

# St Edmundsbury Hospital

Volume 1 Non-Technical Summary-  
EIAR

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The Governors of Saint Patrick's  
Hospital

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## Contract

This report describes work commissioned by The Governors of Saint Patrick's Hospital, by a letter dated 15/12/2022. Conor O'Neill of JBA Consulting carried out this work.

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## Purpose

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# 1 Non-Technical Summary

## 1.1 Introduction

This Non- Technical Summary is provided alongside the Environmental Impact Assessment Report (EIAR) prepared by JBA Consulting on behalf of the Governors of Saint Patrick’s Hospital for a new Mental Health Campus in the St Edmundsbury site in Lucan, Co Dublin. The study area for the proposed development is shown below in Figure 1-1, it is located east of Lucan town centre in Dublin. The site comprises a series of established hospital buildings and historical stone walls and artefacts all set within extensive woodland belts and open grassland. The site is bounded to the north by farmland, a school and a farmyard area located on the eastern boundary, a pre-school to the west, with the River Liffey beyond. Lucan Road is to the south with a residential area beyond.

The EIAR comprises 3 volumes as follows:

- Volume 1, Non-Technical Summary;
- Volume 2, Environmental Impact Assessment Report; and
- Volume 3, Environmental Impact Assessment Report Appendices

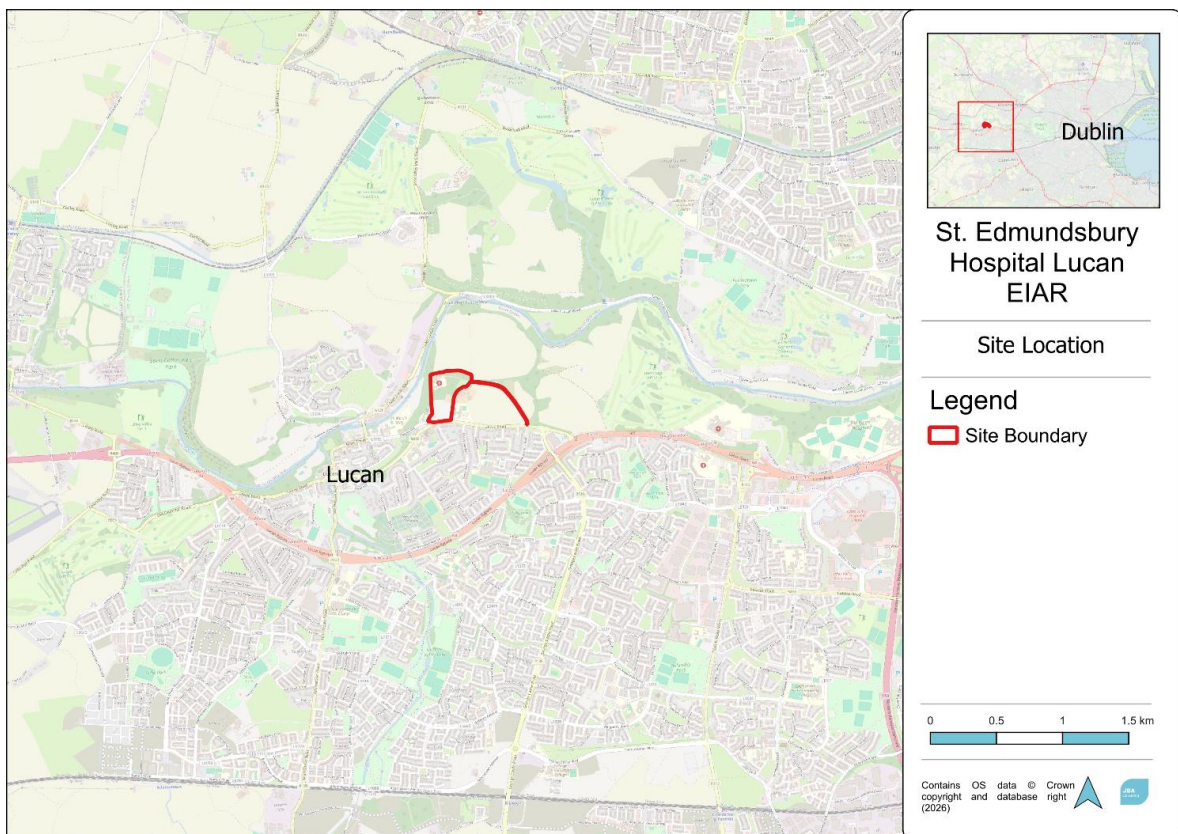


Figure 1-1: Site Location Plan

## 1.2 Site Description

The proposed development comprises:

- The demolition of an existing single storey 52 no. bed psychiatric ward, located to the south-west of St. Edmundsbury House
- The construction of a single storey 14 no. bedroom in-patient adolescent mental health facility in its place, with façade remediation where the former building connected to St. Edmundsbury House;
- The demolition of 1 no. storey existing shed to the north-west of St. Edmundsbury House and replacement with 1 no. ESB substation unit building.

