the conservation of biodiversity and good ecosystem health, and buffer zones from flood plains.

Chapter 8 Connectivity

Integration of Transport and Land Use Planning RPO 8.2:

The capacity and safety of the Region's strategic land transport networks will be managed and enhanced, including through the management of travel demand in order to ensure their optimal use.

Chapter 9 Quality of Life

Provision of Health Services RPO 9.23:

Facilitate the development of primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with RSES settlement strategy and core strategies of development plans.

Arts, Culture, Language and Heritage RPO 9.30:

Support the sensitive reuse of protected structures.

It is noted that EMRA have formally commenced the review of the RSES for the Eastern and Midland Region. EMRA published a Strategic Issues Paper earlier this year for public consultation, which has now closed.

South Dublin County Development Plan 2022-2028

The relevant local statutory plan is the South Dublin County Development Plan 2022-2028. There are no Local Area Plans or other local statutory plans which apply to the subject site.

Zoning Objective

The subject site is zoned 'HA-LV': *'To protect and enhance the natural character and amenity of the Liffey Valley'* in the South Dublin County Development Plan 2022-2028.

Core Strategy and Settlement Strategy

Policy CS6: Settlement Strategy - Strategic Planning Principles

Promote the consolidation and sustainable intensification of development within the urban settlements identified in the settlement hierarchy.

Policy CS7: Consolidation Areas within the Dublin City and Suburbs Settlement

Promote the consolidation and sustainable intensification of development within the Dublin City and Suburbs settlement boundary.

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH1: Overarching

Protect, conserve and enhance the County's natural, cultural and built heritage, supporting its sensitive integration into the development of the County for the benefit of present and future generations

NCBH1 Objective 1: To protect, conserve and enhance natural, cultural and built heritage features, seeking opportunities to identify, retain, protect, and incorporate heritage assets into plans and development

Policy NCBH2: Biodiversity

Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies

NCBH2 Objective 2: To ensure the protection of designated sites in compliance with relevant EU Directives and applicable national legislation.

NCBH2 Objective 3: To protect and conserve the natural heritage of the County, and to conserve and manage EU and nationally designated sites and non-designated locally important areas which act as ‘stepping stones’ for the purposes of green infrastructure and Article 10 of the Habitats Directive.

Policy NCBH4: Proposed Natural Heritage Areas

Protect the ecological, visual, recreational, environmental and amenity value of the County’s proposed Natural Heritage Areas and associated habitats and species.

NCBH4 Objective 1: To ensure that any proposal for development within or adjacent to a proposed Natural Heritage Area (pNHA) is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the pNHA particularly plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.

NCBH4 Objective 2: To restrict development within or adjacent to a proposed Natural Heritage Area to development that is directly related to the area’s amenity potential subject to the protection and enhancement of natural heritage and visual amenities including biodiversity and landscapes. Such developments will be required to submit an Ecological Impact Assessment prepared by a suitably qualified professional

Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas

Protect and promote the conservation of biodiversity outside of designated areas and ensure that species and habitats that are protected under the Wildlife Acts 1976 to 2018, the Birds Directive 1979 and the Habitats Directive 1992, the Flora (Protection) Order 2015, and wildlife corridors are adequately protected.

NCBH5 Objective 1: To ensure that development does not have a significant adverse impact on biodiversity, including known rare and threatened species, and that biodiversity enhancement measures are included in all development proposals.

NCBH5 Objective 2: To ensure that an Ecological Impact Assessment is undertaken for developments proposed in areas that support, or have the potential to support, protected species or features of biodiversity importance, and that appropriate avoidance and mitigation measures are incorporated into all development proposals.

Policy NCBH7: Liffey River Valley and Special Amenity Area Order

Protect and enhance the special amenity value of the Liffey Valley, including its landscape, visual, recreational, ecological, geological, and built heritage value, as a key element of the County’s Green Infrastructure network and implement the provisions of the Liffey Valley Special Amenity Area Order (SAAO).

NCBH7 Objective 1: To restrict development within areas designated with Zoning Objective ‘HA-LV’ (To protect and enhance the outstanding character and amenity of the Liffey Valley) and to ensure that new development:

- does not significantly impact on built or cultural heritage assets, on sensitive habitats, species, or ecosystem services;
- is related to the area’s amenity potential;

- is designed and sited to minimise environmental and visual impacts; and
- enhances the County's green infrastructure network.

NCBH7 Objective 2: Within areas designated 'High Amenity – Liffey Valley' ('HA-LV'), non-residential development will only be permitted where it:

- relates to the area's amenity potential or to its use for agriculture or recreational purposes, including recreational buildings; or
- comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and
- preserves the amenity value of the river valley including its biodiversity value, its landscape value, and views or vistas of the river valley.

NCBH7 Objective 3: To improve and extend the Liffey Valley Special Amenity Area Order along the Liffey Valley area in South Dublin from the border with Dublin City administrative area to Kildare County and promote its tourism potential subject to the protection of its biodiversity and ecological value.

NCBH7 Objective 5: To ensure that development proposals within the Liffey Valley, including local and regional networks of walking and cycling routes

- avoid impacts on the Valley's sensitive landscape character and ecological network;
- maximise opportunities for enhancement of existing features;
- protect and incorporate natural and built heritage features as part of the County's Green Infrastructure network;
- do not prejudice the future creation and development of interconnected public parklands.

NCBH7 Objective 7: To work in collaboration with the owners of lands along the length of the river to seek to provide appropriate public access.

NCBH7 SLO 1: To investigate the potential of collaborating with Fingal County Council for the re-use of Shackleton's Mill as a tourism destination given its location in proximity to Lucan Village.

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

Policy NCBH13: Archaeological Heritage

Manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.

NCBH13 Objective 1: To favour the preservation in-situ of all sites, monuments and features of significant historical or archaeological interest in accordance with the recommendations of the Framework and Principles for the Protection of Archaeological Heritage, DAHGI (1999), or any superseding national policy document.

Policy NCBH15: Views and Prospects

Preserve Views and Prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County.

NCBH15 SLO 3:

To seek to develop the area at the top of Esker Hill as a viewing location for views over Lucan Village and the Liffey Valley.

Policy NCBH19: Protected Structures

Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

NCBH19 Objective 2: To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011 or any superseding documents) including the principles of conservation.

NCBH19 Objective 3: To address dereliction and to welcome, encourage and support the rehabilitation, renovation, appropriate use and sensitive re-use of Protected Structures consistent with RPO 9.30 of the RSES.

NCBH19 Objective 4: To support alternative uses for Protected Structures including former institutional sites in order to provide continued security of the heritage value of these buildings, attendant grounds and associated landscape features.

To this end, the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the protected structure where the use proposed is compatible with the existing structure and where the proposed development is consistent with best practice conservation policies and the proper planning and sustainable development of the area.

NCBH19 Objective 5: To prohibit demolition and inappropriate alterations of Protected Structures unless in very exceptional circumstances.

NCBH19 Objective 6: To ensure that any works to upgrade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and

materials and do not have a detrimental physical or visual impact on the structure. Regard should be had to the DAHG publication ‘Energy Efficiency in Traditional Buildings’ (2010).

Policy NCBH23: Architectural Conservation and Design

Encourage appropriate design of new-build elements and interventions in historic buildings and environments.

NCBH23 Objective 1: To ensure that designs to reimagine historic buildings are based on conservation principles such as minimal intervention, reversibility, and respectful alteration and repair, in order to conserve the historic fabric.

Chapter 4 Green Infrastructure

Policy GI1: Overarching

Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.

Policy GI2: Biodiversity

Strengthen the existing Green Infrastructure (GI) network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County as part of South Dublin County Council’s commitment to the National Biodiversity Action Plan 2021-2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the Eastern and Midlands Region Spatial and Economic Strategy (RSES).

Policy GI3: Sustainable Water Management

Protect and enhance the natural, historical, amenity and biodiversity value of the County’s watercourses. Require the long-term management and protection of these watercourses as significant elements of the County’s and Region’s Green Infrastructure Network and liaise with relevant Prescribed Bodies where appropriate. Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the designation of riparian corridors and the application of appropriate restrictions to development within these corridors.

GI3 Objective 1: To ensure that hydromorphological assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors identified as part of this Development Plan.

GI3 Objective 2: To require development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology.

GI3 Objective 3: To promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along all watercourses within any development site.

Policy GI4: Sustainable Drainage Systems

Require the provision of Sustainable Drainage Systems (SuDS) in the County and maximise the amenity and biodiversity value of these systems

Strategic Corridor 4: Liffey Valley Corridor

Policy GI5: Climate Resilience

Strengthen the County's GI in both urban and rural areas to improve resilience against future shocks and disruptions arising from a changing climate.

GI5 Objective 4:

To implement the Green Space Factor (GSF) for all qualifying development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m.

Developers will be required to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirement based on best international standards and the unique features of the County's GI network. Compliance will be demonstrated through the submission of a Green Space Factor (GSF) Worksheet (see Chapter 12: Implementation and Monitoring, Section 12.4.2).

Chapter 5 Quality Design and Healthy Placemaking (QDP)

Policy QDP4: Healthy Placemaking

Promote the delivery of neighbourhoods that are attractive, connected, vibrant and well-functioning places to live, work, visit, socialise and invest in.

QDP4 Objective 2: To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction

Policy QDP7: High Quality Design – Development General

Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture

Policy QDP7: High Quality Design – Adaptability and Inclusivity

QDP7 Objective 8: To promote and support a Universal Design Approach to residential and non-residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES. (See also Chapter 8: Community Infrastructure and Open Space)

Policy QDP8: High Quality Design – Building Height and Density Guide (BHDG)

Adhere to the requirements set out in the Urban Development and Building Height Guidelines (2018) issued by the DHLGH through the implementation of the Assessment Toolkit set out in the South Dublin County's Building Heights and Density Guide 2021.

Policy QDP9: High Quality Design - Building Height and Density

Apply a context driven approach to building heights in South Dublin, as supported by South Dublin's Building Heights and Density Guide.

Policy QDP11: Materials, Colours and Textures

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

Chapter 7 Sustainable Movement

Policy SM1: Overarching – Transport and Movement

Promote ease of movement within, and access to South Dublin County, by integrating sustainable land-use planning with a high-quality sustainable transport and movement network for people and goods

Policy SM2: Walking and Cycling

Re-balance movement priorities towards sustainable modes of travel by prioritising the development of walking and cycling facilities and encouraging a shift to active travel for people of all ages and abilities, in line with the County targets.

Policy SM3: Public Transport – General

Promote a significant shift from car-based travel to public transport in line with County targets and facilitate the sustainable development of the County by supporting and guiding national agencies in delivering major improvements to the public transport network.

Policy SM5: Street and Road Design

Ensure that streets and roads within the County are designed to balance the needs of all road users and promote placemaking, sustainable movement and road safety providing a street environment that prioritises active travel and public transport.

Policy SM6: Traffic and Transport Management

Effectively manage and minimise the impacts of traffic within the County having regard to the need to provide shared road space for different users.

SM6 SLO 2: To undertake a traffic management strategy for Lucan Village, to assess traffic management options, including measures to improve the cycling and pedestrian environment and to examine the potential for off-street parking.

Policy SM7: Car Parking and EV Charging

Implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities

Chapter 8 Community Infrastructure and Open Space

Policy COS2: Social / Community Infrastructure

Support the planned provision of a range of universally accessible and well-connected social, community, cultural and recreational facilities, close to the communities they serve, consistent with RPO 9.14 of the RSES. (See also Chapter 5: Quality Design and Healthy Placemaking)

COS2 Objective 2: To continue to work closely with the Health Service Executive, Department of Education and the relevant public bodies and state agencies to meet the necessary provision of primary care centres, childcare facilities, schools, community centres and public open space according to the standards set out in section 8.4.1 of this Plan.

Policy COS6: Healthcare Facilities

Support the Health Service Executive (HSE) in their aim to provide access to a range of quality health services, in line with Sláintecare and relative to the scale of each settlement and community, 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.

COS6 Objective 1: To facilitate the development of community-based care including primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with the Development Plan core and settlement strategy, consistent with RPO 9.23 of the RSES.

COS6 Objective 3: To support the provision of appropriately scaled healthcare facilities within existing settlements, in locations that are accessible by public transport and safe walking and cycling infrastructure.

Chapter 9 Economic Development and Employment

Policy EDE1: Overarching

Support sustainable enterprise and employment growth in South Dublin County recognising the County's role in the Dublin region as a driver of economic growth.

Policy EDE20: Greenways, Trails and Loops

Support and facilitate the development of an integrated network of Greenways (combined off road cycle and walking routes) and Trails (walking routes) along suitable corridors, with local connections to villages and attractions and to take account of the environmental sensitivities along these corridors and actively promote public awareness of the location and availability of these resources.

EDE20 SLO 1:

To work in collaboration with the owners of lands at St. Edmundsbury, Lucan to seek to provide appropriate public access to these lands in the Liffey Valley.

Chapter 10 Energy

Policy E3: Energy Performance in Existing and New Buildings

Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

Policy E4: Electric Vehicles

Promote the delivery of EV charging facilities in accordance with relevant regulations and national and regional policy and guidance. (see also Chapter 7: Sustainable Movement and Chapter 12: Implementation and Monitoring)

Chapter 11 Infrastructure and Environmental Services

Policy IE1: Overarching Policy

Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

Policy IE2: Water Supply and Wastewater

Ensure that water supply and wastewater infrastructure is sufficient to meet the growing needs of the population and to support growth in jobs over the lifetime of the Development Plan facilitating environmental protection and sustainable growth.

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Policy IE4: Flood Risk Policy

Ensure the continued incorporation of Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive and to promote a climate resilient County.

Policy IE7: Waste Management Policy

Implement European Union, National and Regional waste and related environmental policy, legislation, guidance and codes of practice to improve management of material resources and wastes.

IE8: Environmental Quality

Seek to take appropriate steps to reduce the effects of air, noise and light pollution on environmental quality and residential amenity in line with European, National and Regional policy and legislation.

Policy IE9: Casement Aerodrome

Safeguard, having regard to the requirements of the Department of Defence, the current and future operational, safety and technical requirements of Casement Aerodrome and facilitate its ongoing development for military and ancillary uses.

Policy IE10: Weston Airport

Safeguard, having regard to the requirements of the Irish Aviation Authority (IAA), the current and future operational, safety and technical requirements of Weston Airport and prevent encroachment of development around the airport which may interfere with its safe operation, in the context of the proper planning and sustainable development of the area and the protection of surrounding amenities.

Chapter 12 Implementation & Monitoring

12.2.1 Land-Use Zoning Tables

(vi) Non-Conforming Uses

Table 12.13: Zoning Objective ‘HA-LV’: ‘To protect and enhance the outstanding character and amenity of the Liffey Valley’

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.3.4 Archaeological Heritage

12.3.5 Landscape Character Assessment

Table 12.17: Landscape Character Types

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management

12.4.3 Riparian Corridors

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.5.4 Public Realm: (At the Site Level)

12.5.7 Signage – Advertising, Corporate and Public Information

12.7.1 Bicycle Parking / Storage Standards

12.7.2 Traffic and Transport Assessments

12.7.3 Travel Plans

12.7.4 Car Parking Standards

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

12.8.3 Healthcare Facilities

12.10.1 Energy Performance in New Buildings

12.11.1 Water Management

12.11.3 Waste Management

12.11.4 Environmental Hazard Management

12.11.5 Aviation, Airports and Aerodromes

12.11.6 Restricted and Prohibited Development

12.11.7 Shielding / Safeguarding

Appendices

Appendix 3a: Record of Protected Structures

Appendix 4: Green Infrastructure Local Objectives and Case Studies

Appendix 6: Definition of Use Classes

Appendix 7: National and Regional Objectives

Appendix 8: Specific Local Objectives

Appendix 9: Landscape Character Assessment

Appendix 10: Building Height and Density Guide 2022

Appendix 12: Our Neighbourhoods

Related files

Green Space Factor Guidance Note

SDCC Green Factor Calculator

SECTION 5: PLANNING AUTHORITY'S ASSESSMENT OF THE PROPOSED STRATEGIC INFRASTRUCTURE DEVELOPMENT

Internal Consultee Reports Received

Environmental Health – Report Received.
Heritage Officer – Report Received.
Parks and Public Realm – Report Received.
Water Services – Report Received
Roads - Report Received
Architectural Conservation – Report Received
Waste Management – Report Received.
Public Lighting – Report Received.

