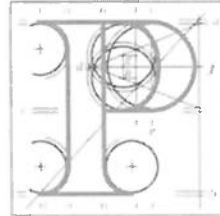


Our Case Number: ACP-324264-26



An
Coimisiún
Pleanála

Health Service Executive (HSE)
c/o Fiona Byrne
NEHS, 4th Floor, Chamber House
Chamber Square
Tallaght
Dublin 24

Date: 18 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 submission in relation to the above-mentioned proposed development and will take it into consideration in its determination of the matter.

The Commission will revert to you in due course in respect of this matter.


Please be advised that a copy 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

PA09

Teil
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhride
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Muirin Gowen

From: SIDS
Sent: Wednesday 17 June 2026 12:17
To: LAPS
Subject: FW: Strategic Infrastructure Development - St. Edmundsbury, Lucan
Attachments: HSE Submission for St Edmundsbury Hospital Site in Lucan Co. Dublin.docx

Hi,

Apologies for the delay in forwarding this; I was on leave.

Kind regards,
Ellen

From: Fiona Byrne <fiona.byrne8@hse.ie>
Sent: Monday, June 8, 2026 2:48 PM
To: SIDS <sids@pleanala.ie>
Cc: Thomas Mangan <thomas.mangan@hse.ie>
Subject: Strategic Infrastructure Development - St. Edmundsbury, Lucan

You don't often get email from fiona.byrne8@hse.ie. [Learn why this is important](#)

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Hello

Please find attached a submission from the HSE National Environmental Health Service in relation to the Strategic Infrastructure Development at St. Edmundsbury, Lucan.

Kind regards

Fiona Byrne

Principal Environmental Health Officer | National Environmental Health Service HSE
Oifigeach Sláinte Comhshaoil, Príomhaí | FSS Seirbhís Náisiúnta Sláinte Comhshaoil

4th Floor | Chamber House | Chamber Square | Tallaght | Dublin 24
Teach an Chomhlachais | Cearnóg an Chomhlachais | Tamhlacht | Baile Átha Cliath 24

T: 086 021 5357 | E: fiona.byrne8@hse.ie or peho.clondalkin@hse.ie



"Tá an fhaisnéis sa ríomhphost seo (ceangaltáin san áireamh) faoi nún. Baineann sé leis an té ar seoladh chuige amháin agus tá sé ar intinn go bhfaighfidh siadsan amháin é agus gurb iadsan amháin a dhéanfaidh breithniú air. Más rud é nach tusa an duine ar leis é, tá cosc iomlán ar aon fhaisnéis atá ann, a úsáid, a chraobhscaoileadh, a scaipeadh, a nochtadh, a fhoilsiú, ná a chóipeáil. Seans gurb iad tuairimí pearsanta an údar atá san ríomhphost agus nach tuairimí FSS iad.

Má fuair tú an ríomhphost seo trí dhearmad, bheadh muid buíoch dá gcuirfeá in iúil don Deasc Seirbhísí ECT ar an nguthán ag [+353 818 300300](tel:+353818300300) nó ar an ríomhphost chuig service.desk@hse.ie agus ansin glan an ríomhphost seo ded' chóras."

"Information in this email (including attachments) is confidential. It is intended for receipt and consideration only by the intended recipient. If you are not an addressee or intended recipient, any use, dissemination, distribution, disclosure, publication or copying of information contained in this email is strictly prohibited. Opinions expressed in this email may be personal to the author and are not necessarily the opinions of the HSE.

If this email has been received by you in error we would be grateful if you could immediately notify the ICT Service Desk by telephone at [+353 818 300300](tel:+353818300300) or by email to service.desk@hse.ie and thereafter delete this e-mail from your system"



National Environmental Health Department
4th Floor Chamber House,
Chamber Square,
Tallaght,
Dublin 24

Tel: (01) 4686375
Fax: (01) 4686344

National Environmental Health Service Submission Report

(as a Statutory Consultee under the Planning and Development Acts 2000 (as amended) &
Regulations made thereunder,

Date: **04/06/2026**

Origin of Referral Name: **St. Edmundsbury Hospital site in Lucan, Co. Dublin**

Origin of Referral Address: **Bernadette O'Connell
Unit 8, Greenogue Business Plaza
Greenogue Business Park
Rathcoole
Dublin
Ireland**

Type of consultation: **EIAR SID**

Application Reference Number: **Project number: 2023s0007**

EHIS Reference number: **5951**

Applicant: **The Governors of St. Patricks Hospital
/JBA Project managers**

Proposed Development:

- **Construction of a new 200-bed adult inpatient facility (1–2 storeys) with multiple wards and internal courtyards.**
- **Development of a 14-bed adolescent mental health unit.**
- **Total campus capacity will reach 214 inpatient beds.**
- **Demolition of: Existing outdated psychiatric ward (52 beds)**

Older sheds and clinic buildings

- **Replacement with: Modern treatment buildings and new ESB substation and energy facilities**
- **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.**
- **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;**



National Environmental Health Department
4th Floor Chamber House,
Chamber Square,
Tallaght,
Dublin 24

Tel: (01) 4686375
Fax: (01) 4686344

- **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.**

Dear Sir/Madam

Please find below the HSE submission report in relation to the above proposal.

