

Commission for Regulation of Utilities,  
CRU Customer Care Team,  
PO Box 11934,  
D24 PXW0.

6th May 2026

[Via Email, By Request]

Dear Sir / Madam

**RE: STRATEGIC INFRASTRUCTURE DEVELOPMENT (SID) APPLICATION, CONTAINING AN EIAR, FOR A PROPOSED NEW MENTAL HEALTH HOSPITAL FACILITY AT ST. EDMUNDSBURY HOSPITAL, LUCAN ROAD, LUCAN, CO. DUBLIN, K78 NW63 (PROTECTED STRUCTURE: RPS REF. NOS. 003, 008, 012, 013.)**

## 1.0 INTRODUCTION

The Governors of St. Patrick's Hospital<sup>1</sup> have retained Tom Phillips + Associates,<sup>2</sup> in association with a multidisciplinary team, to issue, to prescribed bodies listed by An Coimisiún Pleanála ('the Commission') in its Pre-Planning Closure Letter dated 6<sup>th</sup> January 2026 (Ref. ACP-322151-25), copies of a Strategic Infrastructure Development application in relation to a proposed new Mental Health Hospital Facility and associated site development, in the grounds of the existing St. Edmundsbury Hospital site in Lucan, Co. Dublin.

The proposed development consists of the demolition of an existing single storey 52 No. bed psychiatric ward and the provision of a 200 No. bed inpatient psychiatric hospital, construction of a new 14 No. bed adolescent inpatient psychiatric unit on the site of the existing 52 No. bed unit, continued use of St. Edmundsbury House to expand day-care service delivery, demolition of the existing Dean Clinic buildings to facilitate improved site access from the Lucan Road, restoration and reuse of historic and protected structures, relocation of the southern boundary wall to accommodate future junction works, and minor restoration works to the historic house, alongside associated site works.

The proposal seeks to help address the current shortfall in mental healthcare infrastructure nationally in a manner that accords with policy at all levels, ensuring protection of amenity of all kinds and emphasising the refurbishment and repurposing of historic elements to support hospital operation and improvement.

An Environmental Impact Assessment Report (EIAR) and an Appropriate Assessment (AA) screening have been prepared in respect of the proposed development.

In this regard, we note that we contacted you on 13<sup>th</sup> January 2026, as a prescribed body querying your preferred method of receipt of information pertaining to the planning

<sup>1</sup> St Patrick's Mental Health Services, James St, Saint James' (part of Phoenix Park, Dublin 8, D08K7YW) SPMHS is a registered charity under RCN: 20000370

<sup>2</sup> 80 Harcourt Street, Dublin 2, D02 F449

application. We note in correspondence dated 16<sup>th</sup> January 2026 that you specified that the preference was to be issued this notification with a link to the SID website, which is provided below.

## 2.0 CONCLUSION AND PLANNING PROCEDURE

The application comprises, *inter alia*:

- Statutory particulars including cover letter, application form, copies of notices, list of prescribed bodies.
- Environmental Impact Assessment Report.
- AA Screening.
- Planning Report/Cover Letter.
- Planning Application Drawings.

The application may also be viewed/downloaded on the following website:  
[www.StPatricksLucanSID.ie](http://www.StPatricksLucanSID.ie)

An Coimisiún Pleanála may grant permission for the strategic infrastructure development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Coimisiún Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Submissions or observations may be made only to An Coimisiún Pleanála (“the Commission”), 64 Marlborough Street Dublin 1 during the six week consultation period (commencing 13<sup>th</sup> May 2026 and ending 23<sup>rd</sup> June 2026) relating to:

- i. The implications of the proposed development for proper planning and sustainable development;
- ii. The likely effects on the environment of the Proposed Development; and
- iii. The likely significant effects of the proposed development on the integrity of a European Site if carried out.

Any submissions or observations must be accompanied by a fee of €50 (except for certain prescribed bodies). Such submissions/observations must also include the following:

- The name of the person making the submission/observation, the name of the person acting on his/her behalf, if any, and the address to which any correspondence relating to the application should be sent;
- The subject matter of the submission or observation; and
- The reasons, considerations and arguments on which the submission or observation is based in full. (Article 217 of the Planning and Development Regulations refers).

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. Any enquiries relating to the application process should be directed to the SID Section of An Coimisiún Pleanála (Tel. 01-8588100).



If you have any questions, please do not hesitate to contact the undersigned.

In addition, we would greatly appreciate it if you could also confirm receipt of this notification in writing or via email.

If you have any questions, please do not hesitate to contact the undersigned.

Yours Sincerely,

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**Órla Casey**  
**Associate**  
**Tom Phillips + Associates**