Main Considerations

The main considerations assessed are as follows:

- Principle of the Proposed Development
- Council Policy
- Architectural Conservation
- Landscape, Natural Heritage and Green Infrastructure
- Water Services
- Transport
- Environmental Assessments
- Development Contributions

Principle of the Proposed Development

Zoning

The application site is subject to zoning objective 'HA-LV': *'To protect and enhance the natural character and amenity of the Liffey Valley'* under the South Dublin County Development Plan 2022-2028.

The proposed development is for the alteration and expansion of an existing mental health hospital. 'Hospital' is defined under Appendix 6- Definition of Use Classes of the County Development Plan as *'A building or part thereof or land used for general medical treatment. This includes specialised hospitals'*. 'Hospital' is a Not Permitted use class under the HA-LV zoning.

The proposal also includes the provision of a public café within the refurbished coach house building. 'Restaurant / Café' within existing premises are Open for Consideration under the HA-LV zoning. While the application has detailed that the overall site has been used as part of the operation of the hospital, the existing coach house building is not currently in use for this purpose. It is noted that, as per the details submitted, the café is proposed in connection with the hospital use. It is therefore considered that this café use should be assessed together with the hospital as the primary use. This is further assessed as follows.

Non-Conforming Use

As per Section 12.2.1(vi) of the County Development Plan, 'Non-Conforming Uses' are detailed as such:

'There are instances throughout the County where land uses do not conform with the zoning objective of a site. These include instances where such uses:

- 1. were in existence on 1st October 1964 (that is, prior to planning legislation), or*
- 2. have valid permission, or*
- 3. have no permission and may or may not be the subject of enforcement proceedings.*

Development proposals that relate to uses referred to under categories 1 and 2 above, particularly those that would intensify non-conforming uses, 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'.

In relation to Section 12.2.1 of the County Development Plan it is noted that uses that were in existence on 1st October 1964 (prior to planning legislation) can be categorised as a 'Non-Conforming Use'. Having regard to the application documentation (including historical mapping), and the history of the site, St Edmundsbury Hospital was in existence before 1st October 1964. The submitted Planning Statement, prepared by Tom Phillips & Associates, confirms that from historical mapping, the first available historical map which details both the hospital and walled garden area and buildings is recorded within the Survey of the Estate of Amongdisham Vesey (1772) as displayed in Figure 1 below:

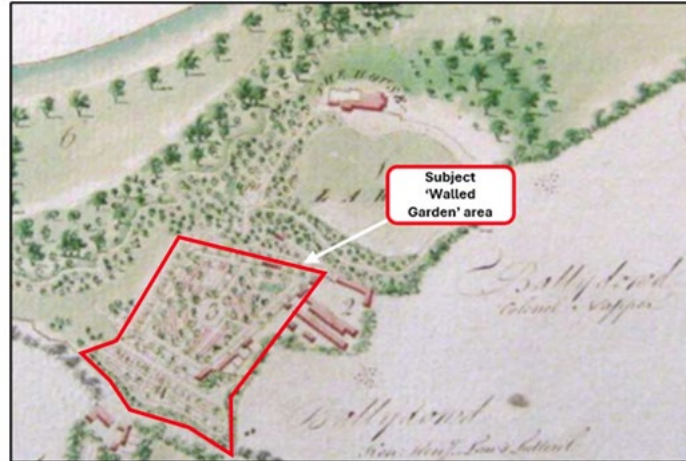


Figure 1: Figure 3.2 from submitted Planning Statement (Source: Tom Phillips & Associates)

Furthermore, there are clear connections present from the Hospital (historically known as St. Edmundsbury House) to the southern part of the site as depicted in maps from 1843, 1912 and 1938 (Figure 2 below) which detail the direct paths to the hospital to the agriculture lands to the south.

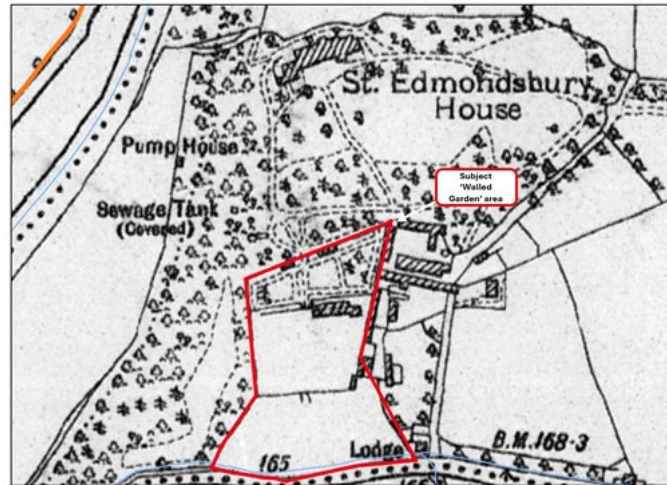


Figure 2: Figure 3.4 from submitted Planning Statement (Source: Tom Phillips & Associates)

The Planning Statement also provides evidence of the use of the southern part of the site, which were gardens and then agricultural lands, in connection with the hospital use both physically and operationally.

Therefore, it can be ascertained from the historical mapping of the site that the use was in existence on 1st October 1964 and therefore can be categorised under category 1 as a 'Non-Conforming Use'. It can also be determined that the wider site, including the southern part of the site, was used in connection with the hospital.

In relation to Section 12.2.1 of the County Development Plan it is noted that development proposals under category 1 that would intensify existing non-conforming uses 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.

In relation to the above, the following is stated in the submitted Planning Statement, prepared by Tom Phillips & Associates:

'It is submitted that the proposed development will have no discernible negative impacts upon the amenities of the local area and would accord with the principle of proper planning and sustainable development for this region as detailed . . .'

The following sections of this report will provide the Planning Authority's view on the level of impact of the proposed development on the amenities of the surrounding area and if the proposed development accords with the principles of proper planning and sustainable development. The assessment of the integration of land use and transport is provided further below within the Transport section.

Potential Material Contravention

The applicant has stated in their submitted Planning Statement that the potential of a material contravention to the South Dublin County Development Plan 2022-2028 in relation to conflict with the land use zoning of the site was raised by ACP at preplanning. The applicant

details in this report that they believe that the proposed development is compliant with the County Development Plan, however, in the event that ACP determines that there is a material contravention sets out the grounds under Section 37(2)(b) to justify any grant of permission.

As stated previously in this report, it is the view of the Planning Authority that the proposed development can be considered a non-conforming use, the intensification of which is permitted under the County Development Plan 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.

Council Policy

Development within HA-LV Zoning

The Planning Authority notes that Policy NCBH7 Objective 1 of the County Development Plan seeks to restrict development within areas designated Zoning Objective 'HA-LV' and to ensure that, in summary, new development, does not significantly impact heritage, habitats, species or ecosystem services, related to area's amenity potential, designed and sited to minimise environmental and visual impacts and enhance green infrastructure. Concerns are raised on the impact on environment and existing green infrastructure, this is discussed further below in this report.

Policy NCBH7 Objective 2 of the County Development Plan states that non-residential development on lands zoned HA-LV will only be permitted where it *'(ii) comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity'* and where it *'(iii) preserves the amenity values of the river valley, including its biodiversity value, its landscape value, and views or vistas of the river value, and views or vistas of the river value'*.

In relation to criterion (ii), the proposal relates to a significant redevelopment and extension to an existing hospital use, which could be determined as a commercial or civic use. As outlined above in this report, the existing hospital use is connected to the overall application site. Therefore, the Planning Authority are satisfied that the requirements of criterion (ii) have been met.

With regards to criterion (iii), the body of this report provides the Planning Authority's views on whether the proposal satisfies this criterion in relation to the preservation of the amenity value of the River Liffey and its environs including its biodiversity value, landscape value and views and vistas along with each of the various relevant policies and objectives of the County Development Plan. Included in this assessment is the potential impact of the proposed development on the Liffey Valley pNHA and SAAO.

Policy NCBH19 Objective 4 of the County Development Plan is also noted, which states *'To support alternative uses for Protected Structures including former institutional sites in order to provide continued security of the heritage value of these buildings, attendant grounds and associated landscape features. To this end, the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the protected structure where the use proposed is compatible with the existing structure and where the proposed*

development is consistent with best practice conservation policies and the proper planning and sustainable development of the area’.

As raised by the Architectural Conservation Officer in their report, the proposed development would provide for the preservation and conservation of protected structures onsite. Other aspects of this objective including the proper planning and sustainable development of the area are assessed further.

Specific Local Objectives

The application site has a Specific Local Objective under the County Development Plan, NCBH7 SLO 2, as detailed below:

‘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’.

Also applicable to the wider Liffey Valley lands is Specific Local Objective EDE20 SLO 1:

‘To work in collaboration with the owners of lands at St. Edmundsbury, Lucan to seek to provide appropriate public access to these lands in the Liffey Valley’.

The proposed development is for the provision of mental health services and accommodation on the St Patrick’s Hospital lands at St Edmundsbury. It is noted that the proposal was subject to pre-planning consultation with South Dublin County Council prior to lodgement of this application. The proposal comprises of a comprehensive plan for development of the subject lands.

It is acknowledged that regard has been had to the setting and integrity of the Protected Structures onsite and the Architectural Conservation Officer has addressed this in their report below.

The proposal would also provide for accessible public realm within the lands, including public café and open space, and facilitate connectivity to adjacent lands, including for any future Liffey Valley public park. Should permission be granted, a **condition** should be included that a route through the site along the route of the existing entrance lane be always maintained and open to the public.

Concerns are raised by the Parks and Public Realm, Heritage Officer and Planning Department in relation to the proposal’s regard to the highly sensitive environmental characteristics of the Liffey Valley and the site’s Green Infrastructure principles. The proposed development and its capacity to achieve the above Specific Local Objectives are further assessed in subsequent sections of this report.

Concerns have been raised in relation to the impact of the proposed development on the environmental sensitivities of the subject location, which is discussed further in this report. Subject to this being appropriately addressed, it is considered that a development of this nature could be facilitated onsite as a “non-conforming use” in compliance with the County Development Plan policies and objectives, including the applicable SLOs.

Healthcare Facilities

The County Development Plan has a number of policies, objectives and provisions relating to healthcare developments. Section 8.8 of the County Development Plan states that *‘Proposals relating to healthcare facilities will be assessed on their own merits but should reflect the County’s settlement hierarchy regarding location and scale’*.

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 COS6 Objective 3 states *‘To support the provision of appropriately scaled healthcare facilities within existing settlements, in locations that are accessible by public transport and safe walking and cycling infrastructure’*.

Section 12.8.3 Healthcare Facilities lists the details that should be submitted with a planning application for a health facility, including in summary, details of the proposed medical or related professional activities, any associated commercial activity (for example, pharmacy), proposed number of staff, hours of operation, and a mobility management plan. The application documentation has generally addressed these details, and this is discussed further below, particularly in the Transport section of this report.

Section 12.8.3 also states that the location, siting and design of these facilities should take account of the following elements: Location that maximises accessibility to public transport, walking and cycling; Architectural design that adds visual interest and sense of place; Inclusion of universal design principles; Incorporation of climate action measures including siting and design to take advantage of solar gain and the use of renewable energy and technologies (for example, solar and wind power, heat pumps). These aspects, including the accessibility and design of the proposed development, are discussed further below in this report.

The proposed development is located within the existing built-up footprint of Dublin City and Suburbs in Lucan which is one of the key urban centres identified in the CDP Settlement Strategy. The site is within walking distance of a large local population. The site is directly served by existing high frequency bus services and would be an “accessible location” as per Table 3.8 of the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* (2024). The Lucan to City Centre Core Bus Corridor is located within 1km of the subject site

There is reference within the application to the future adaptability of the facility to alternative healthcare, including general hospital or nursing home. It should be noted that the Planning

Authority has assessed the proposed development as a specialised mental health hospital, as applied for.

Having regard to the above, it is considered that the proposal has demonstrated compliance with CDP policies and objectives relating to healthcare facilities.

Architectural Conservation

The application site contains multiple Protected Structures as designated in the South Dublin County Development Plan 2022-2028 as listed below:

- 003: Three Storey House, Porch With Colonnades, & Out- offices St. Edmondsbury House, Old Lucan Road
- 008: Barn & Coach House St. Edmondsbury, Off Lucan Road
- 012: Walled Garden Walled Garden, Lucan Road, St. Edmondsbury
- 013: Uncoursed Rubble Limestone Boundary Wall With Attached Bell Tower Wall & Bell Tower, Off Lucan Road, St. Edmondsbury

The southern part of the site is surrounded by a perimeter wall which is designated as a Protected Structure, Record of Protected Structure (RPS) Ref. No. 12 'Walled Garden, Lucan Road'. The southern part of the site also contains the Barn and Coach House (RPS Ref. No. 008) and the Bell Tower and Wall (RPS Ref. No. 13). The northern part of the site contains 'St Edmondsbury House' RPS Ref. No. 003.

The Architectural Conservation Officer has provided a report which is enclosed in full in Appendix 1A of this report. This details that on-site meetings were held with the Council's Architectural Conservation Officer to discuss the proposals with regard to the Protected Structures on site and how the existing structures would be incorporated into the proposed scheme. It is noted that the proposed development includes the partial demolition of the protected walled garden (RPS Ref. No. 012) and the reinstatement, alteration and integration of the Barn, Coach House and Bell Tower and Wall into the development.

The following was concluded by the Architectural Conservation Officer in their report:

'It is considered that the impact assessment provides details on the level of loss, interventions and how the existing building will be integrated as part of the proposed new build. The works required to achieve the end goal for this integration and also the mitigation measures required. It is felt that the approach has been conservation lead and allows for a balance between the existing structures and setting of St. Edmondsbury House in providing a purpose built new development to continue the established use of the site and provide a much needed new Mental Health Hospital to serve on a National level'.

A number of conditions are recommended which include the adherence to the Conservation Reports and methodology for works to Protected Structures and the submission of a Schedule of Works and Method Statement. It is also recommended that a condition be attached which involves the engagement of a suitably qualified conservation architect/consultant to ensure that the architectural features are

protected, and a Schedule of Materials and specifications should be agreed prior to construction.

The report from the Architectural Conservation Officer is noted, and it is considered that the architectural conservation requirements of the CDP highlighted above in the zoning and policy assessment of this Report have been satisfactorily addressed, subject to the recommended **conditions** in the event of a grant of permission.

Landscape, Natural Heritage and Green Infrastructure

Visual Impact and Landscape Character

The proposed development is located within land zoned HA-LV as per the South Dublin County Development Plan 2022-2028, the objective of which is: *'To protect and enhance the outstanding natural character and amenity of the Liffey Valley'*.

The application site overlaps with the Liffey Valley Special Amenity Area Order (SAAO) along the western and northern boundaries. The SAAO includes an objective to preserve and enhance the character or special features of the area and objectives to limit development within the SAAO. The Landscape Character Assessment (LCA) for South Dublin County (Appendix 9 of the County Development Plan) identifies Liffey River Valley as having a Medium to High Landscape Value and Sensitivity. Table 12.17 of the County Development Plan details the principles of development within this area, and these largely relate to preserving and enhancing the natural features and characteristics.

There are no designated views or prospects adjoining or in proximity to the site under the County Development Plan. Views over Lucan Village and Liffey Valley can be seen at the peak of Esker Hill. Development of this vantage point is a Specific Local Objective (NCBH15 SLO 3).

The submitted EIAR includes an assessment of the impact of the proposed development on landscape and visual amenity. The hospital building in the southern part of the lands would be the most substantial visual change to the site of all elements proposed. This building would be one and two storeys in height, with the two storey element largely confined through the centre and centre-west of the building.

Alternative options for the design of the proposed development were assessed. The applicant cites that the finalised approach to the design was to provide for single storey built form as far as possible. The reasons for this, cited in the application documentation, include that it is considered best practice for clinical purposes, maximises internal accessibility through the building, for access and connection to surrounding environment, reduces perception of height or institutional scale and visual impact, and minimises overlooking, both internally and externally. The applicant has also noted that the proposed location of the building adjacent to woodland would promote a calming and relaxed atmosphere for patients.

Due to siting, scale, form and design, the current proposed built form would not have a significant adverse impact on the visual amenities of the area. Notwithstanding this, having regard to the environmental sensitivities of the site and area, the Planning Authority has concerns with the impact of the proposal on the natural features and characteristics of the area. The building footprint extends through the northern section of the walled garden into

the existing woodland area through the centre of the site, reducing the amount of natural and soft landscape across the site. This section of woodland is part of the proposed Natural Heritage Area (pNHA) and the proposal represents an encroachment into a highly environmentally sensitive part of the site which the Planning Authority considers should be avoided through revised design and layout. The Planning Authority considers that further justification and design refinement is required.