The proposed development includes a new 200 no. bed adult inpatient facility ranging from one to two storeys in height, with screened plant at roof level. It will be located within the existing walled garden area and will incorporate the historic walls and bell tower structures. 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 a section 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, including:

- A coach house building to provide a new consultancy suite;
- A café;
- The alteration, conversion and refurbishment of the existing barn to form a maintenance facility building and associated offices;
- The demolition of an existing contemporary shed within the historic farmyard 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 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 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;
- Signage and wayfinding.

The proposed development also includes:

- Private and secure patient gardens;
- Plant and associated tanks;
- Public lighting;
- All piped infrastructure and ducting and redirection work;
- Tree removal, including tree removal within the Proposed Liffey Valley Natural Heritage Area;
- 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;
- EV charging facilities;
- 2 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.

A plan of the proposed development is included in Figure 1-2 overleaf.



# St Edmundsbury Hospital Lucan EIAR

Proposed Site Plan

Figure 1-2: Site Plan



Figure 1-3: Aerial View of the Proposed Development

### 1.3 Need for the Proposed Development

The St. Patrick's Board and Management are working to consolidate St. Edmundsbury Hospital campus into a national centre of excellence for mental health care, research, and education. This next phase in the evolution of the St. Edmundsbury campus will consolidate and enhance the capability to provide the highest quality of care to more people, while greatly improving the physical environment and experience for future service users.

The proposed development is identified as a Specific Local Objective (SLO) in the SDCC Development Plan 2022-2028:

NCBH7 SLO2: To work in collaboration with the owners of St Patricks 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.

There is a growing need for more mental health facilities in the Greater Dublin Area as well as nationally as shown in Figure 1-4.

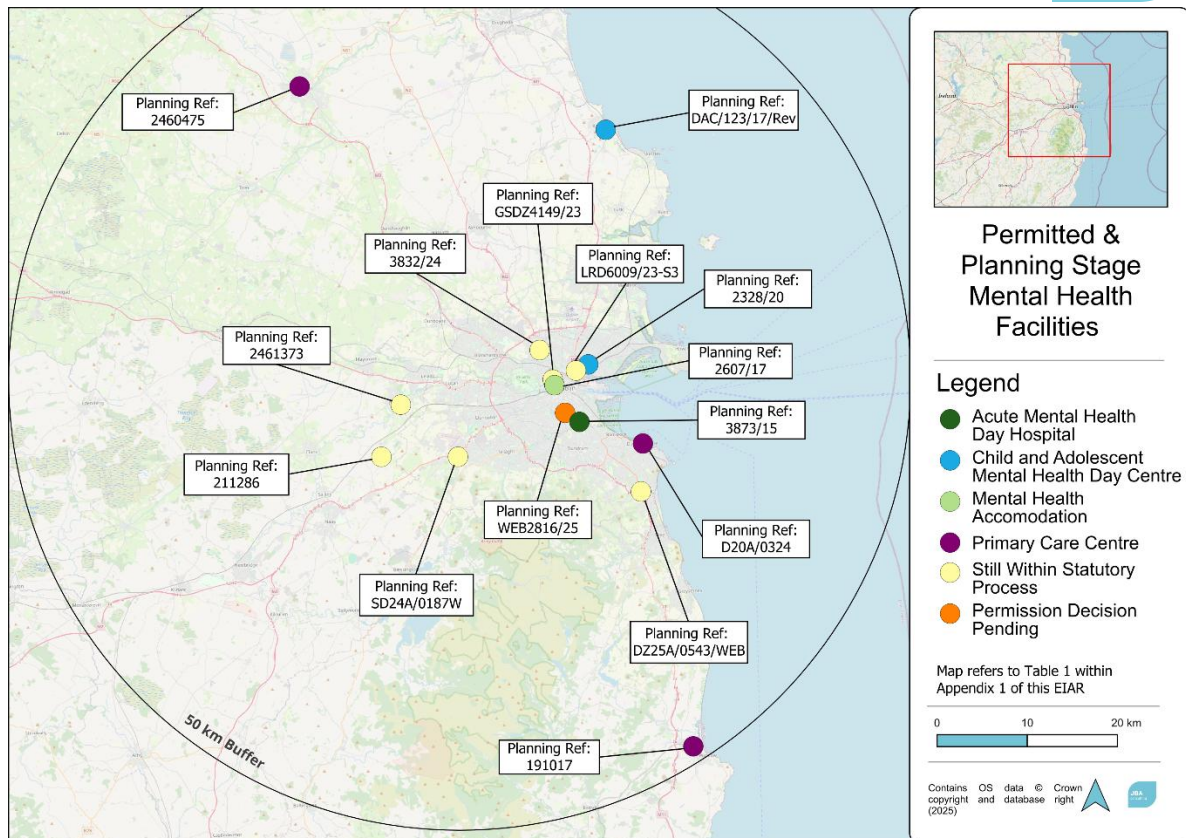


Figure 1-4: Mental Health Facilities in the GDA and Surrounding Counties

## 1.4 Legislation and Planning Policy

The proposed development has been deemed Strategic Infrastructure Development, as such an EIAIR is mandatory.