The following HSE departments were made aware of the consultation request for the proposed development:

- National Environmental Health Service
- Emergency Planning
- National Capital Estates Office
- Director of National Health Protection
- Regional Executive Officer / Integrated Health Care Manager

1. Introduction

The National Environmental Health Service submission report is based on an assessment of documentation submitted to this office on 06/05/2026.

- All commitments to future actions including mitigation and further testing have been taken as read and all data results have been accepted as accurate.
- No additional investigations/measurements were undertaken.
- This report refers only to those sections of the application documents that are relevant to the HSE which have an Environmental Health Impact.



2. Description of the Project and Physical Environment.

The following images provide an overview of the site and proposal;

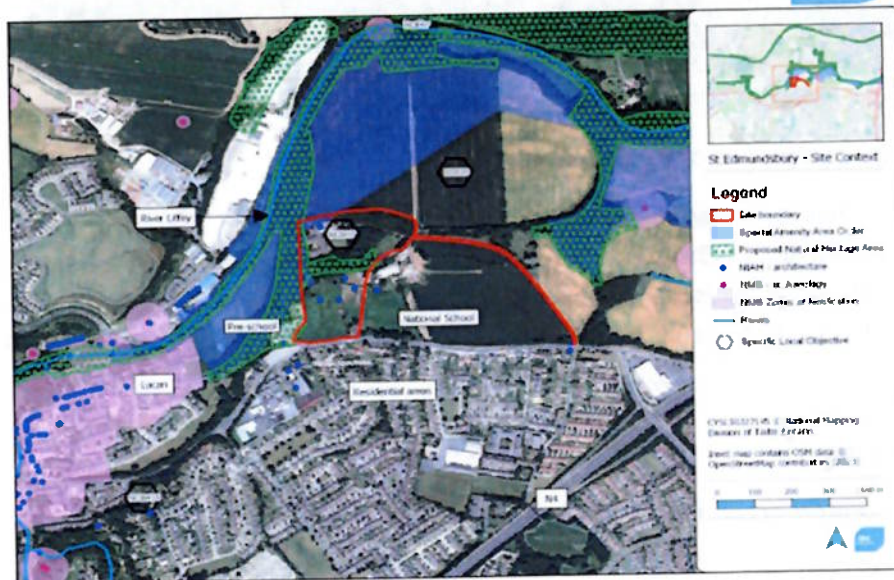
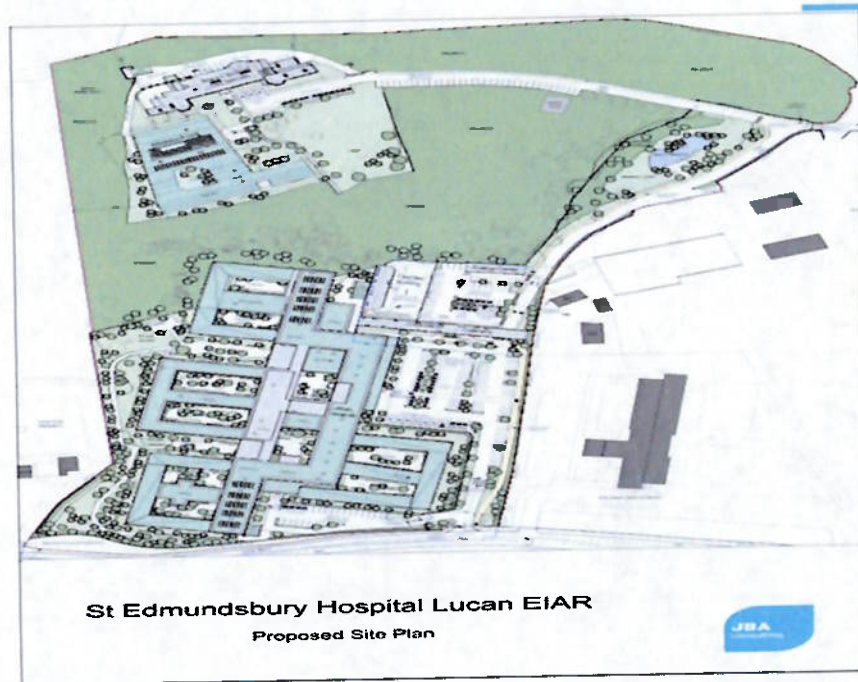


Figure 1-5 Site Designations, extract from SDCDP 2022-2028



Figure 1-3: Aerial View of the Proposed Development

The adjoining lands comprise of the following:

- North: Arable Farm and Mature Wood Lands;
- South: Lucan Road (R385) with predominant residential housing fronting onto south side;
- East: Arable Farmlands, Semi Derelict Farmyard and St Andrew's National School; and
- West: Mature Wood Lands, ESB Step Down Station and 'The Village' Montessori Pre School.