The overall design approach should be reconsidered including relocating building and hard surfaces away from this particularly sensitive part of the site.

There is signage proposed as part of the application. In the event of a grant of permission a **condition** should be attached requiring that the final details of signage shall be agreed with the Planning Authority (including Architectural Conservation).

There are PV panels proposed at rooftop level on the proposed building. This is welcomed in relation to energy efficiency and climate action. Regard should be had to any impact on aviation safety in the assessment of these.

Nature Conservation

As noted above, the proposed development is located in lands zoned HA-LV and overlaps with the Liffey-Valley pNHA (pNHA Site Code 000128), Liffey Valley SAAO and an area of existing woodland habitat.

The northern element of the proposed main hospital building and proposed substation would encroach into the existing woodland and pNHA onsite. There is also lighting proposed at the edge of the woodland. The Biodiversity Chapter of the EIAR states *'The mixed woodland present within the boundary of the Liffey Valley pNHA is considered to have national ecological importance, while the woodland located beyond these boundaries is considered to have county level ecological importance given its potential to reach the quality of the neighbouring designated woodland as it continues to establish a greater diversity of understorey woodland flora and alongside the maturation of the existing trees'*.

In relation to impacts of the proposed development on the pNHA, it is summarised in the Biodiversity Chapter of the EIAR that there would be *'irreversible permanent habitat loss'* and *'part of the woodland associated with Liffey Valley pNHA will be cleared and become an artificial building and surfaces, this will result in a permanent alteration of the Liffey Valley pNHA, reducing the overall woodland cover of the pNHA by roughly 1500m²'*. This report also states that there is a required clearance and maintenance 5m buffer around the building.

To address this, mitigation measures are proposed by the applicant, which include a pNHA Woodland Relocation. The appropriateness of the proposed mitigation measures is discussed further below by the Heritage Officer and Parks and Public Realm Department.

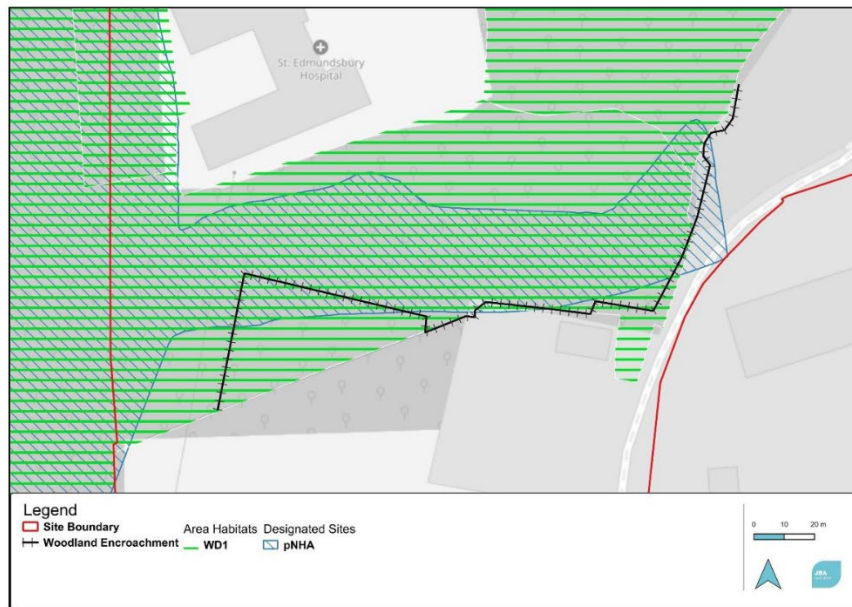


Figure 3: Figure 4-19: Encroachment of proposed works into pNHA woodland habitat (Source: Environmental Impact Assessment Report)

The South Dublin County Council Heritage Officer has submitted a report which is enclosed in full in Appendix 1A of this report. The comments are concerned primarily with the effects of the proposed development on the character of the area and the pNHA and its associated flora and fauna. Concerns are also raised in relation to the bat surveys and assessment undertaken.

As a result, the report makes recommendations for the proposed design to be amended in order to remove the intrusion of the north-western corner of the proposed development into the regenerate woodland buffer and pNHA woodland. Additionally, the Heritage Officer report makes recommendations for the submission of a Biodiversity Management Plan, the retention and protection of existing trees and hedgerows, a more detailed assessment of potential impacts on bats and additional bat survey work and clarification is recommended to be sought from NPWS regarding the appropriate process for the application of derogation licences to disturb protected species.

While it is agreed that existing trees and hedgerows should be retained on site insofar as possible, it is acknowledged that some removal will be necessitated to facilitate the proposed development, including the widening of the entrance driveway and walkway. Therefore, where tree removal is proposed, sufficient mitigation and compensatory measures shall be proposed. Any tree/hedgerow removal should be clearly detailed in an arboriculture plan which, as noted elsewhere in this Report, does not appear to be included with the application documentation despite references to same.

The Heritage Officer notes that the submitted EIAR and ecological report present insufficient data and contain contradictions, particularly in relation to the dates of the carried out ecological walkovers and the proposed mitigation measures. It is therefore recommended that additional botanical surveys be submitted and that the EIAR be reviewed and mitigation measures strengthened.

Parks and Public Realm

Liffey Valley is a Primary Green Infrastructure Corridor as identified under the County Development Plan. Part of the northern end of the site overlaps with a Riparian Corridor.

As per Policy G15 Objective 4 of the County Development Plan the applicant is required to demonstrate that the minimum Green Space Factor (GSF) has been achieved. The proposed development would achieve a GSF of 0.72 (minimum for HA-LV is 0.7).

The EIAR states that an Arboricultural Impact Assessment Report has been prepared by Arbor Care Arborist and Tree Consultant, and the Commission is invited to refer to this document. This document was not available in the pack submitted to SDCC. These details should be requested from the applicant.

The Parks and Public Realm Department have submitted a report which is enclosed in full in Appendix 1D of this report. The comments are concerned primarily with the proposed buildings within the Liffey Valley pNHA and the overall protection of the existing woodlands, tree protection and preserving the existing biodiversity and landscape character of the site.

Additionally, the report makes recommendations for the submission of a detailed Tree Survey, Green Infrastructure, natural SUDS Plan and a detailed planting plan that all comply with the requirements of the SDCC SUDS Design Guide and with relevant policies in the CDP 2022-2028. The Parks and Public Realm department note that the implementation of natural SUDs will help mitigate the impact of this development in the landscape.

It is considered that protection/mitigation measures in relation to biodiversity, the riparian corridor, woodland and the Liffey Valley SAAO and Liffey Valley pNHA should be integrated into the construction and operational phases of the proposed development through a final agreed Construction Management (Environmental) Plan and Landscape and Ecological Management Plan.

Landscape, Natural Heritage and Green Infrastructure Summary

With regards to the proposed development, the Planning Authority find the overall design to be of a high architectural standard and promote the adaptive re-use of existing protected structure on site. However, as part of the wider plan for the site, it is proposed to develop within the existing Liffey Valley pNHA which would result in the irreversible loss of this protected habitat. The Planning Authority has concerns with regards to the encroachment on the pNHA and the impacts of the proposed development on the existing landscape character of the high amenity lands.

Therefore, it can be ascertained from the above assessment and details provided by the applicant that the proposed development would have an impact on the existing amenities and landscape character of the site zoned HA-LV and on the Liffey-Valley pNHA due to the location of the proposed development within the northern section of the site.

Alternative design iterations were assessed by the applicant that provides for this use in a manner that promotes and utilises the existing landscape character of the pNHA without resulting in any impact on the pNHA. These alternative options were not further pursued,

reasons being impact on the internal connectivity of the hospital building, internal overlooking and the appropriateness of ensuring privacy for certain parts of the hospital, and visual impact. While this is noted, based on the information submitted it is considered that the proposed design strategy would benefit from further justification and refinement due to impact on existing habitat onsite. The interface of the proposed built form and the woodland / pNHA is considered to require amendment.

The Planning Authority acknowledges the operational requirements of the proposed hospital; however, it considers that additional design amendments should be explored to further reduce impacts on the pNHA and strengthen compliance with the environmental objectives of the County Development Plan, particularly under Policy NCBH4, to “*Protect the ecological, visual, recreational, environmental and amenity value of the County’s proposed Natural Heritage Areas and associated habitats and species*” and NCBH4 Objective 2 which restricts the types of development permissible within or adjacent to pNHAs.

Notwithstanding this impact, the Planning Authority considers that the impacts on the pNHA could be avoided by design/layout changes in the context of the overall development. The design and layout approach for the northern part of the proposed development should be reconsidered, including relocating building and hard surfaces away from this particularly sensitive part of the site to be fully contained south of the existing east-west wall which separates the main site from the wooded pNHA area to the north.

In the event of a grant of permission, a **condition** may be attached to overcome these effects to revise the design strategy and reduce the main hospital footprint at the northern end. The location of the sub-station, car parking and lighting against this woodland area should also be reviewed. A design strategy that moves built form away from the more sensitive areas of the site i.e. the woodland could be further considered in relation to achieving an acceptable visual impact and operational needs. This would result in the preservation of the pNHA and associated woodland and as such would retain and promote the existing amenity and landscape character of the site.

Water Services

Availability and capacity of public surface water drainage facilities.

The SDCC Water Services Department has provided comments on the proposed development and has recommended **conditions** which are enclosed in Appendix 1E. Water Services have raised concerns with regards to the use of underground attenuation, which is further reflected in the Parks and Public Realm report as noted above. It is noted that the applicant has proposed a number of above ground sustainable urban drainage measures, including green roofs, etc. in line with Council policy, consideration should be given to further above ground sustainable urban drainage measures to reduce the reliance on underground attenuation where possible.

Flood Risk

The site is not located in flood risk zones A or B as per SDCC County Development Plan Strategic Flood Risk Assessment Maps. In relation to flood risk the Water Services Department have raised no objection subject to a **condition** to ensure that the proposed development does not increase any flood risk to properties downstream or adjacent to proposed development.

Public Water Supply and Sewerage Infrastructure

Uisce Éireann as a prescribed body on this application will address the adequacy of the public water supply and public sewerage facilities and capacity to facilitate the proposed development.

Transport

Access and Roads Layout

The site currently has 2no. existing accesses on the southern boundary from Lucan Road, both of which are narrow and appear not to be capable of accommodating two cars passing. The development would be mainly served by the westernmost access, adjacent to the adjoining national school. The easternmost access would be only allowed for emergency vehicles or medium/heavy goods vehicles use. The proposed development includes the widening of the eastern access point to facilitate entry/exit lanes and a dedicated footpath. A full assessment of the proposal in respect of transportation related matters is provided in the SDCC Roads Department Report included in Appendix 1C.

To minimise traffic disruption of west bound traffic on Lucan Road, it is proposed that road marking at the Western Vehicular Access will be modified in order to provide a right turning pocket to the proposed development. This should be **conditioned** in the event of a grant of permission and carried out at the applicant's expense.

It is proposed to upgrade the existing Chapel Hill / Lucan Road to signalised junction with signalised parallel crossings. It is considered that this junction upgrade is necessary to ameliorate both existing traffic at this location and the exacerbating impact on traffic that the proposed development will have on the surrounding road network. It is noted that the junction upgrade works are outside the site boundary and are not proposed to be carried out by the applicant, except for the realignment of the southern boundary wall of the subject site to provide space for the future junction upgrade. Given the proposed works will involve public infrastructure which will benefit the proposed development and are specific exceptional costs not covered by SDCC's Development Contribution Scheme 2026-2028, it is considered appropriate that a special contribution be applied under Section 48(2)(c) of the Planning and Development Act 2000, as amended. This is addressed further below in this Report and the calculation for the special contribution is included in SDCC Roads Department's Report contained in Appendix 1C.

It is noted that the application includes proposals for continued public access through the subject site, along its eastern boundary, as indicated on the Proposed Site Plan as "St. Edmundsbury Walking Loop". This reflects the established public use of the subject site and the requirements of the specific local objectives applicable to the lands to provide appropriate public access to the lands in the Liffey Valley. As previously noted, should permission be granted, a **condition** should be included that this public access route within the ownership / control of the applicant be maintained, uninterrupted and open to the public.

Car Parking and Traffic Impact

In terms of operation the application outlines relevant operational details and assumptions, including:

- Staff shifts in 2 timeslots (i.e. 07:00 to 19:00 and 19:00 to 07:00);

- Shuttle bus from the existing St. Patrick's University Hospital at Dublin 8 running before the start and after the end of each shift slot;
- Visiting hours (i.e. 10:00 to 12:00, 14:00 to 16:00 and 19:00 to 21:00);
- Day service to patients between 07:30 and 18:00;
- An increase of 339no. staff (258no. daytime and 81no. night-time) from the current situation;
- 24-hour emergency access.

The applicant is proposing 214no. car parking spaces onsite, including reconfiguration of existing. The car parking is split into three sections; two visitor areas and a staff parking area. The access to parking is controlled by barriers.

Section 12.7.4 of the County Development Plan sets maximum car parking standards for the County categorised as Zone 1, the general rate in the County, and Zone 2, a more restrictive rate reflecting location and proximity to public transport. The applicant states that the application site is located within Zone 1 of the County Development Plan. For a hospital the rate is 1no. car parking space per 100sq.m GFA. The maximum rate for the proposed development under Zone 1 is 215no. (21,524sq.m proposed). The Roads Department state in their report that the site could be considered under Zone 2 which are more restrictive rates for applications '*within town and village centres, lands zoned REGEN, and brownfield / infill sites within Dublin City and Suburbs settlement boundary within 800 metres of a train or Luas station and within 400-500 metres of a high quality bus service (including proposed services that have proceeded to construction)*'. Should Zone 2 apply, at 1no. parking space per 150sqm, the maximum parking rate for the proposed development would be 144no. spaces.

The Planning Authority considers the specific nature of the proposed development and the details submitted as part of the application, including the Traffic and Transport Assessment. While the location is generally considered to be in Zone 2 for car parking standards, having regard to the details submitted with the application and the assessment of the SDCC Roads Department, it is considered that the operational hours and shift patterns of the proposed hospital will entail a majority of travel to/from the facility outside peak hours in early morning and late evening when public transport frequency will be reduced. In this regard, application of the car parking standard for the proposed development in line with Zone 1 is considered to be acceptable.

The applicant has proposed a number of mitigation measures to encourage active travel and use of public transport, and the Planning Authority considers that these should be implemented. It is recommended that a detailed mobility management plan and car parking management strategy be implemented for the proposed development to be addressed by way of **condition** in the event of a grant of permission.

Bicycle Parking

The proposed bicycle parking provision is to be provided across the site, and the total number would exceed the minimum number required under the County Development Plan. The Roads Department have raised no objections on bicycle parking provision.

The details raised in the SDCC Roads Department Report are noted and it is considered that issues raised can be addressed by way of **condition** in the event of a grant of permission.

Other

Public Lighting

A report has been received from SDCC's Public Lighting Section which is included in Appendix 1G. There does not appear to be public lighting proposed within the application site. Potential issues with on-site lighting are identified in the Heritage Office and Parks and Public Realm reports in relation to biodiversity. It is recommended that details in relation to public lighting, if proposed, be addressed by way of **condition** that details be agreed with the planning authority prior to the commencement of development.

Community Gain Conditions

ACP seeks the Planning Authority view on community gain conditions which may be appropriate. It is acknowledged that the applicant is a charitable organisation and the proposed use would in itself be a community gain. Furthermore, the proposal would provide for enhanced access to existing and future amenity and recreation opportunities within Liffey Valley. This is welcomed by the Planning Authority in the context of the County Development Plan policies and objectives to enhance public access to Liffey Valley as appropriate. Therefore, SDCC is satisfied that specific community gain conditions are not warranted in this instance.

Environmental Assessments

Screening for Appropriate Assessment

It is noted that ACP are the competent authority in relation to Appropriate Assessment for the proposed development. Notwithstanding this, the Commission seeks the planning authority view on Appropriate Assessment under the Habitats Directive.

There are no Natura 2000 sites within or adjoining the site. The applicant has submitted a Screening for Appropriate Assessment report prepared by JBA Consulting. This report identifies that the site has a hydrological connection via the River Liffey to Dublin Bay Natura 2000 sites. The report states that *'Due to the location of the proposed site and its distance to the Natura 2000 sites within the ZoI, the proposed project is not anticipated to have a significant impact via surface water, groundwater, groundwater to surface water, and land and air pathways to any Natura 2000 site'*.