This section sets out the relevant guidance and policy objectives to be considered in relation to the proposed development site. Firstly, this section considers the broad level national strategic objectives, guidelines and policies adopted by the Irish Government in relation to healthcare. Secondly, this section provides an overview of the regional context of the proposed site and lastly will consider local objectives and development standards as indicated within the county development plan.

At national level, the revised National Planning Framework (NPF 2040) prioritises equitable access to high quality health services, emphasising the delivery of modern facilities embedded within existing communities and accessible through sustainable transport networks. National Strategic Outcome 10 - Healthy Communities and Healthcare Services explicitly supports the replacement of outdated mental health units with modern, fit for purpose buildings designed to meet contemporary care standards.

Regionally, the Eastern and Midland Regional Spatial and Economic Strategy (RSES) highlights deficits in mental health provision across the Dublin region and calls for improved acute, community and residential services. The subject site lies within the strategic metropolitan area and is well positioned to serve a growing regional population. Relevant Regional Policy Objectives support investment in primary and acute healthcare facilities and promote the regeneration of existing institutional lands, consistent with the proposed redevelopment of St. Edmundsbury.

At local level, the South Dublin County Development Plan 2022–2028 identifies the St. Edmundsbury campus as an established healthcare site within the Liffey Valley and includes a Specific Local Objective (NCBH7 SLO 2) to facilitate the future expansion of mental health services on these lands. Although the wider area is subject to a High Amenity zoning (HA LV), the Plan explicitly provides for the redevelopment and extension of existing civic and institutional uses where such development protects the landscape, enhances public access, and integrates Protected Structures which are all core elements of this proposal. Key designations are shown in Figure 1-5 below.

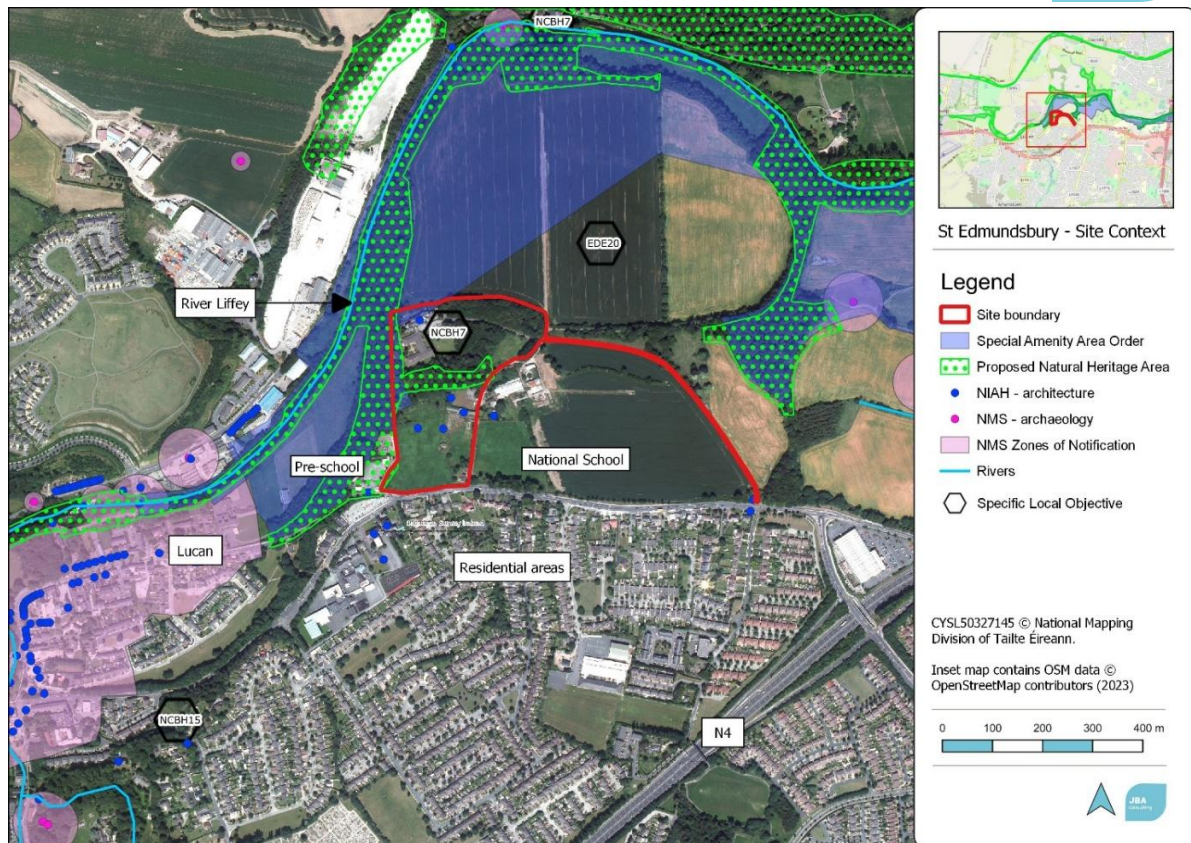


Figure 1-5: Site Designations, extract from SDCDP 2022-2028

## 1.5 Examination of Alternatives

### 1.5.1 Do-Nothing

The do-nothing option would see St Patrick's Mental Health Services (SPMHS) continue in their existing facilities, with no development or changes taking place.

