



Fingal Development Plan 2011-2017

Variation No. 3

Lands at St. Ita's, Portrane

**Adopted by Fingal County Council on
10th March 2014**



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The seven changes to the Fingal Development Plan 2011-2017 comprise changes both to the Written Statement and changes to the map based Local Objectives on Sheet No. 7 [see also CDP map attached] and are as follows:

For clarity the existing wording in the Development Plan is presented in red followed by the Variation text in black.

Change 1 - Page 47 Written Statement CDP

ST. ITA'S HOSPITAL

The existing institutional complex is very extensive and accommodates a large number of protected structures and attractive buildings in an extensive demesne type landscape. Building elements within the complex are landmark structures, which are visible over long distances from the coastline particularly to the south. There are exceptional coastal views from this slightly elevated site. It is an exceptional site which, in the event of it no longer being required by the Health Service Executive, could be reused to provide for future housing (conversion of existing structures), amenity and other ancillary needs within the County. There is a need to examine options regarding the optimal re-use and refurbishment of the complex of buildings within the demesne setting, to ensure the future sustainable use of this important and unique resource.

ST. ITA'S HOSPITAL

The existing institutional complex is very extensive and accommodates a large number of protected structures and attractive buildings in an extensive demesne type landscape. Building elements within the complex are landmark structures, which are visible over long distances from the coastline particularly to the south. There are exceptional coastal views from this slightly elevated site.

The need to examine options regarding the optimal re-use and refurbishment of the complex of Protected Structures within the demesne setting was identified by the Council, to ensure the future sustainable use of this important and unique resource.

A feasibility study of St Ita's, has been completed jointly by Fingal County Council and the HSE to determine the optimal future sustainable use of this complex and to consider the development of new modern psychiatric health care and ancillary facilities having regard to the cultural, visual and ecological sensitivities of the site.

The Feasibility Study identifies the St ITA's Hospital complex and demesne as a suitable location for the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital). It also prioritizes the re-use of the existing hospital buildings [many of which are Protected Structures] together with their maintenance and management into the future; the ongoing maintenance and management of existing trees and woodland and the maintenance and provision for an appropriate level of public accessibility through the site.

It is the objective of Fingal County Council to actively support the implementation of the objectives laid down in this feasibility study including specifically those relating to:

- *The development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital) within St. ITA's.*
- *The reuse of the Protected Structures for appropriate uses together with the ongoing future maintenance and management of these structures ;*
- *The ongoing maintenance and management of the Demense landscape including the trees and woodland which are an intrinsic part of this unique landscape.*
- *The maintenance and provision for an appropriate level of public accessibility through the site.*

Change 2 - Local Objective [LO] 245 :

Undertake a feasibility study of St Ita's, in conjunction with the Health Service Executive, to determine the optimal future sustainable use of this complex. The study will explore the development of new modern psychiatric health care and ancillary facilities taking cognisance of the cultural, visual and ecological sensitivities of the site. The study will also prioritise the re-use of the existing buildings, including protected structures on site and also maintain and provide for an appropriate level of public accessibility through the site.

Revised LO 245:

A feasibility study of St Ita's, has been completed jointly by Fingal County Council and the HSE to determine the optimal future sustainable use of this complex and to consider the development of new modern psychiatric health care and ancillary facilities having regard to the cultural, visual and ecological sensitivities of the site.

It is the objective of Fingal County Council to actively support the implementation of the objectives laid down in this feasibility study including specifically those relating to:

- *The development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital) within the St. Ita's Hospital complex and demesne.*
- *The reuse of the Protected Structures for appropriate uses together with the ongoing future maintenance and management of these structures ;*
- *The ongoing maintenance and management of the Demense landscape including the trees and woodland which are an intrinsic part of this unique landscape.*
- *The maintenance and provision for an appropriate level of public accessibility through the site.*

Change 3 - New additional Local Objective 245 [A] – insert on CDP Map no. 7

'To provide specifically for, and support the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital), within the St. Ita's Hospital complex and demesne. The joint Fingal County Council and HSE Feasibility Study for St. Ita's campus has identified St. Ita's Portrane as a suitable location for the development of new modern psychiatric health care and ancillary facilities and in principle the proposed development is considered to be in accordance with the zoning objective for the area.'

