

# SITE NOTICE

## Planning and Development Act 2000 (as amended) Notice of Direct Planning Application to An Coimisiún Pleanála in Respect of a Strategic Infrastructure Development

### South Dublin County Council

In accordance with section 37E of the Planning and Development Act 2000, as amended, 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.

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 façade 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. The planning application and Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which shall not exceed the reasonable cost of making such a copy) during public opening hours for a period of six weeks commencing on 13<sup>th</sup> May 2026 at the following locations:-

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902;
- The Offices of South Dublin County Council, County Hall, Belgard Square North, Tallaght, Dublin, D24 A3XC.

The planning application and Environmental Impact Assessment Report may also be viewed or downloaded on the following website: [www.StPatricksLucanSID.ie](http://www.StPatricksLucanSID.ie)

Submissions or observations may be made only to An Coimisiún Pleanála (“the Commission”), 64 Marlborough Street, Dublin 1, D01 V902; or via the Commission’s website [www.pleanala.ie/en-ie/observations](http://www.pleanala.ie/en-ie/observations); during the abovementioned period of six weeks relating to:-

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

Any submissions or observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Coimisiún not later than 5.30 p.m. on 23<sup>rd</sup> June 2026. Such submissions or observations must also include the following information:-

- The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent; and
- The subject matter of the submission or observation; and
- The reasons, consideration and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations 2001, as amended, refers).

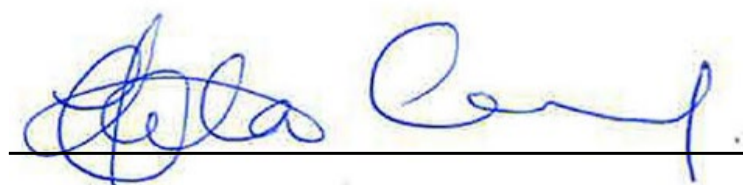
Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may, at its absolute discretion, hold an oral hearing on the application (refer to ‘A Guide to Public Participation in Strategic Infrastructure Development’ at [www.pleanala.ie](http://www.pleanala.ie)).

The Commission may in respect of an application for permission/approval decide to:-

- (a) (i) grant the permission/approval; or (ii) make such modifications to the proposed development as it specifies in its decision and grant permission/approval in respect of the proposed development as so modified; or (iii) grant permission/approval in respect of part of the proposed development (with or without specified modifications of the foregoing kind), and any of the above decisions may be subject to or without conditions; or
- (b) Refuse permission to grant the permission/approval.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100).

A person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000 as amended. Practical Information on the review mechanism can be accessed on the Commission’s website ([www.pleanala.ie](http://www.pleanala.ie)) under the following heading: Legal Notices – Judicial Review Notice. This information is also available on the Citizens Information Service website ([www.citizensinformation.ie](http://www.citizensinformation.ie)).



**Signed: Órla Casey (Agent), Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, D02 F449.**

**Date Of Erection Of Site Notice: 13<sup>th</sup> May 2026**