This is not an option for the future viability of SPMHS, particularly as an In-patient Service Provider. Their existing real estate, comprising in the main of old and outdated buildings are nearing end of life and no longer provide the requisite efficiencies or built environment for mental health service provision. Where the option to do nothing is pursued, the goals set out by SPMHS vision will not be achieved and the ability to maintain provision of services in the long-term will become increasingly diminished.

### 1.5.2 Dublin 8 Redevelopment

In order to maintain the existing provision of services on site, a continuous building program in excess of fifteen (15) years would be required to complete the redevelopment of the Dublin 8 campus (situated on Steeven's Lane near Heuston Station). This is primarily due to maintaining existing operations and the associated safety and logistical challenges in achieving same. While the Governors of Saint Patrick's Hospital have applied for and obtained Grants of Permission for the initial phases of the proposed redevelopment, it has become increasingly apparent that funding a rebuilding program of such magnitude and complexity is proving cost prohibitive without a significant down scaling in provision of their current services over a several year period. This is also set against a marked increase in demand for quality mental health provision within the State. This realisation has led to a renewed focus on the SPMHS folio and how best to achieve their stated vision in a more viable manner.

Under the Proposed Development Control Plan, the Governors of Saint Patrick's Hospital have applied for Planning Permission to Dublin City Council for the following:

- Phase 1: Relocation of Existing & Enhancement of Day & In-Patient Clinical Services. Grant of Permission: Ref - 3609/17;

- Phase 2: Construction of a new Special Care Unit and General Adult Wards complete with new Clinical Hub. Grant of Permission: Ref - 3760/17;
- Phase 3: Construction of In-Patient Extension to Existing Adolescent Unit and Establishment of a National Hub for Mentally Healthy Living. Grant of Permission: Ref - 2881/19; and
- Phase 4: The maintenance and upgrade works, to the original historic building (Protected Structure) Grant of Permission: Ref - 3387/22.

Stemming from the above, SPMHS are currently reviewing redevelopment options for their Dublin 8 campus, with a clear commitment to maintaining a permanent presence within its Historic Core. This has led to a renewed focus and further detailed analysis of their Lucan facility and how this may become a more viable option for the continuance of SPMHS operations. Such a move would entail relocating the majority of existing services that are currently provided in Dublin 8, to a purpose built, state of the art facility in St Edmundsbury. It is further reasoned that the proposed development is eminently viable from a timing and capital expenditure perspective. The development can be completed as a single phase, within a circa. thirty (30) month construction program.

## 1.6 EIAR Process

The EIAR has been undertaken in two stages. The first stage was a scoping assessment which identified the key environmental elements that would be impacted by the development of the site. This initial scoping also assisted in determining the nature and level of detail of information to be contained in the EIAR. For each environmental topic, a description was given of the existing environment. A standard process was followed to determine impacts and their significance, which gave context to recommended appropriate mitigation. The Scoping Report recommended full assessment of all topics that are typically studied in an EIAR. The Scoping Report was sent out to statutory environmental bodies for their input on the appropriate methodology. The second stage of the EIAR is the assessment of effects, a summary of which is provided in the various sections of this document. A summary of the predicted impacts and mitigation are also provided.

## 1.7 Consultation

Public and statutory consultation are a requirement of projects undergoing EIAR. Statutory consultees include government bodies, regulatory bodies, non-governmental organisations and other who have an interest or responsibility in some respect to a part of the development. These consultees were identified in the Scoping stage of the EIAR. The second avenue is to consult with the public including local residents and business owners who may be impacted by the development or any member of the public who wants to provide input.

### 1.7.1 Public Consultation

A public consultation event was held on 18 November 2025 at St Edmundsbury House, Lucan, to present the proposals for the development of a new Mental Health Hospital and associated facilities on the Saint Edmundsbury campus. The purpose of the consultation was to provide both public representatives and members of the community with a clear understanding of the project vision, its key components, and the planning process ahead. The event was structured in two parts: a dedicated session for public representatives from 3:00 pm to 4:00 pm, followed by a public session from 4:00 pm to 5:00 pm. This structure ensured that elected representatives had the opportunity for focused engagement before the wider public discussions commenced.

#### **Public Representatives (3:00 pm – 4:00 pm)**

Cllr Caroline Brady and Cllr Helen Farrell attended the initial briefing. Their attendance was welcomed as a vital part of maintaining open communication with elected officials.