Sensitive Receptors

The sensitive receptors according to the EIA are

1. Schools
2. Childcare facilities
3. Healthcare/Community facilities
4. Residence
5. Others



1. Schools:

Table 3-6 Educational Facilities in the Area

School Type	Name	Address
Primary	St. Andrews National School	Lucan
Primary	Scoil Mhuire Girls' National School	Lucan
Post Primary	St. Joseph's College	Lucan
Post Primary	Coláiste Phádraig	Lucan
Primary	St. Mary's Boys National School	Lucan

There is one school (St. Andrews National School) located to the immediate east of the proposed. This is within 10m east of the site.

2. Childcare Facilities

There are two pre-schools, one in the immediate area of the proposed development, The Village Montessori, located within 10m, to the west of the site off Chapel Hill and a second, Learning for Life approximately 1km away off Lucan-Newlands Road.

3. Health, Social and Community Facilities

Local Facilities within 1.5km include; Lucan Lodge Nursing Home, Ardeevin Drive, Lucan Centre Retreat, Primrose Lane, Lucan Youth-reach, Life Centre, Lucan-Newlands Rd, Esker Lawns Medical Centre, 49a Esker Lawns. Churches in the area include St. Mary's Church, Lucan Rd.

4. Residence

The EIA reference the most recent 2022 census Lucan Heights ED contains approx. 1,921 dwellings and a further 1,918. The houses closest to the site 60-380 m southeast are along the Lucan Road in the Ballydowd estate, to the south and southeast.

5. Other

There is a golf club approximately 1.15km to the east of the proposed development, The Hermitage Golf Club in Ballydowd, several agricultural fields separate the site from the golf course, along the Lucan Road. The River Liffey runs approximately 100m to the west of the site.

It is important that all parameters outlined in the EIA are considered from the sensitive receptor's location. The choice of the location and number of the monitoring points should take into consideration the main sensitive receptors from where demolition/construction is active. Public concerns have been recorded into the EIA report. All complaints should be fully investigated in this regards and reasonable satisfactory mitigation measures implemented promptly.



National Environmental Health Department
4th Floor Chamber House,
Chamber Square,
Tallaght,
Dublin 24

Tel: (01) 4686375

Fax: (01) 4686344

Dust

It is therefore important that dust minimisation is continually implemented, and any complaints are investigated and responded to. For example, the Department of the Environment, Heritage and Local Government (DoEHLG, 2004) apply the Bergerhoff limit of 350 mg/m²/day on site boundaries.

Surface and Ground Water Quality

The proposed development has the potential to have a significant impact on the quality of both surface and ground water.

Potential significant impacts to drinking water has been assessed. All drinking water sources, both surface and ground water, must be identified. Public and Group Water Scheme sources and supplies should be identified in addition to any private wells supplying potable water in the vicinity of the proposed development. Measures to ensure that all sources and supplies are protected should be described.

Noise

The EIA states the following

'Working hours during site construction operations will be restricted to daytime hours from 07:30 hours to 18:00 hours (Monday to Friday) and, as may be required, from 08:00 hours to 13:00 hours (Saturdays). Evening and night-time work is not expected to take place.'

The NEHS recommends that operating times are limited as follows in order to minimise the impact of noise on local residents, while also having regards to traffic safety at close school drop of points:

Monday to Friday 08:00 – 18:00

Saturday 09:00 – 13:00

Sundays and Public Holidays - No noisy operations on site

The perception of noise is subjective and may cause annoyance/nuisance to local receptors even when levels comply with limits set at site boundaries.

Pest Control

The Environmental Health Service was unable to locate any reference to pest control measures to be implemented by the contractor during the construction phase of the proposed development. Old buildings, sheds and farmhouses may provide harbourage for pests, including rodents.

The control of pests on site is essential in the interest of the protection of public health.

The Environmental Health Service was unable to locate any reference to sanitary accommodation measures to be implemented by the contractor during the construction phase of the proposed development. Consideration should be given to such measures example provision of suitable Portaloo's.



National Environmental Health Department
4th Floor Chamber House,
Chamber Square,
Tallaght,
Dublin 24

Tel: (01) 4686375

Fax: (01) 4686344

Healthy Ireland Framework

The walking loop ways associated with the proposed development will contribute towards meeting the objectives of the Healthy Ireland Framework 2013-2025.

The Environmental Health Service recommends that, where possible, pedestrian areas should be accessible to wheelchairs, pushchairs and mobility vehicles in order that all ages and all levels of mobility can access the improved recreational amenities.

Food

Consideration should be given to the provision on food on the premise and the additional Café. It is advised that you contact your local Environmental Health Officer to review at the planning stage.

If you have any queries regarding any of the report, the initial contact is Fiona Byrne, Principal Environmental Health Officer who will refer your query to the appropriate person.

A handwritten signature in blue ink that reads 'Fiona Byrne'.

Fiona Byrne
Principal Environmental Health Officer