Change 4 - Record of Protected Structures: insert new objective AH 14 A [page 214 CDP] as follows:

'Promote the use or reuse of all the Protected Structures at St. Ita's Hospital complex and demesne in Portrane as a priority for Fingal County Council. Notwithstanding the use class 'HA' Zoning matrix, appropriate uses within the Protected Structures and within the ancillary land areas within the complex including uses which also relate to and are consistent with the historic use of the overall historic complex (established prior to the foundation of the Irish State) will be actively promoted and allowed to proceed subject to appropriate consent where such activities will secure viable sustainable reuse of the complex into the future and which will provide for the proper conservation and sustainable development of St. Ita's .

Change 5 - Designed Landscapes – Historic Gardens, Demenses & Estates: insert new objective AH 24 [A] [page 218 CDP] as follows:

A feasibility study of St Ita's, has been completed jointly by Fingal County Council and the HSE to determine the optimal future sustainable use of this complex and to consider the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital), having regard to the cultural, visual and ecological sensitivities of the site. It is an objective of Fingal County Council to secure the

implementation of the objectives laid down in this feasibility study that relate to: the re-use of the existing Protected Structures and historic building stock for appropriate uses together with the ongoing maintenance and management of these structures; the ongoing maintenance and management of existing trees and woodland and the maintenance and provision for an appropriate level of public accessibility through the site.

Change 6 - Page 272 CDP

HEALTH CENTRES/SERVICES

A number of public, voluntary and private agencies are responsible for the provision of healthcare facilities within the County, with the Health Services Executive (HSE) being the primary agency responsible for delivering health and personal social services. While the residents of the County have access to the various hospitals located in the surrounding counties, there are currently three public hospitals within the Fingal area namely, Connolly Hospital in Blanchardstown, and the more specialised facilities of St. Mary's Hospital in Baldoyle and St. Ita's in Portrane.

The Primary Care Strategy published by the Department of Health and Children in 2001, promotes the development of a team-based approach to service provision, which will help to provide a fully integrated primary care service. Consequently, practices wishing to develop their premises are encouraged to provide a 'one stop' primary health and community care service, integrated under one roof. There are obvious benefits in locating such medical/health care facilities in a location close by or adjacent to other community facilities, shops and public transport, such as town, district or neighbourhood centres.

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A number of public, voluntary and private agencies are responsible for the provision of healthcare facilities within the County, with the Health Services Executive (HSE) being the primary agency responsible for delivering health and personal social services. While the residents of the County have access to the various hospitals located in the surrounding counties, there are currently three public hospitals within the Fingal area namely, Connolly Hospital in Blanchardstown, the National Orthopedic Hospital at Cappagh and St. Ita's in Portrane.

This Development Plan provides for the development of new modern psychiatric health care and ancillary facilities, (which can include the provision of a National Forensic Mental Health Service Hospital) within the St. Ita's Hospital complex and demesne in Portrane, taking cognisance of the cultural, visual and ecological sensitivities of the site. The appropriate conservation and viable future re-use of the Protected Structures within the boundary of St. Ita's for appropriate uses is also a priority of Fingal County Council together with the maintenance and provision for an appropriate level of public accessibility through the site.

The Primary Care Strategy published by the Department of Health and Children in 2001, promotes the development of a team-based approach to service provision, which will help to provide a fully integrated primary care service. Consequently, practices wishing to develop their premises are encouraged to provide a 'one stop' primary health and community care service, integrated under one roof. There are obvious benefits in locating such medical/health care facilities in a location close by or adjacent to other community facilities, shops and public transport, such as town, district or neighbourhood centres.

Change 7- Change to 'HA' Zoning Objective (pages 340-341): Additional narrative at bottom of Use Classes table -

Nothing in this County Development Plan Zoning Matrix [Use Classes related to HA Zoning Objective] shall disallow proposals for:

- (i) The building of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital) within the St. Ita's Hospital complex and demesne in Portrane on 'HA' zoned lands. The Feasibility Study identifies the St. Ita's Hospital complex and demesne as a suitable location for the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital);*
- (ii) Future renewal, improvement, redevelopment of the established historic building stock within St. Ita's Hospital complex and demesne at Portrane;*
- (iii) Appropriate uses including uses which also relate to and are consistent with the historic use of the complex within the demesne established prior to the foundation of the Irish State;*

Please refer to LO 245[A] on CDP map no. 7 and Objective AH 14A CDP Written Statement.