#### **Members of the Public (4:00 pm – 5:00 pm)**

Interest from the local community was strong. A total of 50 individuals registered to attend the consultation, and a further 10-15 community members joined without registration. This level of engagement reflected the significance of the project for residents in the Lucan area.

### 1.7.2 Statutory Consultation

The Scoping Report was issued for consultation to Statutory bodies (government, local stakeholders, authorities on the environment) by email in May 2023, requesting that feedback be

provided regarding the information to be included in the EIAR. Consultees were given sufficient time to ensure clarity and consistency of the consultation and ensure that relevant statutory consultees had the opportunity to participate. Meetings were held with SDCC and the National Parks and Wildlife Service (NPWS). All submissions (responses, comments, and recommendations) are appended and have informed the final scope of the EIAR.

## 1.8 Population and Human Health

This chapter in the EIAR examines how the proposed development at St. Edmundsbury, Lucan, may affect people living, working or using services in neighbouring areas. It considers dwellings, schools, community facilities, health services, recreation and local employment.

The area around the site includes residential neighbourhoods in Lucan, several primary and secondary schools, childcare facilities, churches, agricultural lands and recreational areas. The site is also close to the River Liffey, local walking routes and the Liffey Valley amenity area. Census data shows steady population growth in Lucan and South Dublin, with a mix of age groups and employment types.

The proposed development at St. Edmundsbury, Lucan, will deliver a long-term improvement to mental health services in the region by replacing outdated facilities with a modern mental healthcare campus. This will enhance the quality and capacity of inpatient and outpatient care while creating permanent employment opportunities and supporting the wider local economy.

The design of the development, including new landscaping and sensitive integration with existing woodland and pathways, ensures that it will be assimilated into the surrounding landscape. Nearby homes, schools, childcare facilities, and community amenities will retain their current functions without significant visual or amenity impacts, and walking routes and green spaces will remain accessible.

During construction, temporary impacts to traffic, noise, water quality, air emissions and visual amenity may be experienced, but these will be carefully managed through strict environmental controls, safety procedures, and ongoing engagement with residents and local organisations. These impacts will be temporary.

Once open, the lasting effects of the project will be positive as the scheme will contribute significantly to local and national mental health services, including inpatient and outpatient facilities, while ensuring a high-quality public realm.

## 1.9 Biodiversity

This chapter in the EIAR assesses the impacts of the proposed hospital development on biodiversity during the pre-enabling, construction, and operation phases. It provides an overview of the assessment, key ecological receptors at risk, a description of the nature of potential significant direct or indirect impacts. It also outlines any necessary mitigation and biodiversity enhancement measures as recommended.

Part of the proposed development is located within the boundary of the Liffey Valley pNHA, this chapter assesses the impacts and proposed mitigation for the habitats, flora, and fauna of this protected area. The key ecological receptors were identified during ecological surveys and desk-based assessment, these key ecological receptors are:

- Woodland associated with the Liffey pNHA
- Mixed broadleaf woodland outside the pNHA
- Hairy St John's Wort
- Non-volant Mammals (Otter, Badger, Hedgehog, and Pine Marten)
- Local Bats Populations
- Hydrologically linked fish populations (i.e. River Liffey populations)
- Breeding and Wintering Birds
- Amphibians and Terrestrial Invertebrates

Potential significant impacts on these key ecological receptors are:

- Loss of woodland habitat associated with the Liffey Valley pNHA
- Nesting loss from renovated barns and loss of stone walls

- Habitat loss / disturbance
- Disturbance to faunal species
- Impacts on water quality

Mitigation measures have been recommended in three stages to avoid any potential significant impact from the proposed development. The three stages are pre-enabling, construction and operation mitigation.

#### 1.9.1 Pre-enabling Mitigation

The pre-enabling mitigation requires pre-construction surveys; this is to record any changes to the ecological baseline which may have occurred in the period after the planning application has been submitted and prior to construction. This will allow for dynamic mitigation to be undertaken to limit impacts e.g. checking for badger setts to allow for buffer zones to be established. The pre-enabling works will also include the relocation of soil turves from the existing woodland which will be lost for the proposed development to facilitate faster establishment of the new compensation woodland. The new compensation woodland is shown in the landscape plan for the proposed development. This work will be carried out in winter to ensure no impact on local breeding bird populations.

A new pond is also incorporated within the landscape plan; this will be constructed as part of the pre-enabling due to the proximity of the new compensation woodland. Constructing the new pond during the pre-enabling phase will ensure minimal disturbance to the new woodland section once the soil turves are placed in.

#### 1.9.2 Construction Mitigation

Mitigation during the construction phase includes standard environment best practice, including dust suppression, reduce siltation, pollution, and any accidental spill. This will include a misting line along the woodland (new and existing) edge to reduce dust settlement on vegetation within the woodland. Other mitigation measures outlined in the construction phase will ensure no significant impact on local faunal groups such as entrapment or disturbance.

