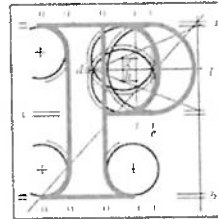


Our Case Number: ACP-324264-26



An
Coimisiún
Pleanála

Eileen Dennehy
21 Esker Meadow Green
Lucan
Co. Dublin
K78 C6Y7

Date: 22 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.

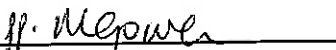
The Commission will revert to you in due course with regard to the matter.

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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21 Esker Meadow Green,
Lucan,
Co. Dublin.
K78C6Y7

21st June 2026.

An Coimisiun Pleanala,
64 Marlborough Street,
Dublin 1. DO1 V902.

**Observation on proposed Hospital at St. Edmundsbury, Lucan.
Reference number 324264**

I wish to present my observations on the above proposed development.

1. Nature and Biodiversity.

The development plan states that comprehensive consideration and consultations are ongoing to ensure long-term enhancement and protection of biodiversity on the site, with planting of new trees and hedgerows.

This does not address the issue of the removal of mature native trees, disturbance and loss of woodland where badgers and pine martens have lived for decades, and the removal of hedgerows which are home to hosts of birds including the yellow hammer, which is a red listed bird that is in steep decline nationally, and is present during the breeding season in the exact area that will be affected. This particular area is also home to a colony of bats who would be in severe danger should this development proceed.

2. Traffic and Safety.

The area is served by a fairly narrow gridlocked road, with little or no options for widening. On the left of the proposed development, on an already dangerous and under strain from traffic bend in a one lane road, on a hill, is a pre-school. On the right of the proposed development, is a large primary school. Even apart from school opening and closing times, this area is grid locked with traffic at all times of the day, from very early morning to late in the evenings. The addition of a large hospital to this strained dynamic would be extremely detrimental to the safety of school children, the local residents and businesses. The development plan states that extensive consultations have been held with the National Transport Authority, South Dublin County Council and Bus Connects. For anyone living in this area this rings very hollow. At present we have a situation when buses pass passengers, already full, or do not arrive at all

even though the App shows they are present. A relation witnessed a man break down in tears at the bus stop a few weeks ago. Two buses had passed full and the third bus could only take three passengers. He was not one of them, and through sobs said he had been told his job was lost if he was late again. He had been standing at the bus stop for over an hour. This is the situation the residents of Lucan find themselves in, and the addition of a large hospital can only make things even more problematic.

Lucan has experienced over development in the past few decades, with two major SDZs located in our little town. Infrastructure and services have not kept pace with this over development leading to poor quality of life for the residents. We have lost huge swathes of green space and the area of St. Edmundsbury is one of the few natural lungs of protection we have left. I feel this hospital should not be build in this area of natural beauty and biodiversity. It will be a private hospital, only available to those who can afford it, so of no benefit to a vast amount of Lucan people. It has been said to me that some public beds will be available, alas through personal experience with St. Patricks Hospital I have found this is on paper only and not a reality.

My observation for the above reasons, is that is a totally unsuitable site for the proposed development.

Yours faithfully,

Eileen Dennehy.