The concluding statement of the submitted report is *'In carrying out this AA screening, mitigation measures have not been taken into account. Standard best practice construction measures which could have the effect of mitigating any effects on any European Sites have similarly not been taken into account. On the basis of the screening exercise carried out above, it can be concluded that the possibility of any significant adverse impacts on the Natura 2000 sites within the ZoI, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt on the basis of the best scientific knowledge available'*. This Planning Authority notes the screening report submitted and has no further comments on this.

Adequacy of the EIAR

It is noted that ACP are the competent authority and shall undertake an Environmental Impact Assessment on the proposed development. Notwithstanding the same, the Commission seeks planning authority view on the adequacy, methodology adopted, conclusions etc of the EIAR submitted with the application. In relation to same, SDCC notes the following main areas of relevance or concern:

- Population and Human Health
- Biodiversity
- Land and Soil
- Water
- Air and Climate
- Noise and Vibration
- Material Assets
- Cultural Heritage
- Landscape and Visual Impact

Alternative options were explored by the applicant under the EIAR and are detailed in this document and the Architectural Design Statement. There are a number of concerns in relation to the themes raised in the EIAR, and conditions are proposed which would mitigate those concerns.

The Heritage Officer has raised concerns in relation to the adequacy of the surveys and assessment that were provided as part of the Biodiversity Chapter of the EIAR, as raised previously in this report. Save for these issues which SDCC considers can be addressed by further surveys and amendments to the design/layout, SDCC generally considers the EIAR to be adequate.

Water Framework Directive Assessment

The Commission seeks planning authority view of assessment under the Water Framework Directive and associated regulations. A Water Framework Directive Assessment prepared by JBA Consulting has been submitted with the application. The site is situated within the Liffey and Dublin Bay WFD catchment (09). The catchment is 1616km² in area (EPA, 2021), with the main sub-catchments being the Liffey, the Dodder, and the Tolka Rivers. The sub-catchment of interest is the Liffey_SC_090.

The assessment concludes *'The Scoping stage outlined the mitigation measures which were included for the proposed development in the EIAR. With these mitigation measures in place, it was concluded that there will be no deterioration in status class, nor impacts to any WFD waterbodies as a result of the proposed development, nor will the proposed development activities jeopardise the attainment of good surface water status for any WFD waterbody. The proposed development therefore complies with the objectives of the WFD, and does not require an exemption under Article 4(7)'*. This is noted by the Planning Authority.

Environmental Health

The Environmental Health Officer has provided recommended **conditions** which are all included in Appendix 1F. The report is noted and, while having regard to the nature and scale

of the project and details provided in the application documentation, will inform **conditions** to be recommended by the Council should permission be granted.

Waste

Waste Management have reviewed the proposed development and state that in the event of a grant of permission the standard waste enforcement **condition** concerning RWMP (Resource and Waste Management Plan) should be applied. The full report from Waste Management is enclosed in Appendix 1H.

Development Contributions

Section 48/49 Development Contributions

South Dublin County Council has an adopted Section 48 contribution scheme the South Dublin County Council Development Contribution Scheme 2026-2028. Section 11 of the Contributions Scheme states that *‘The following categories of development will be exempted from the requirement to pay development contributions or may pay a reduced rate, as stated, under the Scheme’.*

One of the categories listed is *‘vii. Non-Residential Developments, including creches, drug treatment centres etc., which are planned and constructed by, or on behalf of organisations having exemption from income tax and corporation tax under Section 207 of the Taxes Consolidation Act 1997 and currently holding an exemption certificate from the Revenue Commissioners, including registered charities provided that the development is exclusively for the primary purpose of the organisation /charity. The Council will require proof of eligibility to claim this exemption.’.*

The applicant for the proposed development is: The Governors of St. Patrick’s Hospital, St. Patrick’s University Hospital, James’s Street, Dublin 8. SPMHS is a registered charity under RCN: 20000370. It is therefore considered that the development would meet this category of exemption.

Special Contribution

As previously noted and as noted in the SDCC Roads Department Report, it is considered necessary to apply a special contribution for the proposed development.

It is proposed to upgrade the existing Chapel Hill / Lucan Road to signalised junction with signalised parallel crossings. It is considered that this junction upgrade is necessary to ameliorate both existing traffic at this location and the exacerbating impact on traffic that the proposed development will have on the surrounding road network. It is noted that the junction upgrade works are outside the site boundary and are not proposed to be carried out by the applicant, except for the realignment of the southern boundary wall of the subject site to provide space for the future junction upgrade. Given the proposed works will involve public infrastructure which will benefit the proposed development and are specific exceptional costs not covered by SDCC’s Development Contribution Scheme 2026-2028, it is considered appropriate that a special contribution be applied under Section 48(2)(c) of the Planning and Development Act 2000, as amended. This is addressed further below in this Report and the SDCC Roads Department’s Report contained in the Appendix 1C.

Paragraph 7.12 of the ‘Development Management, Guidelines for Planning Authorities, 2007’ states the following: *“special contribution requirements in respect of a particular development may be imposed under section 48(2)(c) of the Planning Act where specific exceptional costs not covered by a scheme are incurred by a local authority in the provision of public infrastructure and facilities which benefit the proposed development. A condition requiring a special contribution must be amenable to implementation under the terms of Section 48(12) of the Planning Act; therefore, it is essential that the basis for the calculation of the contribution should be explained in the planning decision. This means that it will be necessary to identify the nature/scope of works, the expenditure involved and the basis of the calculation, including how it is apportioned to the particular development.”*

Recommended condition

The developer shall pay a special contribution to the planning authority in respect of specific exceptional public infrastructure costs for facilities that will benefit this development within the area of the planning authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with Section 48 (2) c of the Planning and Development Acts 2000 (as amended). Accordingly, the developer shall pay a special contribution of €150,000 to South Dublin County Council as part of the financial cost required to install a fully signalised junction at the Lucan Road/ Chapel Hill Road junction.

SECTION 6: DECISION TO BE MADE BY AN COIMISIÚN PLEANÁLA AND RECOMMENDED CONDITIONS IN THE EVENT OF A GRANT OF PERMISSION

The above report sets out the views of South Dublin County Council on the effects of the proposed development on the environment and proper planning and sustainable development of the area.

The proposed hospital development is supported by national, regional and local planning policy and the principle of the proposed development at this location is dependent on its compliance with the relevant policies and objectives of the South Dublin County Development Plan 2022-2028, including the HA-LV land use zoning objective, the policy for non-conforming uses, the policy for healthcare uses and the specific local objectives which apply to these lands.

SDCC generally considers that the proposed development meets the relevant policies and objectives and can support the proposal in principle however, it is considered that further information, revised plans and appropriate conditions are required in relation to a number of items. In particular, as detailed in the Heritage Officer's Report, SDCC seeks further ecological surveys and amendments to the proposed layout to avoid impact on the Liffey Valley pNHA.

General

1. The mitigation measures of the submitted Environmental Impact Assessment Report shall be implemented in full, save as may be required by other conditions attached hereto.
2. The applicant/developer shall submit details of external signage for agreement of the Planning Authority.

Amendment

3. The design shall be amended to remove the intrusion of the north western corner of the proposed development into the regenerated woodland buffer and the pNHA woodland. Revised plans/ further information shall be submitted to ACP to amend the design and layout of the proposed development to facilitate the relocation of the floorspace away from the pNHA boundary to avoid any intrusion through the existing east-west wall currently separating the woodland and pNHA from the lands to the south.

Architectural Conservation

4. The details provided in the Conservation Reports and methodology for works to the Protected Structures should be adhered to. A Schedule of Works and Method Statement shall be submitted detailing all proposed conservation repairs, interventions and new works to the Protected Structures for further assessment, agreement and approval. This will ensure the proposed works to the Protected Structures adhere to best conservation practice and use of traditional methods and materials are achieved.

5. The necessary safety measures shall be put in place during the proposed development to ensure that original built fabric and architectural features/elements are protected during demolition and construction stages.
6. A suitably qualified conservation architect/conservation consultant shall be engaged as part of the project team to deal with all architectural conservation related items and liaise with SDCC Architectural Conservation Officer, especially in the event that changes are required due to any unforeseen issues, this will allow the necessary advice to be sought and decisions to be made during the project with regards to best practice given the status of the existing buildings/features on the site.
7. A Schedule of Materials and specifications shall be agreed and approved prior to construction to ensure the materials and finishes are of high quality, long lasting and provide a material palette and colour that will enhance the architectural significance of the site.

Parks and Public Realm

8. A detailed Tree Survey for the site area shall be submitted which is prepared by a suitably qualified Arboriculturist in accordance with British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations': The information required to be provided as part of the tree survey includes:
 - (a) Arboricultural impact assessment
 - (b) Arboricultural method statement
 - (c) Tree retention / removal plan
 - (d) Tree protection planExisting trees and hedgerows, particularly along the entrance drive shall be retained and enhanced insofar as possible while accommodating the proposed access widening, so as to retain and strengthen the mature elements of the Green Infrastructure across the site.
9. The applicant/developer shall submit a detailed Green Infrastructure, natural Sustainable Urban Drainage Systems Plan and a detailed planting plan for the site. Underground attenuation shall be reduced in so far as possible. Stormwater shall be attenuated using natural SUDS measures. The applicant shall submit a drainage scheme which complies with the requirements of the SDCC SUDS Design Guide and with relevant policies in the County Development Plan 2022-2028. Implementing natural SUDs will help mitigate the impact of this development in the landscape.
10. The applicant/developer shall submit a Construction Environmental Management Plan that sets what protection / mitigation measures will be put in place in order to ensure the protection of the riparian corridor, woodland, the Liffey Valley SAAO and Liffey Valley pNHA during the construction phase.
11. The applicant/developer shall submit a Landscape and Ecological Management Plan. This plan shall be a site-specific document which details the immediate and long-term

commitments to manage the planting, protection and enhancement of biodiversity in and around development site.

12. Prior to commencement of development, the developer shall appoint a suitably qualified Landscape Architect as a Landscape Consultant for the duration of the construction and advise the Planning Authority (Public Realm) of same in writing prior to commencement. A Practical Completion Certificate, signed by the Landscape Architect, shall be provided to the Planning Authority (Public Realm) upon the satisfactory completion of all landscape works.

Heritage

13. A Biodiversity Management Plan is required to co-ordinate all ecological and landscaping mitigation measures, to reduce impacts arising from the proposed loss and disturbance of the existing biodiversity resources. An experienced Ecological Clerk of Works shall be engaged to oversee, implement, and monitor the BMP for a period of 5 years following any permitted development.
14. Additional botanical surveys are required to address the insufficiency of data for seasonal springtime uncommon and protected plant species, and to ensure no impact to any such species occur.
15. A specific Conservation Management Plan is recommended for the protection and enhancement of the protected plant species Hairy St John's Wort (Flora Protection Order, 2022) noted as occurring in woodland on the application lands.
16. A more detailed assessment of potential impacts on bats is required, to include appropriate consideration of the proposed loss of foraging and commuting habitat, loss / disturbance to potential roosting areas, effects of proposed lighting etc. across the development site, with more detailed and sufficiently adequate mitigation measures proposed.
17. Additional bat survey work is required to determine the precise location of the suspected roost in the nearby property. It would be essential to determine potential impacts on any on-site or adjacent roost that could arise from the loss of foraging habitat on the proposed development site and from the introduction of extensive lighting required for the development.
18. On the basis of the high suitability of structures present on the proposed development site that could support roosting bats, clarification is recommended to be sought from NPWS regarding the appropriate process for the application of derogation licences to disturb protected species.
19. The EIAR should be reviewed and mitigation measures strengthened (including avoidance) for the protection and enhancement of habitats and species that the EIAR considers of value.

Surface Water Drainage

20. The applicant/developer shall submit a drawing in plan and cross sectional view to show how and where surface water will be attenuated.
21. The applicant/developer shall submit a report to show surface water attenuation calculations for the proposed development. The report shall show the site area in hectares, the areas of different surface types in m² such as roofs, green roofs, pathways, roads, permeable paving green areas and their respective run off coefficients.
22. The maximum surface water discharge from the site shall be limited to 16.08 litres/sec instead of proposed 25.3 litres/sec. Submit a drawing to show maximum surface water discharge from the site in litres/sec at the discharge point to public surface water sewer.
23. Sustainable Urban Drainage Systems shall be connected through a treatment train. Surface water shall flow on the surface to a SUDS system. The outlet from ponds/ basin and swales shall be on the slope and not in the base. The maximum side slope of swales/ponds shall be 1:3 or 1:4. Submit a drawing in plan and cross-sectional view to show all proposed SuDS system.
24. Surface water should be conveyed above ground through SuDS systems as much as possible. Road gullies if they occur should not be placed in front of tree pits.
25. No development is permitted within 10metres from the top bank of River Liffey.
Note: Agreement shall be obtained from OPW (Office of Public Works) and IFI (Inland fisheries Ireland) regarding proposed development as the development is nearby River Liffey.
26. The applicant/developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
27. Comply with Sustainable Drainage Explanatory Design and Evaluation Guide 2022 (Suds Guide) available online at SDCC Sustainable Drainage Systems.
28. All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Flood Risk

29. Ensure that the proposed development does not increase any flood risk to properties downstream or adjacent to proposed development.

Transport

30. The pedestrian route through the site along the route of the existing entrance lane shall always be maintained and open to the public, unless otherwise agreed with the Planning Authority.

31. The road marking on Lucan Road at the western vehicular access shall be modified in order to provide a right turning pocket to the site. This shall be carried out at the applicant's expense.
32. The applicant shall, as part of their works, complete the demolition of part of the existing southern stone boundary wall and rebuild it set back sufficiently, to allow for the upgrading of the signalised junction.
33. The applicant/developer shall submit the design and construction details of the footpath on the R835 and public lighting to be installed when the existing stone boundary wall is removed, to be constructed by the applicant/developer at their own expense. The applicant shall make any necessary arrangement with the correct utility provider if the proposed works are going to impact on utility assets.
34. The applicant shall provide 5% of vehicular parking spaces for mobility impaired users.
35. Any road marking proposed and or to be installed shall comply with most up to date Chapter 7 (ROAD MARKINGS) of the Traffic Signs Manual.
36. All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.
37. The applicant/developer shall submit a Mobility Management Plan (MMP), including a Car Parking Management Strategy (CPMS) for the development. The development shall then be carried out and operated in accordance with the provisions of the agreed upon MMP.
38. Prior to commencement of any works the relocation of the traffic sign outside of the property is to be submitted for the written agreement of the Planning Authority. Cost of such relocation to be borne solely by the applicant.
39. All bicycle parking spaces shall be covered and constructed in line with the Cycle Design Manual (National Transport Authority, 2023).
40. Prior to commencement of development the applicant shall submit a Stage 1 Road Safety Audit and detail any necessary changes to the roads layout arising from said audit for the agreement of the Planning Authority.
41. Prior to commencement of development the applicant shall submit a revised layout at a suitable scale showing the access junction conforming to DMURS and the NTA cycle design Manual 2023. The access junction should be auto tracked for vehicles entering and exiting and provide for right turning when exiting.

42. All roads and public realm areas currently under the charge of South Dublin County Council which are affected, altered, or otherwise modified as part of the proposed development shall, upon satisfactory completion of the associated works and subject to final inspection and approval by the Council, be immediately reinstated to the charge of South Dublin County Council. This requirement shall extend to any additional areas or features constructed as part of the development, including, but not limited to, carriageway or footpath widening and any works integral to the original infrastructure. The extent of such areas to be agreed between the applicant and the Council prior to commencement of construction.

Public Lighting

43. Where public lighting is proposed, prior to the commencement of works on site the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority (Roads):
- (i) A Public Lighting Scheme including all electrical design, for the development as approved, designed to provide for high quality public lighting throughout the public realm of the site, prepared by competent public lighting design consultants to the current editions of both the European Lighting Standard ISEN13201 and the SDCC Specification for Public Lighting Installations in Residential and Industrial Developments
 - (ii) A written commitment to implement the agreed Public Lighting Scheme in full, and maintain it to taking in charge standards in perpetuity or until taken in charge by the Council.
44. Lighting design and landscaping for the north eastern car park must be designed so as to avoid/minimise impact on local bat populations.

Construction

45. Prior to the commencement of any works associated with the development hereby permitted, the applicant/developer shall submit for the written agreement of the Planning Authority a detailed phasing programme for the approved development that fully accords with the requirements of the Planning Authority.
46. Prior to the commencement of development, the applicant/developer shall submit a site-specific Construction and Environmental Management Plan (CEMP) for the written agreement of the Planning Authority. The CEMP should detail and ensure Best Construction Practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and measures to minimise the generation of sediment and silt. Details around storage of construction materials, dust suppression and construction-related fuel and oil and roofed bunds that exclude rainwater shall be included. The developer must take precautions to ensure there is no entry of solids, during the connection of pipework, or at any stage to the existing surface water system. Flooding incidences during the construction phase should also be considered as part of the preparation of the CEMP. The CEMP should provide for the assignment of a designated, suitably experienced, and person during the construction phase, to monitor and ensure all environmental mitigation measures are

implemented and functioning correctly and related record of checks shall be maintained and made available for inspection.