As part of the proposed development a landscape plan will be implemented, this will incorporate the addition of:

- Pond / wetland area
- Green roofs
- Private gardens
- Treelines and Hedgerows
- Shrubs and Scrub

During the operational phase, mitigation measures will include maintenance and observation of the new woodland area, extraction of problematic species not suitable for woodland establishment. Additionally, the installation of features including bird boxes, bee bricks, insect hotels and other nesting potentials on the green roofs will mitigate the loss of nesting potential for local bird populations.

The lighting design for the proposed development will also be considerate of the dark corridor that the adjacent woodland provides, ensuring that local bat populations retain foraging, commuting and roosting habitats within the site.

#### 1.9.3 Operational Mitigation

It is recommended that ecological monitoring of the mitigation is undertaken, particularly for the establishment and effectiveness of the woodland soil translocation.

#### 1.9.4 Residual Impacts

Overall, with the proposed biodiversity mitigation measures in place, the project will have an irreversible permanent adverse residual impact of moderate significance for the habitats, flora and fauna associated with the Liffey Valley pNHA and the mixed broadleaved woodland.

Long-term positive residual impacts of moderate significance will be expected for treelines, amphibians, and terrestrial invertebrates.

All other habitats will have neutral, slight adverse or slight negative residual impacts.

## 1.10 Land and Soil

This chapter looks at how the proposed development may affect the land, soils, geology and groundwater underlying the site. The assessment draws on site walkovers, ground investigations, mapping and national geological datasets.

The proposed development will involve limited excavation and ground disturbance. The receiving environment is generally characterised by potential agricultural soils, areas of woodland, and underlying limestone and shale.

While the site contains potentially valuable clay and loam soils and some areas of shallow bedrock, it has historically been used for farm and institutional purposes, and no significant contamination is expected.

Groundwater in the area flows towards the nearby River Liffey and is considered highly vulnerable in places, although no modern groundwater abstractions are present.

During construction, activities such as excavation, soil handling, and the use of machinery may temporarily increase the risk of erosion, sediment runoff, or minor pollution events, but these effects will be short term and carefully controlled through mitigation, including strict construction management, runoff controls, and appropriate storage and handling of materials.

Once the development is complete, impacts on land, soils and geology will be very limited, with no further disturbance and the use of Sustainable Urban Drainage Systems helping to maintain natural groundwater processes. A small area of permanent land take will occur within currently unused parts of the estate but proposed soft and hard landscaping will help integrate the development and offset this change.

Overall, with the proposed mitigation measures in place, the project will have minimal long-term effects on soils, geology and groundwater, and any construction related impacts will be temporary, low in magnitude, and fully manageable.

## 1.11 Water

This chapter assesses how the proposed healthcare development at St. Edmundsbury, Lucan, could affect local surface water, groundwater, and the wider hydrological environment. The assessment draws on site surveys, drainage design information, geological investigations, and national water quality data.

The proposed development sits beside the River Liffey, which currently has “Poor” water quality status due to wider urban pressures, and within an area where groundwater is considered vulnerable in places. The site slopes gently toward the river and contains permeable soils and shallow bedrock, meaning careful management of construction activities is essential.

During construction, excavation works, soil handling, and the use of machinery could temporarily affect surface water and groundwater by generating sediment, altering drainage patterns and causing accidental spills. Without controls, these effects could be significant in the short term; the project Construction Environmental Management Plan (CEMP) includes mitigation measures such as silt fencing, settlement tanks, pollution prevention controls, designated refuelling areas and strict site management that will effectively reduce risks to water quality.

During the operational phase the development will use a modern Sustainable Urban Drainage Systems including permeable paving, green roofs, a wetland/ pond and attenuation tanks, ensuring runoff rates remain equivalent to the current greenfield conditions and preventing any increase in discharge to the River Liffey. Pollution control features will continue to protect water quality and groundwater behaviour on the site will remain largely unchanged.

Overall, with the proposed mitigation in place, construction stage impacts will be temporary, well managed and negligible, and no long-term negative impacts on surface water, groundwater or flood risk are expected.

## 1.12 Air and Climate

In terms of potential air quality impacts, the proposed development has the potential to give rise to construction dust impact during the construction stage and during the operation of the

development, there is the potential for air quality impact due to associated road traffic movements and space heating emissions.

The air quality assessment shows that the proposed development is in an area with generally good background air quality and that both construction and operational impacts will be minor and well controlled.

During construction, earthworks, vehicle movements and handling of loose materials could generate dust if unmanaged. Site specific mitigation measures based on industry guidance will effectively prevent any significant nuisance for nearby homes, schools or the adjacent Liffey Valley pNHA and SAAO. These controls will ensure that any dust impacts remain temporary, localised and not significant.

Once construction is finished and the development is open to the public, the only potential influence on air quality would be changes in traffic levels associated with the new hospital. Detailed screening and assessment of nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub>) show that pollutant concentrations will remain well below national air quality limits at both the development and surrounding sensitive receptors including nearby residents. The development will therefore have a negligible effect on local air quality in the long-term and no operational mitigation is required.

