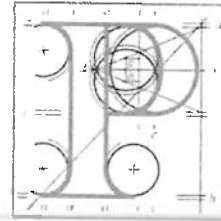


Our Case Number: ACP-324264-26



**An
Coimisiún
Pleanála**

Catherine O Donnell
Maranatha
Lucan Newlands Road
Lucan
Co. Dublin
K78 0H2

Date: 24 June 2026

Re: Proposed Development of Mental Health Hospital Facility
St. Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above-mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

The Commission will revert to you in due course with regard to the matter.

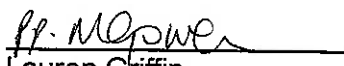
Please be advised that copies of all submissions / observations received in relation to the application will be made available for inspection on the Commission's website at the following link:
<https://www.pleanala.ie/en-ie/case/324264>

More detailed information in relation to strategic infrastructure development can be viewed on the Commission's website: www.pleanala.ie.

If you have any queries in the meantime, please contact the undersigned officer of the Commission.

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,


Lauren Griffin
Executive Officer
Direct Line: 01-8737244

PA04

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64 Marlborough Street
Dublin 1
D01 V902

Maranatha,

Lucan Newlands Road,

Lucan,

Co. Dublin.

K78Y0H2.

22nd June, 2026.

An Coimisiun Pleanála,

64 Marlborough Street,

Dublin 1,

D01 V902.

Re: Case reference: PA06S.324264 St. Edmundsbury Hospital, Lucan Road, Lucan, Co. Dublin

I do not think this area is suitable for the provision of a 200 bed hospital. My observations on this planning application are set out below.

Safety

The proposed hospital entrance has a creche on one side and a large primary school at the other. This road is one of the most congested in the county and this area in

particular is already gridlocked and dangerous. An additional large business premises like this hospital between the creche and the primary school would exacerbate the dangers children face here on a daily basis.

Traffic chaos during and after building

Those building the hospital and more importantly, those staffing, supplying, attending or visiting the new hospital are unlikely to walk or cycle there. Travelling by bus to this area is not a viable option as the service is already totally ineffective for those trying to use it as an option for commuting. This area has no other transport options, nor are there any future plans for options. The proposed building will increase traffic chaos at one of the most gridlocked, dangerous junctions in Lucan.

An AI inquiry gave 1,200 -1,800 daily vehicle trips for a 200 bed hospital dealing with mental health, with peak traffic occurring at shift changes and visiting times. This figure includes the heavy goods vehicles required to supply a hospital of this size.

Parking Spaces

In view of the above, since the hospital will be a car reliant facility, the number of parking spaces is totally inadequate.

Difficult to quantify actual increase in facilities for such a Negative Environmental and Infrastructural impact

The business plan for the owners of the two hospitals appears to be to sell the more valuable St Patrick's Hospital at Steeven's Lane, James's St when the new hospital is up and running. In that case the area would suffer massive environmental and infrastructural damage for no real increase in treatment potential.

Biodiversity – Loss of Flora and Fauna.

Proposed planting of new trees and hedgerows will not ameliorate the ecological damage done to flora and fauna which have naturally built up in the ancient woodland of the area over centuries.

This includes a colony of bats in the area to be built on/reburished.

Loss of Ancient Structures

If this project proceeds the southern boundary wall of the site, established in the late 18th century (prior to the 1772 survey of the Vesey estate) and increased in height in 19th century when St Edmundsbury became a hospital, will have to be demolished and rebuilt in a different location. This is not discretionary, it is a

requirement of the Roads Authority. This wall, situated at the top of Chapel Hill, although repaired over time, has served for centuries as a gateway to Lucan Village. It is not acceptable that this ancient historic fabric of the entrance to Lucan cannot be preserved.

Treatment Criteria

It should be noted when considering this planning proposal that treatment in this hospital will be based on ability to pay for treatment or ability to pay for medical insurance to cover care costs. In the case of cover by insurance, treatment will depend on the length of stay covered by medical insurance. As mental health issues are often linked to poverty, patients most needing this hospital are unlikely to be admitted there for treatment.

More suited to a site with easy access from major roads and alternative choices of rail or Luas transport

I believe that the scale of the proposed development at such a busy gridlocked junctions, renders the site unsuitable. I recommend, therefore that planning permission be refused.

Yours faithfully,
Catherine O Donnell