47. Prior to commencement of development, the applicant shall submit a Construction Traffic Management Plan (TMP) for the construction phase of the development. The TMP shall incorporate details of the road network to be used by construction traffic including over-sized loads, detailed proposals for the protection of bridges, culverts and other structures to be traversed, as may be required. The agreed TMP shall be implemented in full during the course of construction of the development.

Environmental Health

Construction/Demolition Phase:

48. No heavy / noisy construction equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.
49. Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).
50. During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.
51. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.
52. Signage or lighting to be used on site during both construction and the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.

Operational Phase:

53. Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

54. The applicant shall ensure that the development will be operated so that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.

Waste

55. The applicant/developer shall submit a Construction and Demolition Resource Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be submitted to the Planning Authority (Waste Regulation) and retained as part of the public record. The RWMP must be submitted to the Planning Authority (Waste Regulation) for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Special Contribution

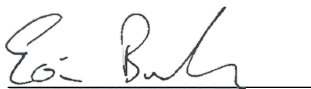
56. The applicant/developer shall pay a special contribution to the planning authority in respect of specific exceptional public infrastructure costs for facilities that will benefit this development within the area of the planning authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with Section 48 (2) c of the Planning and Development Acts 2000 (as amended). Accordingly, the developer shall pay a special contribution of €150,000 to South Dublin County Council as part of the financial cost required to install a fully signalised junction and road widening at the Lucan Road/ Chapel Hill Road junction.

South Dublin County Council's overriding view is that the proposed development is acceptable subject to revised plans, further information and compliance with the conditions recommended.



Caitlin O'Shea

Senior Executive Planner



Eoin Burke

Director of Planning and Transport

Date: 9th July 2026

To whom the appropriate powers have been delegated by the order number DELG (2825) of the Chief Executive of South Dublin County Council*

SECTION 7: APPENDICES

List of Appendices

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Appendix 2: Council Meeting (To be appended post-Council Meeting 13th July 2026)

Appendix 2A: Resolutions of South Dublin County Council

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SOUTH DUBLIN COUNTY COUNCILS
ARCHITECTURAL CONSERVATION OFFICER OPINION REPORT
RE: ACP-324264-26
ST. EDMONDSBURY (ST. PATRICKS HOSPITAL, LUCAN)

Record of Protected Structures

St. Edmondsbury (St. Edmondsbury) House is referred to in the Council's Record of Protected Structures – Appendix 3A of the South Dublin County Development Plan 2022-2028 under Map Ref. No. 003. Under Section 2 of the Planning and Development Act 2000, the term 'structure' means "*any building, structure, excavation, or other thing constructed or made on, in, or under any land, or any part of a structure so defined, (a) where the context so admits, includes the land on, in or under which the structure is situate, and (b) in relation to a protected structure or proposed protected structure, includes (i) the interior of the structure, (ii) the land lying within the curtilage of the structure, (iii) any other structures lying within that curtilage and their interiors, and (iv) all fixtures and features which form part of the interior or exterior of any structure or structures*". Therefore, the entire site is a protected structure, including all existing buildings on site including their exteriors, interiors, fixtures and fittings. The Protection also extends to the lands of the site and as such come under the provisions of the Planning and Development Act 2000.

In addition to the Main House the following buildings are located within the curtilage of St. Edmondsbury House are also listed on the Record of Protected Structures;

- RPS Ref.008 – Barn & Coach House
- RPS Ref. 012 – Walled Garden
- RPS Ref. 013 – Wall & Bell Tower
- RPS Ref. 010 – Farmhouse & Stable Block
- Gate Lodge (Original Entrance and Gate Lodge) within the curtilage and associated features with St. Edmondsbury House RPS Ref. 003.

Appraisal

Proposed Development

The expansion and modernisation of St Patrick's Mental Health Services' mental health campus at St Edmondsbury Hospital, Lucan Road, on an 8.1 ha site, over a 10-year permission period.

Overall project elements include;

- Construction of a purpose built 200 no. bed adult inpatient facility and a 14 no. bed adolescent unit.
- Demolition of existing buildings and refurbishment of protected structures.
- Public open space, service user gardens, upgraded access and parking, and extensive landscaping and infrastructure works.

The proposed development is accompanied by an Environmental Impact Assessment Report and a number of supportive reports and assessments. The proposed development will seek to modernise and expand the existing 52 no. bed hospital to deliver a total of 214 no. inpatient beds with associated clinical, staff, and support facilities. The proposed development is located within the curtilage of the Protected Structures detailed above.

Site Context and Historic Background

St Edmondsbury House was built by Edmund Sexton Pery (1719-1806). The first patients were admitted in March 1899. The house was refurbished and used as a convalescent hospital over

the following years to offer care for service users, along with recreational facilities, such as communal areas and a tennis court. For some time, a working farm on the St Edmundsbury grounds also provided food for the hospital. Situated on an elevated site, the gardens drop dramatically to the river. In 1985 a new adult ward extension was completed with the existing building converted for staff use and occupational therapy. It is a beautiful site with a sylvan character and comprises approx. 8.48 hectares. Today the hospital provides a comprehensive range of mental health services; inpatient care (52 beds), day patient programmes, and outpatient Dean Clinic community services that cater for a wide range of mental health issues including anxiety, depression, alcohol/chemical dependence, dual diagnosis, the mental health of older adults, and bipolar mood disorder.

Architectural Design + Architectural Conservation

An Architectural Design statement has been prepared which includes a Conservation Strategy for the protected structures within the site and architectural features which contribute to the architectural and historic significance of the site. It should be noted that a number of pre-planning meetings were held with the Planning Authority during May 2023 and a pre-planning document 20-77 was submitted. On-site meetings were held with the Councils Architectural Conservation Officer to discuss the proposals with regard to the Protected Structures on site and how the existing structures would be incorporated into the proposed scheme.

The Design Team and the Councils Architectural Conservation Officer walked the site to discuss the interventions, retention and design concepts overall in allowing the proposed new build to sit sensitively within the scheme. Pre-Planning discussions were based on the Design concepts and plans submitted at the time which are similar to the overall concept and proposals developed under ACP-324264-26. At the time of pre-planning meetings/discussions the Councils Architectural Conservation Officer advised that the overall concept was acceptable in principle and the integration and reuse of the protected structures within the site was welcomed and considered to be in line with good conservation and design practices.

A Conservation Report, Architectural Inventory and Condition & Appraisal Report (November 2023) has been prepared by Carrig Conservation Consultants to support a Planning Application and to provide a site context and historic background of the site and the existing buildings. This conservation report forms part of a planning application to expand the Mental Health Services provision by St. Patrick's Hospital at its St. Edmundsbury Hospital site. The project site encompasses the grounds and premises of St. Edmundsbury Hospital in Lucan. There are 4 No. protected structures onsite which are the subject of this report; St. Edmundsbury House, Barn and Coach House, Wall and Bell Tower.

Proposed Works to Protected Structures

St. Edmundsbury House will become the new Outpatient Day Centre. Generally, the works proposed are minor, involving replacement of wall and floor finishes and new ceilings in place of degraded modern ceiling tiles in some areas. A small number of partitions will be removed to amalgamate rooms into larger space – refer to architect's drawings and Carrig Vol. 3 Impact Assessment Report. Many rooms are in good condition or have been recently refurbished and no work is planned to these areas. The current basement kitchen will be stripped out and replaced. The 1985 single-storey ward extension will be demolished and replaced with the Adolescent Unit.

The existing Barn will become the Facility Building, it will house workshops, office spaces and storage areas. The Coach House will become the Consultant Building. It will house individual therapy rooms, a public café and exhibition space. The bell tower and the east section of the walled garden will be incorporated into the new main hospital building. A section of the walled

garden at the north is required to be removed to accommodate this new main hospital building. The farm building is in very poor condition. It is proposed for demolition in order to allow the construction of the new main hospital building. It should be noted that the existing single-storey farm building is not protected. The Conservation Report (Volume 1; Part 2, Nov 2023) provides a Conservation Methodology & Specification. Each Protected Structure is included with regard to a condition assessment and recommended measures required.

An Architectural Impact Assessment report has also been prepared to support the planning application to An Coimisiún Pleanála under Section 37E of the Planning and Development Act 2000 (as amended), for the development of a new mental health hospital facility and associated works at St. Edmundsbury Hospital, Lucan. As the site includes a number of protected structures (RPS Ref. Nos. 003, 008, 012 and 013) it is important that the overall impact of the proposed development is identified in order that a full and proper assessment can be carried out with regard to the level of impact and interventions required as part of the proposal.

The proposed development includes the demolition of a number of existing structures, including a modern ward extension, non-historic ancillary buildings, and a historic single-storey farm building which is not included on the RPS. The development also involves the partial demolition of sections of the protected walled garden (RPS 012), and the incorporation and alteration of the boundary wall and bell tower (RPS 013) as part of the new hospital building. The Architectural Impact Assessment report provides a summary of proposed works by structure and in particular sets out the level of demolition and loss of original fabric and architectural elements.

Having assessed the proposed development which includes a range of interventions across the protected structures and associated features within the site, it is considered that the level of adaptive reuse, retention and integration of existing structures outweighs the removal of original fabric and proposed interventions. The continued use of St. Edmundsbury House is welcomed along with the retention, reuse and integration of existing protected structure within the overall development. The removal of the 1980s ward extension adjacent to the Main House is also welcomed as the ward extension is not a sensitive addition given its location and overall design. The 1980s ward will be replaced with the construction of a single storey 14 no. bedroom in-patient adolescent mental health facility with façade remediation where the former building connected to St. Edmundsbury House.

The proposed development also includes for the alteration, refurbishment and conversion of the existing structures within the historic farmyard enclosure (RPS 008), including: coach house building to provide a new consultancy suite, including café; Alteration, conversion and refurbishment of existing barn to form a maintenance facility building and associated offices. The demolition of an existing contemporary shed within the historic farm yard and construction of a new single storey energy centre building within the historic farmyard enclosure.

The proposed development also includes the removal and relocation of the existing southern boundary wall to Lucan Road (Regional Road Number Ref. R835) set back from the existing boundary to facilitate the future junction improvement works to the Lucan Road and Chapel Hill Junction. The junction upgrade works do not form part of this application. It should be noted that the conservation consultant and consultant engineers have been in contact with SDCC Roads Dept and the Councils Architectural Conservation Officer (ACO) in this regard. The Councils ACO requested that the following details be provided;

On assessing the proposal to remove and relocate the boundary wall at this location I will require the following;

- Justification for the removal and relocation of the existing boundary wall to provide set back,
- Photographic record of the full extent of the wall showing the extent, which is being directly impacted by the proposal,
- Method statement for how the area of boundary wall will be reinstated using traditional methods and materials.

This additional information will allow the ACO to make an informed decision on the proposals which includes the boundary wall of a Protected Structure site, as this was not discussed as part of the previous pre-planning discussions.

It is considered that the level of information provided in the Conservation Reports and Architectural Impact Assessment allows a full and proper assessment to be made in relation to the overall impact the proposed development will have on the Protected Structures and the setting. A Conservation Strategy is included in the Architectural Design Statement. The conservation rationale and the design of the hospital is detailed in the strategy which is described as *“being rooted in a careful and respectful response to the historic context of the site, particularly in relation to the former St Edmundsbury estate. Rather than treating the surviving historic structures as passive elements to be preserved in isolation, the development embraces them as active and meaningful components of the new campus, integrating them in ways that ensure their long-term use and visibility”*. It is considered that the incorporation of the existing structures and features is very positive and will allow a physical connection with the new hospital and historic architectural features providing long-term use and protection. The proposed use of the coach house and barn allow the existing buildings to be repaired and adaptively reused within the overall scheme. The new interventions along with the necessary conservation repair will provide useable structures with a function. The interventions are clearly identifiable as new elements, which will add contemporary materials and design features to the existing structures, thereby adding to their architectural expression.

It is felt that the impact assessment provides details on the level of loss, interventions and how the existing building will be integrated as part of the proposed new build. The works required to achieve the end goal for this integration and also the mitigation measures required. It is felt that the approach has been 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 and provide a much needed new Mental Health Hospital to serve on a National level.

Design Proposal

New Build Elements and overall site proposal

The Architectural Design Statement has been prepared on behalf of the Governors of St. Patrick’s Hospital, and it relates to the preliminary design of a new Mental Health Hospital with connected facilities at the St. Edmundsbury site in Lucan. The project presented consists of a new Mental Health Campus on a site, including a new 200-bed Adult In-Patient Hospital, a new 14-bed Adolescent In-Patient Unit, the restoration of a derelict barn that will function as a facility unit, the restoration of an old coach house that will house therapy rooms and a public café, and minor restoration works to the facade of the Main House.

The purpose of Design Statement is to outline the design rationale identifying the key elements of the client’s brief and influencing factors that have informed the project. To develop an appropriate design proposal, TOT Architects have examined the wider context, the adjacent context, the sensitivities of the surrounding lands and buildings, and the site’s current state, including natural amenities and the existing protected structures. All the design choices follow

the best practice approach for Mental Health Hospitals to guarantee a high-quality facility for the service users, staff, and visitors.

Green areas with established hierarchy guaranteeing the accessibility and security for both service users and the public. These will consist of: - Public Open Space maintaining the existing walking loop and access to the future Liffey Valley Park. Open garden (green lungs connecting the new hospital and the existing buildings, accessible by service users and staff only). Private gardens (secure garden directly accessible from the new hospital by service users and staff only), Private Courtyards (secure private green spaces within the ward areas). Based on best practice, the majority of wards will be located at ground floor level. Further, to minimise the potential of overlooking and visual impact issues, the proposed development will be predominantly a single storey/ part two storey building with associated roof level plant areas.

The intention is to incorporate elements of the Walled Garden and Bell Tower into the scheme and to preserve the historical values of the site. The existing protected St Edmundsbury House is proposed to be converted into Adult Day Services. The existing St Edmundsbury, 52-bed unit is proposed to be demolished and replaced with a new 14-bed Adolescent unit. The site's many features, such as the woodlands, meadows, and historical structures, allow the new building to interact with them and become positive additions to the scheme.

A number of design elements and features have been considered in the design rationale i.e. height, scale, volume, circulation, connectivity and the need for natural light and privacy. In considering the site and adjacent context, the volume of the building is set to two storeys. This requires an extension of the footprint beyond the wall and bell tower. These protected elements will become a prominent feature of the interior and will support the connection of original historic architectural element within the design of the new building.

It is proposed to create a new Foyer which will become the main entrance of the new St. Edmundsbury main hospital, this will be the primary interface between the public areas and those dedicated to the service users. Here, the Stone Wall and the Bell Tower, part of the former Walled Garden, are the prominent elements that define the character of the foyer. As detailed in the Architectural Design Statement *"A double-height space accommodates the Bell Tower's full height with a generous glazed wall to the back to bring natural light inside the entrance. Apart from being a feature element, the stone wall is a threshold between the hospital's public and clinic areas. New openings are created to bring natural light inside and open up views towards the public courtyard with its soft landscaping. The Walled Garden typology is one of the main drivers of the project and is proposed in the Main Hospital as a series of spacious courtyards. The two public courtyards function as an open buffer zone between the Historical Stone Wall, delimiting the public area and the Main Hospital Street, which delimits the Public area from the clinical one. Apart from bringing natural light and natural ventilation into the hospital, these sizable open spaces are fully accessible by both the service users and the hospital staff, allowing them to enjoy a safe, soft-landscaped environment"*.

The form and expression of the new hospital building is detailed in the Architectural Design Statement. It is stated that *"the primary material is a light-coloured brick, chosen for its durability and warm, domestic quality. This is complemented by selected areas of render to introduce subtle variation in texture and tone. The architectural expression is intentionally soft and approachable, avoiding any sense of institutionalism. Openings throughout the building are domestic in scale, with varied sizes to introduce rhythm and interest across the façades. This approach helps establish a welcoming atmosphere in both the ward and therapy areas. To maintain privacy and comfort for service users, large areas of external glazing are avoided. Instead, generous glazing is strategically placed around internal courtyards and protected areas,*

where natural light can be maximised without compromising the sense of seclusion and safety. The building's parapet line features gentle, multi-directional slopes, reducing the visual bulk and introducing a familiar, residential character". The design elements and form described has been well thought out in providing a new building which sits sensitively within the site.