Overall, the construction phase will result in short term, well managed impacts and the completed development will not give rise to any significant changes in air quality.

### 1.13 Noise and Vibration

In terms of potential noise and vibration impacts, the proposed development has the potential to give rise to noise and vibration impacts during the construction phase. During the operational phase, there is the potential for noise impact due to road traffic movements and associated plant and equipment. There is also the potential for an inward noise impact on future residents within the proposed development due to future predicted traffic volumes on the surrounding road network.

The noise and vibration assessment shows that the proposed development will not give rise to any significant noise impacts during either construction or operation. Baseline monitoring confirms that the existing sound environment is mainly shaped by traffic on nearby roads, with the site falling into a low-risk noise category for new development.

During construction, activities such as demolition, excavation and material deliveries will temporarily increase noise levels; but predicted levels remain within best practice guidance and will only occur for short periods. With standard mitigation measures in place and all works restricted to daytime hours, construction noise effects on nearby homes and community facilities will be minor and not significant.

Once the hospital is operational, traffic noise in the area will remain dominated by the existing road network and the small increase in vehicle movements associated with the development will not noticeably change overall noise levels. The existing boundary wall will continue to provide noise screening and the building's design including standard modern glazing and carefully positioned mechanical plant ensures no adverse noise effects for patients, staff or nearby residents.

Overall, the development will not alter the existing noise climate, and no significant operational noise or vibration impacts are expected.

### 1.14 Material Assets

The Material Assets assessment examines how the proposed development may affect traffic and transport, utilities, and waste management during both construction and operation.

A comprehensive Traffic and Transport Assessment was carried out in consultation with South Dublin County Council including traffic counts at seven key junctions on Lucan Road, Chapel Hill and the R136. Baseline traffic flows showed that several junctions already operate above their ideal capacity due to general background congestion in Lucan. Detailed modelling confirmed that the proposed development will contribute only a small proportion of additional traffic, well below national thresholds that would trigger further intervention. Additionally, The Governors of Saint

Patrick's Hospital have agreed to cede a section of land along the southern border to SDCC in order to improve the junction between Chapell Hill and Lucan Road, reducing congestion.

During construction, some short-term disruption will occur including the demolition of a section of the boundary wall (for the junction improvement) and construction traffic accessing the site via the two existing entrances. These works will briefly affect pedestrians and local road users, particularly near the Montessori school and training centre. However, a Construction Traffic Management Plan will be implemented to control haul routes, vehicle timing, pedestrian safety and road cleanliness, ensuring impacts remain minor and temporary.

When finished, the new hospital will manage staff travel through shift-based scheduling, shuttle bus links with St Patrick's University Hospital, sustainable transport measures and relocated pedestrian crossings to improve safety. Traffic prediction modelling for both the opening year and future scenarios demonstrates that the development will not significantly change traffic conditions at any junction with overall effects considered negligible and neutral.

In relation to utilities, the site contains existing electricity, telecoms, gas, water and wastewater services that will be upgraded or rerouted as part of the proposal. Most new services will be laid underground, including a combined 5m wide trench carrying water, stormwater and foul sewers. A tree root barrier will be installed to protect both infrastructure and future planting. Some trees within the southern edge of the woodland (pNHA) will need to be removed to install utilities and construct the new building, but compensatory woodland planting will offset tree loss. Residents may experience occasional short term service interruptions when final connections are being made, though prior notice will be provided. Once the hospital is operational, no adverse impacts on the utility networks are expected.

For waste management, demolition of the existing adolescent unit and boundary wall will generate construction waste, which will be segregated for reuse and recycling by licensed contractors. Stone from the southern wall will be kept and used to rebuild the wall along the newly defined boundary, and all residual materials will be safely removed from the site. A CEMP measures will ensure proper handling of soils and prevent the spread of invasive species. During operation, the hospital will produce only domestic waste, handled through existing waste collection and recycling systems with no significant burden placed on local waste infrastructure.

Overall, the proposed development will result in short term, manageable construction impacts on traffic, utilities and waste. Once operational, the development will have no significant long-term effects. Cumulatively, although other nearby developments such as school extensions and new housing will add some construction activity to the area, their combined effect alongside this project remains low and does not alter the overall conclusion that the material assets impacts are minor, controlled, and not significant.

## 1.15 Cultural Heritage

The St. Edmundsbury campus contains a number of Protected Structures recorded in the South Dublin County Development Plan 2022–2028. These include St. Edmundsbury House (RPS Ref. 003), the coach house and associated farmyard buildings (RPS Ref. 008), the stable block (RPS Ref. 010), the walled garden (RPS Ref. 012), the boundary wall with bell tower (RPS Ref. 013), and associated stone boundary walls and entrance structures (RPS Ref. 028). Together, these structures form part of the surviving historic estate and later institutional complex associated with St. Edmundsbury. The site also retains wider heritage value as a historic demesne landscape and as a long-established mental health campus associated with St. Patrick's Hospital, which acquired the property in 1898.