Interpreting the design concept and rationale outlined above it is felt that the overall design and their merits have been well considered and provide a sensitive approach for the retention and integration of the existing structures and features. The new build design, height and scale will sit within the site without directly impacting on St. Edmundsbury House. The design will be of high quality and will sit as a contemporary addition to the site allowing architectural interest and variation to the existing site.

The proposed new 14-bed Adolescent unit will be over one floor to lessen the impact to the surrounding context and to maintain the same height as the existing 52-bed unit. The design of the new unit provides a low level building that is simple in design and form. The folded roof shape provides a contemporary offset to the Historic Building, the design and use of soft warm tones and materials provides inviting building for young service users, while also allowing for a balanced amount of daylight within the building.

The proposed development also gives careful consideration to the design of the public realm, aiming to create a welcoming and accessible environment that respects both the needs of the local community and the surrounding natural setting. The layout of the site balances the clinical requirements of the facility with opportunities for public use, quiet enjoyment, and landscape improvement. Overall, it is considered that the design approach for the new hospital buildings and the reuse of the Main House including the integration of existing protected structure elements has been guided by good design ethics and the requirements for a purpose built Mental Health Hospital development within the constraints of a Protected Structure site. A balanced approach is evident within the overall design in finding the best solution to facilitate the requirements of the proposed development while retaining the architectural and historical significance of the site and the connections of the protected structures and their landscape setting.

Conclusion

Having assessed the proposed development in relation to the impact, adaptive reuse and integration of the Protected Structures within the site and the proposed new build within the curtilage of the Main House (St. Edmundsbury House, RPS Ref. 003) the following comments are provided; It is considered that the impact assessment provides details on the level of loss, interventions and how the existing building will be integrated as part of the proposed new build. The works required to achieve the end goal for this integration and also the mitigation measures required. It is felt that the approach has been conservation led 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 and provide a much needed new Mental Health Hospital to serve on a National level.

It is recommended that the following should be considered when assessing the proposed development and a number of conditions as outlined should also be considered.

- The details provided in the Conservation Reports and methodology for works to the Protected Structures should be adhered to. A Schedule of Works and Method Statement should be provided detailing all proposed conservation repairs, interventions and new works to the Protected Structures for further assessment, agreement and approval. This will ensure the proposed works to the Protected Structures adhere to best conservation practice and use of traditional methods and materials are achieved.

- The necessary safety measures should be put in place during the proposed development to ensure that original built fabric and architectural features/elements are protected during demolition and construction stages.
- A suitably qualified conservation architect/conservation consultant should be engaged as part of the project team to deal with all architectural conservation related items and liaise with SDCC Architectural Conservation Officer, especially in the event that changes are required due to any unforeseen issues, this will allow the necessary advice to be sought and decisions to be made during the project with regards to best practice given the status of the existing buildings/features on the site.
- A Schedule of Materials and specifications should be agreed and approved prior to construction to ensure the materials and finishes are of high quality, long lasting and provide a material palette and colour that will enhance the architectural significance of the site.

Irenie McLoughlin
Architectural Conservation Officer
South Dublin County Council

29th May 2026



Comhairle Contae South Dublin
Átha Cliath Theas County Council

INTERNAL MEMORANDUM

Heritage Officer Report

Development:	The Governors of St. Patrick's Hospital, care of Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, gives notice of its intention to make an application to An Coimisiún Pleanála for permission for a period of 10 no. years for the development of the new mental health hospital facility and all ancillary site development, site services, utilities and landscaping works ("the proposed development"), all at the c. 8.10 Ha site, located at St Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin, K78 NW63 (Protected Structures: RPS Ref. Nos. 003, 008, 012, 013.) The cumulative area of all proposed new and refurbished buildings is c. 19,251.90 sq m. Associated site development works will include the provision of 8,524 sq m public open space facilities, including public walking and cycling facilities...
Location:	St. Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin
Applicant:	The Governors of St. Patrick's Hospital
Reg. Ref:	ACP-324264-26
Report Date:	03/06/3036
Planning Officer:	Caitlin O'Shea
Recommendation:	

Heritage Officer – Opinion and Recommendations:

- The proposed development site is situated within an area where a number of environmental and natural heritage zoning apply. These include: the Liffey Valley High Amenity Zone (Objective HA-LV); a primary Green Infrastructure corridor identified under the SDCC County Development Plan; and the presence of the Liffey Valley proposed Natural Heritage Area (pNHA Site Code 000128). These designations all aim to protect and enhance the ecological and landscape value of the Liffey Valley corridor.

RECOMMENDATION: a Biodiversity Management Plan is required to co-ordinate all ecological and landscaping mitigation measures, to reduce impacts arising from the proposed loss and disturbance of the existing biodiversity resources. An experienced Ecological Clerk of Works should be engaged to oversee, implement, and monitor the BMP for a period of 5 years following any permitted development.

RECOMMENDATION: Existing trees and hedgerows, particularly along the entrance drive should be retained and enhanced, so as to retain and strengthen the mature elements of the Green Infrastructure across the site.

- It is noted that the uppermost western corner of the proposed development encroaches into the pNHA, resulting in loss of pNHA woodland habitat and the introduction of light disturbance. This extending corner of the building would also require the loss of ancillary woodland which has naturally regenerated between the pNHA boundary and the wall that bisects the site in a north easterly direction at this location.

This regenerated woodland acts as an important buffer area to the pNHA's boundary at a location where the pNHA woodland strip is narrow and would be vulnerable to disturbance and fragmentation. The proposed development would represent a source of new infrastructure and light disturbance directly against the pNHA, particularly where car parking is proposed at the north eastern corner

of the development, with the associated removal of all vegetation across the southern section of the site. .

RECOMMENDATION: The design be amended to remove the intrusion of the north western corner of the proposed development into the regenerated woodland buffer and the pNHA woodland. Lighting design and landscaping for the north eastern car park must be designed so as to avoid/minimise impact on local bat populations.

- The site description for the Liffey Valley pNHA includes records for threatened and legally protected plant species including Green Figwort (*Scrophularia umbrosa*), (Yellow Archangel (*Lamiastrum galeobdolon*),) and Hairy St. John's Wort (*Hypericum hirsutum*), specifically within woodland habitat in the pNHA.

The submitted ecological report indicates that '*a targeted protected floral survey was conducted of woodlands within and adjacent to the proposed site*'.

However, while the ecological report as submitted indicates that an initial ecological walkover was conducted on the 01/02/2023, dates for subsequent surveys appear not to have included an early season spring survey which could have targeted early spring flora of conservation interest, such as Yellow Archangel and other plant species known to be associated with the Liffey Valley woodland type. This represents an insufficiency of woodland survey data, particularly as the proposed development encroaches into the pNHA and its regenerated woodland buffer.

RECOMMENDATION: Additional botanical surveys are required to address the insufficiency of data for seasonal springtime uncommon and protected plant species, and to ensure no impact to any such species occur.

RECOMMENDATION: A specific Conservation Management Plan is recommended for the protection and enhancement of the protected plant

species Hairy St John's Wort (Flora Protection Order, 2022) noted as occurring in woodland on the application lands.

- The submitted ecological report identifies the presence of four bat species. The report considers the woodland habitat to have High suitability for foraging/commuting bats, and the St. Patrick's Hospital building as being of High suitability for roosting bats, although no roosts were detected on the site.

The report identifies that predominant bat foraging areas were correlated with areas of scrub and tall grasses, which harboured high concentrations of flying insects. No detailed invertebrate survey was undertaken. The submitted development design, however, proposes to extensively replace this grassland and scrub/trees with development. The loss of this extensive bat feeding area to the proposed development has not been adequately assessed in the submitted report, nor has sufficient mitigation for this loss been proposed.

In addition, the ecological report, suggests that there is a high probability that a bat roost is located close-by in the adjacent property, to the east of the proposed development site. No assessment was made however, of the potential impact of the loss of the feeding and commuting opportunities that the proposed development site currently offers to local bats. Neither has an assessment been presented of the potential impact on the possible adjacent roost from the proposed increase in external lighting. This is considered a significant failure in the impact assessment process for protected species.

It is noted that uncertainty remains regarding the presence of a bat roost on the site, given the High suitability for the St. Patrick's Hospital building for roosting bats and for the requirement for pre-demolition bat surveys for all external buildings/sheds. Advice from NPWS is recommended regarding updates to the Department's Applications for Derogation Licences for protected species – see page 18 of [applications-for-regulation-54-derogations-for-annex-iv-species-guidance-for-applicants.pdf](#) "Public authorities are advised that, when

considering applications for development consent, they should ensure that such applications include copies of the derogation(s) that the applicant has considered it is necessary to acquire. The responsibility of avoiding disturbance or damage to Annex IV species, or of obtaining an appropriate derogation, rests with the applicant.”

RECOMMENDATION: A more detailed assessment of potential impacts on bats is required, to include appropriate consideration of the proposed loss of foraging and commuting habitat, loss/disturbance to potential roosting areas, effects of proposed lighting etc. across the development site, with more detailed and sufficiently adequate mitigation measures proposed.

RECOMMENDATION: Additional bat survey work is required to determine the precise location of the suspected roost in the nearby property. It would be essential to determine potential impacts on any on-site or adjacent roost that could arise from the loss of foraging habitat on the proposed development site and from the introduction of extensive lighting required for the development.

RECOMMENDATION: On the basis of the high suitability of structures present on the proposed development site that could support roosting bats, clarification is recommended to be sought from NPWS regarding the appropriate process for the application of derogation licences to disturb protected species.

- The EIAR accords a high ‘County Level’ ecological value for a number of habitats and species on the site. It is considered, however, that the EIAR’s conclusions regarding potential impact and the mitigation measures proposed do not reflect this high value, and that not sufficient avoidance and mitigation has been proposed.

Some of the mitigation measures as proposed appear contradictory e.g. the proposed appropriate timeframe for the felling of trees deemed necessary for the

protection of possible roosting bats (between April and September) coincides with bird nesting period, during which time vegetation should not be disturbed.

RECOMMENDATION: The EIAR should be reviewed and mitigation measures strengthened (including avoidance) for the protection and enhancement of habitats and species that the EIAR considers of value.

Heritage Officer

12th June 2026

Date: 18-May-2026

Register Reference: ACP-324264-26

Development: The Governors of St. Patrick's Hospital, care of Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, gives notice of its intention to make an application to An Coimisiun Pleanála for permission for a period of 10 no. years for the development of the new mental health hospital facility and all ancillary site development, site services, utilities and landscaping works ("the proposed development"), all at the c. 8.10 Ha site, located at St Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin, K78 NW63 (Protected Structures: RPS Ref. Nos. 003, 008, 012, 013.) The cumulative area of all proposed new and refurbished buildings is c. 19,251.90 sq m. Associated site development works will include the provision of 8,524 sq m public open space facilities, including public walking and cycling facilities.

The proposed development comprises the demolition of an existing single storey 52 no. bed psychiatric ward (c. 1,633.00 sq m), located to the south-west of St. Edmundsbury House (RPS 003), and the construction of a single storey 14 no. bedroom in-patient adolescent mental health facility (c. 1,857.10 sq m) in its place, with full remediation where the former building connected to St. Edmundsbury House; The demolition of 1 no. storey existing shed (c. 17.90 sq m) to the north-west of St. Edmundsbury House and replacement with 1 no. ESB substation unit building (c. 23.60 sq m). The proposed development includes a new 200 no. bed adult inpatient facility ranging from one to two storeys in height and a total floor area of c. 16,283.20 sq m, with screened plant at roof level. It will be located within the existing walled garden area (RPS 012) and will incorporate the historic walls and bell tower structures (RPS 013.) The facility will be arranged as a single continuous block comprising 7 no. in-patient wards. The form of the building will create 10 no. new internal courtyards at ground floor & 2 no. terraces at first floor (c. 3696.00 sq m in total); with c. 62 lin.m of the north garden wall to be demolished and this stone reincorporated into the proposed hospital structures. The proposed development also includes for the alteration, refurbishment and conversion of the existing structures within the historic farmyard enclosure (RPS 008), including: coach house building (c. 312.95 sq m) to provide a new consultancy suite (c. 599.50 sq m), including c. 71.5 sq m café; Alteration, conversion and refurbishment of existing barn (c. 183.65 sq m) to form a maintenance facility building and associated offices (c. 374.00 sq m); The demolition of an existing contemporary shed within the historic farm yard (c. 163.75 sq m) and construction of a new single storey energy centre building (c. 114.50 sq m), within the historic farmyard enclosure. In total, c. 210.80 sq m of structures are required to be demolished within the walled garden and farmyard enclosure areas to facilitate the proposed development.

The proposed development also includes the removal and relocation of the existing southern boundary wall to Lucan Road (c. 190 lin.m) (Regional Road Number Ref. R835) set back from the existing boundary to facilitate the future junction improvement works to the Lucan Road and Chapel Hill Junction. The junction

upgrade works do not form part of this application and will be carried out by South Dublin County Council. The proposed development also comprises the demolition of the existing 2 no. Dean Clinic buildings (single storey and single storey with dormer level) at the existing entrance to the site via the Lucan Road (c. 221.15 sq m and c. 60 sq m respectively) to facilitate the construction of revised access arrangements and widening of the access to the Lucan Road.

The new mental health facility will provide adult and adolescent in-patient service rooms; Adult and adolescent day services rooms; Patient care services rooms; Patient pharmacy; Laboratories; Staff and patient canteen facilities; Consultant and hospital administration accommodation; Staff welfare facilities;

Reconfigured and additional new car and cycle parking facilities (with revised total of 214 no. car parking spaces, 2 no. bus parking spaces and 160 no. secure cycle parking spaces); Signage and wayfinding. The proposed development also includes private and secure patient gardens (9, 982 sq m); Plant and associated tanks; Public lighting; All piped infrastructure and ducting and redirection works; Tree removal, including tree removal within the Proposed Liffey Valley Natural Heritage Area (pNHA - 000128); Redirection and undergrounding of existing overhead power lines from the Lucan East 38KV Substation to the existing hospital facility; Controlled access barriers; 2 no. Secure cycle parking stores total c. 107.10 sq m; EV charging facilities; 3 no. Attenuation tanks; Rainwater harvesting tanks; PVs; SUDs including extensive green roof provision; Boundary treatments, including new boundary treatments and the repair and refurbishment of existing stone boundary walls; Waste marshalling compound storage area; Changes in level and retaining walls; Internal roads and paths, including vehicle set down areas; Site clearance works; Services provision and related ducting, piping and cabling; and all associated site development and excavation works above and below ground. Upon completion, the mental health facility will cumulatively provide 214 no. inpatient beds across the campus, including existing and proposed inpatient beds.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this planning application.

Location: St. Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin

Applicant: The Governors of St. Patrick's Hospital

App. Type: Strategic Infrastructure Application

Planning Officer: CAITLIN O'SHEA

Date Received: 11-May-2026

Decision Due Date: 05-Jul-2026

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description

The development of the new mental health hospital facility and all ancillary site development, site services, utilities and landscaping works all at the c. 8.10 Ha site, located at St Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin.

Access & Roads Layout:

The primary access is from the Lucan Road R835. The existing road is a 9.5m wide carriage way with good pedestrian facilities on both sides. The speed limit is 50km/h and there is a weight restriction of 7.5 tonnes. There is a centre median to allow right turning into an existing access and the st Andrew's School. A bus lane begins 60m west of the entrance.

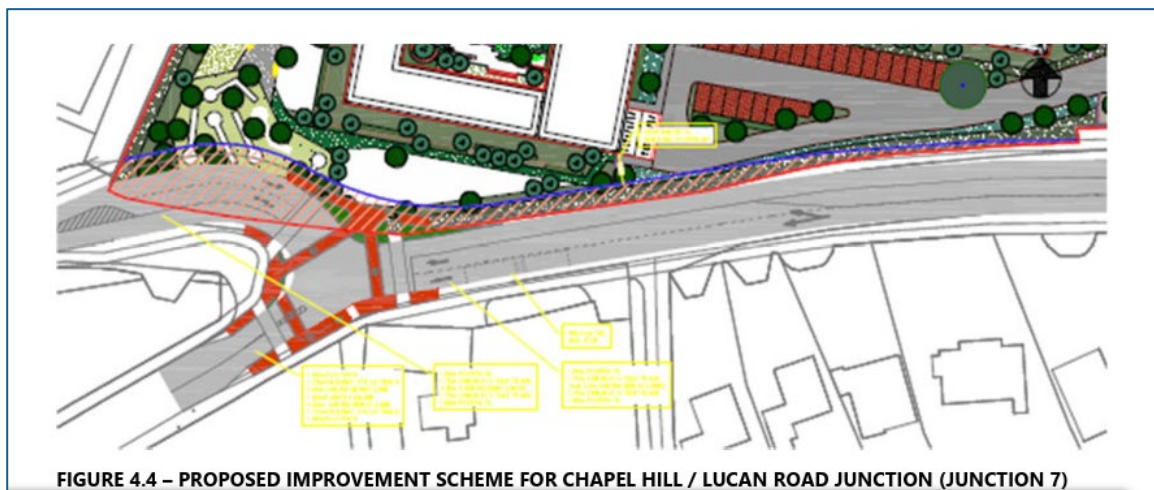


Figure 1 proposed layout at the junction at Chapel Hill.

The existing access to the hospital will be altered with new corner radii and overall width. The existing access is 5.717m wide. The proposed access will be 6.5m for vehicles and a 3.0m walking path. The overall access will be excessive at above 11.0m particularly for pedestrians to cross. The design should prioritise pedestrians and should conform to DMURS standards for corner radii and pedestrian crossing. The boundary walls at the access will be kept at the original height of 1.66m.

There is a right turning arrow for vehicles entering the development, but there is no direction or line marking for vehicles exiting and wanting to turn right. The access is very close to the entrance to the school at 20.0m. There should be adequate visibility splays in both directions considering the low speeds of the R835, but the applicant should provide the vision lines on a layout. There are proposals to move the bus stop closer to the Chapel Hill Junction, the applicant shall consult with the TII on the best possible location for the bus stop. The current proposal is too close to the traffic lights and may result in reckless overtaking at the junction by drivers.

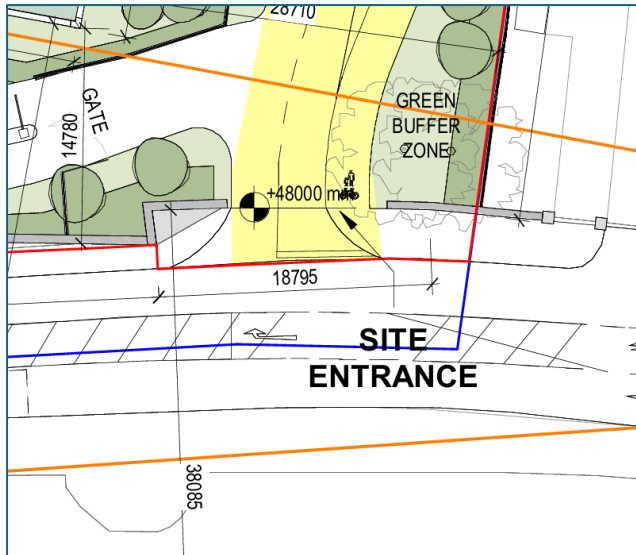


Figure 2 Access Junction.

The main access road is 6.0m wide and leads to a staff carpark to the left when entering and straight on to visitor parking. The parking and access arrangements should be assessed by a road safety audit.

“Additional Roads and Traffic Conditions:

- 1. The developer shall pay a special contribution to the planning authority in respect of specific exceptional public infrastructure costs for facilities that will benefit this development within the area of the planning authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with Section 48 (2) c of the Planning and Development Acts 2000 (as amended). Accordingly, the developer shall pay a special contribution of €150,000 to South Dublin County Council as part of the financial cost required to install a fully signalised junction at the Lucan Road/ Chapel Hill Road junction***
- 2. The applicant shall, as part of their works, demolish part of the existing stone boundary wall and rebuild it set back sufficiently, to allow the building of the upgraded signalised junction***

The above conditions should be included in the final grant of permission.

Permeability:

There a pedestrian route identified on the layouts. A public right of way exists through the site from the existing main access to the secondary access to the west. The main pedestrian access will be along the public right of way. This will be a 3.0m wide shared cycle/pedestrian path along the western boundary. This shared route should conform the NTA's cycle design manual standards.

There is no footpath connection on the eastern side of the vehicle access, resulting in pedestrians crossing the access to walk along the opposite side to cross back to the main entrance.

There are adequate pedestrian connections across the site, although not dimensioned on the layout these footpaths should be 2.0m wide to allow for mobility impaired pedestrians.

Public transport is robust, with several bus routes (C3, C4, L52, L54, etc.), nearby train stations (Adamstown, Clondalkin Fonthill, etc.), and future improvements (BusConnects, proposed LUAS Lucan line). Cycling and pedestrian facilities exist but are limited directly on Lucan Road; improvements are planned as part of the Greater Dublin Area Cycle Network Plan.

Car Parking:

The car parking is broken into three sections, two visitor areas and a staff parking space. The access to parking is controlled by barriers.

The applicant contends that the development is in Zone 1. However, the site could be considered in Zone 2 as it is within a town and village centre within 400-500m of a high-quality public transport service (C spine bus routes on the Lucan Road).

1no space per 100m² GFA at 21,524m² is 215no spaces

1no space per 150m² at 21524m² is 144no spaces.

The applicant proposes 214no car parking spaces for staff and visitors. There are 2no minibus parking spaces.

The applicant proposes some mitigation measures

- a. providing shuttle bus services for staff between the existing hospital at Dublin 8 and the proposed development;
- b. providing parking spaces at the existing Dublin 8 hospital for staff availing of the above-mentioned shuttle bus services;
- c. implementing the paid parking for visitors to encourage use of public transport; and encouraging appointment times and visitor times to coincide with maximum public bus availability.

These should be included in a mobility management plan, that has achievable targets to change the mode share away from private cars towards active travel and public transport. The percentages noted in the county development plan 2022-2028 should be used.

There are 37no EV spaces and 9no mobility impaired spaces. This is 17% and 4% of the overall proposed. The EV spaces that overlap with mobility impaired spaces should conform to the ZEV Universal Design Guidelines for EV Charging Infrastructure. The EV and mobility impaired spaces should be 20% and 5%.

Bicycle Parking:

The SDCC county development plan requires 1no. bicycle parking space per 5 staff for long-term use and 1no bicycle parking space per 10 beds for short stay.

There will be 366no staff members at the development requiring 73no spaces. There are 214no beds requiring 21no short stay spaces.

It is proposed to provide a total of 160 bicycle-parking spaces within the development, inclusive of 104 bicycle parking spaces for staff and 56 parking spaces for visitors. This

exceeds the minimum bicycle parking requirement of 94 bicycle-parking spaces as required in the South Dublin County Development Plan 2022 2028. Additionally, designated sheltered and secure bicycle parking will be provided within the proposed development.

Taking in Charge:

The applicant intends to relocate the existing stone boundary on the northern side of the R835. This will leave a space between the existing footpath and the new boundary wall. The existing footpath is narrow in some locations; this should be widened to 2.0m where necessary. There are existing road signs and utilities that will need to be relocated. The nature of the new public area has not been determined. It is unclear when the works will begin on the new junction and what the area will look like in the interim. This area should be offered to SDCC in a taking in charge process and constructed to a taking in charge standard.

Environmental Impact Assessment:

The applicant has submitted an EIA for the development. The traffic related issues are road traffic emissions and construction dust emissions.

Road traffic emissions were assessed using the DMRB Screening Model with updated DEFRA methodology, confirming only minimal increases in pollutant levels. Predicted concentrations of NO₂ and PM10 at nearby receptors remain well below statutory air quality limits in all scenarios (2027 and 2042).

Construction dust impacts are expected to be temporary and effectively controlled through standard mitigation measures. Impacts at all sensitive receptors (residential, school, and ecological sites) are classified as negligible. Overall, the proposed development will not result in significant adverse air quality or health impacts.

Traffic and Transport assessment.

The assessment evaluates the traffic and transport impacts of the proposed redevelopment and expansion of St. Edmundsbury Hospital in Lucan, Co. Dublin. The project involves demolishing most existing structures (except protected ones), constructing new hospital facilities (increasing beds from 52 to 214), and providing new car and bicycle parking. The study area includes seven key junctions around the site, selected for their likelihood to be affected by the development.

The assessment uses traffic observations, traffic counts, and modelling (TRICS database, local traffic surveys, and car parking utilization). Traffic impacts are evaluated for baseline 2023, opening year 2027, and 2042.

Two traffic count surveys at St. Patrick's University Hospital and at Junction 1 of Lucan were also undertaken on 2nd May 2024 and 21st May 2024 respectively to facilitate the estimation of net trip generation for the proposed development.

The site is accessible via Lucan Road and R136, with two vehicular access points (mainly using the western access for general traffic).

Detailed traffic counts were conducted at all seven junctions during peak hours Wednesday 22nd February 2023. Some junctions (notably Junctions 3, 5, 6, and 7) already operate over normal design thresholds, resulting in queues and delays.

The net increase in beds (162) is the basis for estimating additional trips. TRICS-based estimates: 64 inbound and 17 outbound trips in AM peak; 35 inbound and 63 outbound in PM peak.

The traffic generated from the development was estimated by the anticipated car parking use. It is anticipated that total 366 staff will work in the new hospital. These will be split between day and night staff 278 and 88 respectively. The traffic from the existing hospital was excluded because it is already contributing to the congestion in the area. the applicant assumes that 50% of staff will drive to the hospital, (Other hospitals in the area note their mode share for cars would be higher, the Hermitage Clinic has a car usage of 92%). The net increase of staff driving to work in daytime and night-time are 129no and 41no respectively.

It is anticipated that total 180no visitors will go the hospital during the scheduled visiting hours (i.e. 10:00 to 12:00, 14:00 to 16:00 and 19:00 to 21:00) and 200no patients will go to the hospital during the opening time of day services provided (i.e. 07:30 to 18:00).

The applicant has provided a table of the car park usage base on the above assumptions.

TABLE 8.3 – ANTICIPATED CAR PARKING UTILIZATION FOR STAFF AND VISITORS (INCLUDING PATIENTS)

Type	Hour Ending											
	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00
Staff	45	45	45	45	45	45	45	184	184	139	139	139
Visitor*	0	0	0	0	0	0	0	6	12	18	24	24
Total	45	45	45	45	45	45	45	184	190	157	163	163

Type	Hour Ending											
	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	00:00
Staff	139	139	139	139	139	139	139	184	177	45	45	45
Visitor*	33	24	24	33	42	51	42	33	24	18	12	9
Total	172	163	163	172	181	190	181	172	163	157	157	154

Remark: * Including Patients

It shows the maximum car parking number will be 195no at 20:00.

TABLE 8.4 – NET TRIP GENERATION FOR THE PROPOSED DEVELOPMENT AT JUNCTION 1 THROUGHOUT A DAY

Description	Time										
	00:00-01:00	01:00-02:00	02:00-03:00	03:00-04:00	04:00-05:00	05:00-06:00	06:00-07:00	07:00-08:00	08:00-09:00	09:00-10:00	10:00-11:00
Net Trip In	0	0	0	0	0	0	131	3	3	3	11
Net Trip Out	0	0	0	0	0	0	0	43	0	3	3
Total Net Trips	0	0	0	0	0	0	131	46	3	6	14

Description	Time										
	12:00-13:00	13:00-14:00	14:00-15:00	15:00-16:00	16:00-17:00	17:00-18:00	18:00-19:00	19:00-20:00	20:00-21:00	21:00-22:00	22:00-23:00
Net Trip In	3	3	11	11	3	0	43	8	8	0	0
Net Trip Out	11	3	3	11	11	3	10	124	8	8	0
Total Net Trips	14	6	14	22	14	3	53	132	16	8	0

The traffic impact was assessed by using the same assumptions for the car parking rate. The existing traffic flows from the current hospital have been removed, these were based on the traffic surveys in February 2023. It is anticipated that net increase of visitors is 170no during the scheduled visiting hours (i.e. 10:00 to 12:00, 14:00 to 16:00 and 19:00 to 21:00). Additionally, the net increase of patients is 100no patients during the opening time of day services provided (i.e. 07:30 to 18:00). Based on the above assumptions made in Section 8.1, the net trip in & out for staff and visitors (including patients) can be estimated. Table 8.4

presents the net hourly trips generation for the proposed development at Junction 1 throughout a day.

Table 8.6 shows that the highest total hourly traffic flows (i.e. 1,326) in the morning period were identified as 07:00-08:00, which is the period for night-time staff leaving the hospital. Additionally, the total hourly traffic flows (i.e. 1,326) between 07:00 and 08:00 is like the background traffic flows at the busiest hours (i.e. 1,316 between 09:00-10:00). It should be also noted that daytime staff will arrive the hospital between 06:00 and 07:00, which is outside the busiest hours (i.e. 07:00-10:00) of the surrounding road network in the morning period. This will have the effect of increasing the amount of time the R835 is congested from 06:00 to 21:00.

Most new trips will use the western access (Junction 1). The increase in traffic at most junctions is less than 5% of existing flows, below thresholds requiring detailed impact assessment (except at Junction 1).

Junction Capacity and Mitigation

Junction 1 (main hospital access) will remain within capacity thresholds in all scenarios. Junctions 3, 5, 6, and 7 are already congested. Proposed mitigation at Junction 7 (Chapel Hill/Lucan Road): signalisation, new cycle tracks, and improved pedestrian crossings to enhance safety and reduce congestion. Modal shift assumptions (encouraging walking, cycling, and public transport) further reduce projected car trips.

Net Trip Generation (AM Peak, TRICS Method)

Method	Trips In	Trips Out	Total
TRICS Database	64	17	81
St. Patrick's Survey	58	21	79
Lucan Survey	48	27	75

The daytime staff will arrive the hospital between 06:00 and 07:00 and leave the hospital between 19:00 and 20:00. Both periods are also outside the busiest hours of the road network (i.e. 07:00-10:00 and 16:00-19:00). In the morning, the night-time staff will leave the hospital between 07:00 and 08:00. However, the total traffic flows (i.e. 1,326) between 07:00 and 08:00 is like the background traffic flows at the busiest hours (i.e. 1,316 between 09:00-10:00). In the evening, the night-time staff will arrive the hospital between 18:00 and 19:00. However, the total traffic flows (i.e. 1,171) between 18:00 and 19:00 is less than the background hourly traffic flows at the busiest hour (i.e. 1,402 between 17:00-18:00). The visiting time is scheduled

from 10:00 to 12:00, 14:00 to 16:00, and 19:00 to 21:00, which are also outside the busiest hours of the road network. The applicant has suggested that the setting of start and finish times for staff and visitors can offset the traffic generation to outside the busy times on the existing roads. The redistribution of traffic will extend the time the surrounding junctions are congested and will only work if the development adheres to the early and late start times for staff.

Construction Management Plan.

A preliminary construction management plan has been submitted. It will serve as a foundation for a comprehensive plan when a main contractor has been appointed. A developed plan should be submitted for approval prior to commencement of the development.

Construction access will be via Lucan Road, with HGV movements managed under the SDCC HGV Management Strategy. A Traffic Management Plan (TMP) will be implemented to control construction traffic. Emergency access will be always maintained for neighbouring properties.

- **Designated HGV routes** to avoid sensitive areas
- **Restricted delivery times** to avoid peak traffic and school hours
- **Wheel-wash facilities** to prevent dirt being tracked onto roads
- Use of **road sweepers** where required

No Roads objections subject to the following conditions:

1. The developer shall pay a special contribution to the planning authority in respect of specific exceptional public infrastructure costs for facilities that will benefit this development within the area of the planning authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with Section 48 (2) c of the Planning and Development Acts 2000 (as amended). Accordingly, the developer shall pay a special contribution of €150,000 to South Dublin County Council as part of the financial cost required to install a fully signalised junction at the Lucan Road/ Chapel Hill Road junction.
2. The applicant shall, as part of their works, demolish part of the existing stone boundary wall and rebuild it set back sufficiently, to allow the building of the signalised junction.
3. The applicant is requested to submit the design and construction details of the footpath on the R835 and public lighting to be installed when the existing stone boundary wall is removed, to be constructed by the applicant/developer at their own expense.
4. The applicant shall make any necessary arrangement with the correct utility provider if the proposed works are going to impact on utility assets.
5. The applicant shall provide 5% of vehicular parking spaces for mobility impaired users.
6. Any road marking proposed and or to be installed shall comply with most up to date Chapter 7 (ROAD MARKINGS) of the Traffic Signs Manual.
7. All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.
8. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.