The principal historic building on the site is St. Edmundsbury House, which dates from the late eighteenth century and was originally built as a country house. The surrounding service buildings, walled garden, boundary walls and bell tower reflect the former estate layout and later institutional use of the site. Collectively, the protected structures and associated landscape features are of architectural, historical and social significance.

The assessment found that the proposed development will give rise to both positive and negative effects on cultural heritage. Positive effects will arise from the continued use, repair and refurbishment of key protected structures within the site, including St. Edmundsbury House, the coach house and the stable block, which will remain in active use as part of the hospital campus. Continued occupation and maintenance will support the long-term conservation of these buildings.

Negative effects will arise where historic fabric is removed or altered. These include the demolition of a historic farm building recorded in the National Inventory of Architectural Heritage, the removal of sections of the walled garden walls, the incorporation of parts of the boundary wall and bell tower into the wider hospital development, and the relocation of a section of the southern boundary wall along Lucan Road. These works will result in permanent changes to parts of the historic layout and some loss of historic fabric within the site.

A range of mitigation measures will be implemented in order to reduce impacts on cultural heritage. These measures include the protection of retained historic fabric during construction, the recording of structures and fabric prior to demolition or alteration, the salvage and reuse of historic materials where feasible, the use of appropriate conservation methods and compatible repair materials, and the supervision of heritage works by suitably qualified conservation specialists.

Overall, the proposed development will result in long-term localised negative effects in relation to the partial loss of the walled garden fabric and the demolition of the historic farm building. These effects are partly offset by the repair, refurbishment, reuse and long-term maintenance of the principal protected structures, which will remain central to the future use and identity of the St. Edmundsbury campus.

## 1.16 Landscape and Visual Amenity

This chapter assesses how the proposed development may affect the appearance of the landscape, views from surrounding properties and the wider visual character of the Liffey Valley. It considers viewpoints from homes, schools, open spaces, roads and designated scenic areas, evaluating both the construction and operational phases.

The site itself sits within an established hospital estate containing derelict farm structures and a disused walled garden and although part of a sensitive landscape, it also has capacity to accommodate change due to the surrounding built context. The assessment, which drew on detailed surveys, photomontages and visibility mapping, found that the development will largely fit within the existing pattern of institutional buildings on Lucan Road. Some hedgerow removal along the eastern boundary will alter local character but this will be offset through extensive structural tree planting and enhancements to the internal estate landscape.

Visual impacts will be most noticeable during construction, when machinery and activity will create short term negative effects for nearby homes and schools. Once built, views of the new buildings will be partially or fully screened by existing and proposed vegetation, topography and boundary walls, meaning operational impacts will range from slight to imperceptible.

Key protected views of the Liffey Valley will remain unaffected. When considered alongside other nearby projects such as a school extension and a small residential scheme, cumulative effects remain limited, with no significant changes predicted to either landscape character or visual amenity. The development's design already incorporates mitigation measures, new woodland planting, sensitive materials, reinforced estate planting and low impact lighting ensuring the proposal blends into the setting. Over time, as planting matures, residual effects will soften further and no significant long-term landscape or visual impacts are expected.

## 1.17 Interactions

Interactions can occur when a predicted impact causes interaction or dependency with other environmental aspects. This section discusses the interactions between aspects and assesses them as positive, adverse or neutral (as having no interaction or interdependency).

The interactions of environmental effects were considered throughout the design development for the proposed development and adjustment were made to the design of the layout to mitigate impacts arising from these interactions.

Potential impacts that may arise as a result of relationships between sensitive receptors within and outside of the site were addressed in the EIAR, particularly those on ecological receptors due to the proximity of the pNHA woodland to the proposed works.

## 1.18 Cumulative Impacts

The cumulative impacts of the proposed development together with other existing and proposed projects were addressed in the EIAR. The proposed projects that were considered were compiled at the time of the EIAR. A summary of available recent planning applications at the time of writing

of the EIAR Scoping Report on adjoining lands was included in the EIAR. These planning applications largely related to applications associated with the adjoining St. Andrew's National School and the Canon Despard Centre, and proposed residential development applications to the south of Lucan Road, near the site access.

The predicted cumulative effects arising from the proposed development in combination with other existing, planned and permitted projects were set out in the various chapters throughout the EIAR. Figure 13-1 and Table 13-1 of the EIAR provide summary details of the projects/developments that have the potential to impact resources, traffic, or the local area, and so could have potential cumulative effects with the proposed flood relief scheme.

The EIAR concluded that the cumulative impacts of the proposed development, in combination with other nearby developments, would not be significant.

### 1.19 Schedule of Mitigation

A schedule of mitigation, which comprises a list of all mitigation measures from each chapter to mitigate impacts for implementation on site, has been included within the EIAR.

The logo for JBA consulting, featuring the text "JBA" in a large, bold, white sans-serif font above the word "consulting" in a smaller, white sans-serif font. The text is set against a teal-colored rounded square background.

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