9. A robust and achievable Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.
10. Prior to commencement of any works the relocation of the traffic sign outside of the property is to be for the written agreement of the Planning Authority. Cost of such relocation to be borne solely by the applicant.
11. All bicycle parking spaces must be covered and shall be constructed in line with National Cycle Manual standards.
12. Prior to commencement of development the applicant shall submit a Stage 1 Road Safety Audit.
13. Prior to commencement of development the applicant shall submit a revised layout at a suitable scale showing the access junction conforming to DMURS and the NTA cycle design Manual 2023. The access junction should be auto tracked for vehicles entering and exiting and provide for right turning when exiting.
14. All roads and public realm areas currently under the charge of South Dublin County Council which are affected, altered, or otherwise modified as part of the proposed development shall, upon satisfactory completion of the associated works and subject to final inspection and approval by the Council, be immediately reinstated to the charge of South Dublin County Council. This requirement shall extend to any additional areas or features constructed as part of the development, including, but not limited to, carriageway or footpath widening and any works integral to the original infrastructure. The extent of such areas to be agreed between the applicant and the Council prior to commencement of construction.
15. Prior to commencement of development the applicant shall submit a revised layout at an appropriate scale showing the location and number of parking spaces to be provided at the development considering its close proximity to public transport. Please refer to Table 12.25: Maximum Parking Rates – from the SDCC County Development Plan 2022-2028.

Special Contribution by Developer towards the upgrade of the Lucan Road / Chapel junction.

The cost of the junction upgrade at Lucan Road Chapel Hill is estimated to be €900,000. This estimate is based on a recent similar junction upgrade at Kilcarbery-Grange. In addition : For planning / Transport Assessment purposes in Dublin using NTA guidance:

✔ Allow €0.7m – €1.2m per 3-arm signalised, cycle- and pedestrian-compliant junction

Background actual live traffic Counts from our Smart micro cameras located at the Lucan Road Chapel Hill junction pointing east. Measuring vehicles going east and going west through the junction. (Attached is the smart micro survey spreadsheet that was used in this calculation.)

Wednesday 1/04/2026 to Tuesday 7/04/2026			
Average background vehicles	A.M.	between 06:00 And 07:00	771
	P.M.	between 18:00 And 19:00	1289

There are 312no. proposed staff in the main adult hospital and 27 staff proposed at the adolescent unit. Therefore, total staff = 339 number.

The proposal is for a 2-shift pattern: (08:00 to 19:00 and 19:00 to 08:00)

Because the shift pattern starts at very early times and late evening times, the travel mode share is going to be car dominant. SDCC calculate that 60% of staff will arrive and leave by car. This is $0.6 \times 339 = 203$ car journeys at the peak times. Then 203 people are either leaving or arriving at 06:00 to 07:00 and at 18:00 to 19:00. In reality, the people arriving or shift are half an hour before 07:00 or 19:00 and those leaving are within half hour after their shift. But all vehicle movements into and out of the development are completed in one hour. Therefore, the smart micro background traffic measurements over a period of 1 hour are justified to be used in the calculations.

At a.m. peak times the proportion created by the proposed development in relation to the background traffic is $202/771 = 26\%$

At p.m peak times the proportion created by the development in relation to the background traffic is $203/1289 = 15\%$

The average proportion of vehicle traffic generated by the development over the 2 peak periods a.m. and p.m. is:

Average proportional increase on traffic that the development will generate at peak times $406 / (771+1289) = 20\%$

Conclusion the development generates a 20% increase in traffic in relation to background traffic at peak times.

The estimate total cost of the junction upgrade is €900,000.

Proportional cost allocation to developer € 900,000 x 0.2 = €180,000.

The developer is setting back the wall on the north side of the junction as part of their works. This will facilitate the junction upgrade works to be carried out by SDCC. SDCC propose to compensate the developer for these works and the market cost of the land strip ceded to the Council in the amount of €30,000.

Therefore, SDCC require the developer to make a financial contribution of €150,000 towards the total cost of upgrading the Lucan Road / Chapel hill junction. This is a contribution based on the proportional traffic increase the proposed development will have on the Lucan Road Chapel Hill junction.



Comhairle Contae South Dublin
Átha Cliath Theas County Council

INTERNAL MEMORANDUM

Public Realm Planning Report

Development: The Governors of St. Patrick's Hospital, care of Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, gives notice of its intention to make an application to An Coimisiun Pleanála for permission for a period of 10 no. years for the development of the new mental health hospital facility and all ancillary site development, site services, utilities and landscaping works ("the proposed development"), all at the c. 8.10 Ha site, located at St Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin, K78 NW63 (Protected Structures: RPS Ref. Nos. 003, 008, 012, 013.) The cumulative area of all proposed new and refurbished buildings is c. 19,251.90 sq m. Associated site development works will include the provision of 8,524 sq m public open space facilities, including public walking and cycling facilities...

Location: St. Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin

Applicant: The Governors of St. Patrick's Hospital

Reg. Ref: ACP-324264-26

Report Date: 03/06/3036

Planning Officer: Caitlin O'Shea

Recommendation:

Public Realm Opinion:

- Site lies in a primary Green Infrastructure corridor. In such instances all existing GI assets- trees/woodlands/ hedgerows should be protected and enhanced. This application conflicts with the GI objectives. Request removal of buildings from the existing woodland. Include proposals for an augmented woodland edge including native trees and ground story planting as a woodland edge.
- The proposal is in conflict with the pNHA and would result in the removal of part of a woodland. The Liffey Valley is a very important area in this county and should not be negatively impacted by development. The proposal needs to be redesigned to respect the pNHA boundaries and keep development back a reasonable distance to ensure the pNHA is not impacted.

Conditions:

1. Remove buildings from pNHA boundary and ensure all existing woodlands are protected from this development. A woodland management plan should be implemented to enhance the ecological value of the woodland including planting of a new woodland edge including native trees, shrubs and ground storey plants.

2. Tree Survey

A detailed Tree Survey for the site area must be provided which is prepared by a suitably qualified Arboriculturist in accordance with British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations': The information required to be provided as part of the tree survey includes:

- i) Arboricultural impact assessment
- ii) Arboricultural method statement
- iii) Tree retention / removal plan
- iv) Tree protection plan

3. Detailed GI, SUDS and Planting Plan

We would like to see a detailed GI, natural SUDS Plan and a detailed planting plan for the site.

Underground attenuation is not accepted by SDCC. Stormwater will need to be attenuated using natural suds measures. The applicant shall submit a drainage scheme which complies with the requirements of the SDCC SUDS Design Guide and with relevant policies in the CDP 2022-2028. Implementing natural SUDs will help mitigate the impact of this development in the landscape.

4. Construction Management Plan

This plan should set what protection / mitigation measures will be put in place in order to ensure the protection of the riparian corridor, woodland and to ensure that the Liffey Valley SAAO and Liffey Valley pNHA are not impacted during the construction phase.

5. Landscape and ecological management plan

This plan should be a site-specific document which details the immediate and long-term commitments to manage the planting, protection and enhancement of biodiversity in and around development site

Hannah Johnston

Endorsed By: Laurence Colleran

Assistant Parks and Landscape Officer Senior Executive Parks Superintendent

Appendix 1E: Water Services

Register Reference *ACP-324264-26*
No.:

Development: The proposed development involves the expansion and modernisation of St Patrick's Mental Health Services' mental health campus at St Edmundsbury Hospital, Lucan Road, on an 8.1 ha site, over a 10-year permission period.

Location: *St Edmundsbury Hospital Lucan*

Report Date: 28th May 2026

Surface Water Report:

Comments:

1.1 Surface water shall be attenuated using above ground SuDS system (Sustainable Drainage system). The proposed Underground attenuation (Stormtech attenuation) are not SuDS system and are not permitted. SuDS system shall be designed as per South Dublin County Council Sustainable Drainage Explanatory Design and Evaluation Guide 2022 (Suds Guide) available online at SDCC Sustainable Drainage Systems. Submit a drawing in plan and cross sectional view to show how and where surface water will be attenuated.

Examples of SuDS include,

- Ponds and Raised Ponds
- Swales,
- Permeable paving
- Raingardens
- Grasscrete
- Green roofs,
- Tree pits,
- Planter boxes with an overflow pipe to a SuDS system or watercourse,
- Water butts (must not be on its own and must also have other SuDS).

1.2 Submit a report to show surface water attenuation calculations for the proposed development. The report shall show the site area in hectares, the areas of different surface types in m² such as roofs, green roofs, pathways, roads, permeable paving green areas and their respective run off coefficients.

1.3 The maximum surface water discharge from the site shall be limited to 16.08 litres/sec instead of proposed 25.3 litres/sec. Submit a drawing to show maximum surface water discharge from the site in litres/sec at the discharge point to public surface water sewer.

1.4 SuDS system shall be connected through a treatment train. Surface water shall flow on the surface to a SuDS system. The outlet from ponds/ basin and swales shall be on the slope and not in the base. The maximum side slope of swales/ponds shall be 1:3 or 1:4. Submit a drawing in plan and cross-sectional view to show all proposed SuDS system.

1.5 Surface water should be conveyed above ground through SuDS systems as much as possible. Road gullies if they occur should not be placed in front of tree pits.

1.6 No development is permitted within 10 meters from the top bank of River Liffey.

Note: Agreement shall be obtained from OPW (Office of Public Works) and IFI (Inland fisheries Ireland) regarding proposed development as the development is nearby River Liffey.

Flood Risk:

No Objection:

2.1 Ensure that the proposed development does not increase any flood risk to properties downstream or adjacent to proposed development.

-
- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - Comply with Sustainable Drainage Explanatory Design and Evaluation Guide 2022 (Suds Guide) available online at SDCC Sustainable Drainage Systems.
 - All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
-

Signed:

Sami Khan EE

Date:

Endorsed:

Brian Harkin SEE

Date:

Register Reference: ACP-324264-26
03/06/2026

Date:

Development: The Governors of St. Patrick's Hospital, care of Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, gives notice of its intention to make an application to An Coimisiun Pleanala for permission for a period of 10 no. years for the development of the new mental health hospital facility and all ancillary site development, site services, utilities and landscaping works ("the proposed development"), all at the c. 8.10 Ha site, located at St Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin, K78 NW63 (Protected Structures: RPS Ref. Nos. 003, 008, 012, 013.) The cumulative area of all proposed new and refurbished buildings is c. 19,251.90 sq m. Associated site development works will include the provision of 8,524 sq m public open space facilities, including public walking and cycling facilities.

The proposed development comprises the demolition of an existing single storey 52 no. bed psychiatric ward (c. 1,633.00 sq m), located to the south-west of St. Edmundsbury House (RPS 003), and the construction of a single storey 14 no. bedroom in-patient adolescent mental health facility (c. 1,857.10 sq m) in its place, with fa;ade remediation where the former building connected to St. Edmundsbury House; The demolition of 1 no. storey existing shed (c. 17.90 sq m) to the north-west of St. Edmundsbury House and replacement with 1 no. ESB substation unit building (c. 23.60 sq m). The proposed development includes a new 200 no. bed adult inpatient facility ranging from one to two storeys in height and a total floor area of c. 16,283.20 sq m, with screened plant at roof level. It will be located within the existing walled garden area (RPS 012) and will incorporate the historic walls and bell tower structures (RPS 013.) The facility will be arranged as a single continuous block comprising 7 no. in-patient wards. The form of the building will create 10 no. new internal courtyards at ground floor & 2 no. terraces at first floor (c. 3696.00 sq m in total); with c. 62 lin.m of the north garden wall to be demolished and this stone reincorporated into the proposed hospital structuresThe proposed development also includes for

the alteration, refurbishment and conversion of the existing structures within the historic farmyard enclosure (RPS 008), including: coach house building (c. 312.95 sq m) to provide a new consultancy suite (c. 599.50 sq m), including c. 71.5 sq m café; Alteration, conversion and refurbishment of existing barn (c. 183.65 sq m) to form a maintenance facility building and associated offices (c. 374.00 sq m); The demolition of an existing contemporary shed within the historic farm yard (c. 163.75 sq m) and construction of a new single storey energy centre building (c. 114.50 sq m), within the historic farmyard enclosure. In total, c. 210.80 sq m of structures are required to be demolished within the walled garden and farmyard enclosure areas to facilitate the proposed development.

The proposed development also includes the removal and relocation of the existing southern boundary wall to Lucan Road (c. 190 lin.m) (Regional Road Number Ref. R835) set back from the existing boundary to facilitate the future junction improvement works to the Lucan Road and Chapel Hill Junction. The junction upgrade works do not form part of this application and will be carried out by South Dublin County Council. The proposed development also comprises the demolition of the existing 2 no. Dean Clinic buildings (single storey and single storey with dormer level) at the existing entrance to the site via the Lucan Road (c. 221.15 sq m and c. 60 sq m respectively) to facilitate the construction of revised access arrangements and widening of the access to the Lucan Road.

The new mental health facility will provide adult and adolescent in-patient service rooms; Adult and adolescent day services rooms; Patient care services rooms; Patient pharmacy; Laboratories; Staff and patient canteen facilities; Consultant and hospital administration accommodation; Staff welfare facilities;

Reconfigured and additional new car and cycle parking facilities (with revised total of 214 no. car parking spaces, 2 no. bus parking spaces and 160 no. secure cycle parking spaces); Signage and wayfinding. The proposed development also includes private and secure patient gardens (9, 982 sq m); Plant and associated tanks; Public lighting; All piped infrastructure and ducting and redirection works; Tree removal, including tree removal within the Proposed Liffey Valley Natural Heritage Area (pNHA - 000128);

Redirection and undergrounding of existing overhead power lines from the Lucan East 38KV Substation to the existing hospital facility; Controlled access barriers; 2 no. Secure cycle parking stores total c. 107.10 sq m; EV charging facilities; 3 no. Attenuation tanks; Rainwater harvesting tanks; PVs; SUDs including extensive green roof provision; Boundary treatments, including new boundary treatments and the repair and refurbishment of existing stone boundary walls; Waste marshalling compound storage area; Changes in level and retaining walls; Internal roads and paths, including vehicle set down areas; Site clearance works; Services provision and related ducting, piping and cabling; and all associated site development and excavation works above and below ground. Upon completion, the mental health facility will cumulatively provide 214 no. inpatient beds across the campus, including existing and proposed inpatient beds.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this planning application.

Location: St. Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin
Applicant: The Governors of St. Patrick's Hospital
App. Type: Strategic Infrastructure Application
Planning Officer: CAITLIN O'SHEA
Date Received: 11-May-2026
Decision Due Date: 05-Jul-2026

The proposal is **acceptable** to Environmental Health subject to the following conditions set out below:

Construction/Demolition Phase:

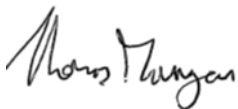
1. No heavy / noisy construction equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

2. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.
3. During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.
4. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.
5. Signage or lighting to be used on site during both construction and the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.

Operational Phase:

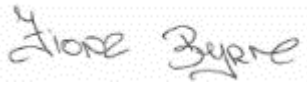
6. Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.
7. Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.
8. The applicant shall ensure that the development will be operated so that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.

Yours sincerely,



Thomas Mangan

Senior Environmental Health Officer

A handwritten signature in black ink, reading "Fiona Byrne". The signature is written in a cursive style with a dotted background.

Fiona Byrne

Principal Environmental Health Officer

Appendix 1G: Public Lighting

RE: Strategic Infrastructure Development Briefing - St. Edmundsbury Hospital, Lucan

From Patrick Redmond [REDACTED]

Date Mon 2026-06-08 16:21

To Caitlin O'Shea [REDACTED]

CAUTION: [EXTERNAL EMAIL] Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Caitlin,

As far as I can see, there is no detailed lighting design. As it won't be taken in charge, we are really only interested in the impact from the external lighting. I think we should RFI:

A complete external lighting design, showing horizontal spill beyond the boundary to a value of 0.5lux.

A drawing showing the impact of the development on any existing lighting on any bounding roads, particularly at ingress & egress points.

Kind regards,

Pat

EUR ING Patrick Redmond IEng MIP MSLL

Managing Director

Mobile: + 353 (0)86 2356356

Office: + 353 (0)53 9383696

Web: www.redmondams.ie

Lighting design for all exterior and interior applications

On street EV charging infrastructure design

PSDP service for lighting projects

Authorising Officer & Live Working Manager

Appendix 1H: Waste Management

From: [Michael Heffernan](#)
To: [Emma Macari](#)
Subject: RE: Message from South Dublin County Council for Planning Application ACP-324264-26 at St. Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin
Date: Monday 18 May 2026 15:31:04

Hi Emma,

Standard waste enforcement condition concerning RWMP should be applied

Regards

Mick

From: [REDACTED]
Sent: Monday 18 May 2026 09:52
To: [REDACTED]
Subject: Message from South Dublin County Council for Planning Application ACP-324264-26 at St. Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin

Please see attached.

Kind Regards
Emma Macari