

Dún Laoghaire Rathdown County Council  
County Hall,  
Marine Road,  
Dún Laoghaire,  
A96 K6C9

30 January 2026

## Large-Scale Residential Development Planning Application

**For lands at St. Teresa's' House and St. Teresa's Lodge,  
Temple Hill and Temple Road, Monkstown, Blackrock, Co. Dublin**

Dear Sir / Madam,

We, **Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin**, are acting on behalf of **Oval Target Limited, 10 Ely Place, Dublin 2** to prepare and submit a planning application to Dún Laoghaire Rathdown County Council for a proposed new residential and mixed-use development on a site located at **'St. Teresa's House and St. Teresa's Lodge, Temple Hill and Temple Road, Monkstown, Blackrock Co. Dublin**.

The proposed development will consist of revisions to development previously permitted under Strategic Housing Development ABP-303804-19 (291 residential units and a creche facility) to provide for an overall residential scheme of 414 no. residential units in total (an overall uplift of 123 units). Amendments subject of this application generally relate to Blocks C1, C2, C3 (new residential amenity building), D1, E1, E2 and G (New café) (252 units overall). No revisions are proposed to previously permitted Block A1, B1-B4 and Block H (St. Teresa's House) as originally permitted – 162 no. units in total.

The planning application documentation, enclosed drawings, public notices, and application form have been prepared in accordance with the requirements of the Planning and Development Regulations, 2001 (as amended) and the Planning and Development Act, 2000 (as amended).

Please find enclosed the following supporting application documentation:

No.	Item	Responsible Consultant	No of Copies	Copy Or Original
<b>Planning Admin and Enclosures</b>				
1.	Development Description	Brock McClure Consultants	1	Soft Copy
2.	Applicant Consent to Agent	Applicant	1	Soft Copy
3.	Application Form	Brock McClure Consultants	1	Soft Copy
4.	LRD Form 19	Brock McClure Consultants	1	Soft Copy
5.	Site Notice <i>erected on 29 January 2026</i>	Brock McClure Consultants	1	Soft Copy
6.	Newspaper Notice <i>published in the Irish Daily Star on 29 January 2026</i>	Brock McClure Consultants	1	Soft Copy
7.	Planning Application Report and Statement of Consistency	Brock McClure Consultants	1	Soft Copy
8.	Statement of Response to LRD Opinion	Brock McClure Consultants	1	Soft Copy



9.	Statement of Housing Mix	Brock McClure Consultants	1	Soft Copy
10.	Social, Community and Cultural Infrastructure Audit	Brock McClure Consultants	1	Soft Copy
11.	Gate Lodge Strategy Report	Brock McClure Consultants / Cathal O'Neil +Co. Architects.	1	Soft Copy
12.	Letter of Consent from Dualton Ltd.	Dualton Ltd.	1	Soft Copy
13.	Letter of Consent from Alzheimer's Society of Ireland	Alzheimer's Society of Ireland	1	Soft Copy
14.	Letter of Consent from Dún Laoghaire Rathdown County Council	Dún Laoghaire Rathdown County Council	1	Soft Copy
15.	Confirmation of EIAR Portal	Brock McClure Consultants	1	Soft Copy
<b>Architectural Drawings and Documents</b>				
16.	Architectural Design Statement incl. Universal Design Statement	O' Mahony Pike Architects	1	Soft Copy
17.	LRD Response to Opinion	O' Mahony Pike Architects	1	Soft Copy
18.	Full Set of Architectural Drawings & Drawing Register (Permitted and Proposed Drawings)	O' Mahony Pike Architects	1	Soft Copy
19.	Housing Quality Assessment	O' Mahony Pike Architects	1	Soft Copy
20.	Schedules: Summary Schedule Schedule of Accommodation Parking Schedule Open Space Schedule			
21.	Part V Booklet incl. Drawings, Costings & Part V Validation Letter	O' Mahony Pike Architects	1	Soft Copy
<b>Engineering Drawings and Documents (Civil)</b>				
22.	Full Set of Engineering Drawings & Drawing Register	JJ Campbell & Associates/Murphy's	1	Soft Copy
23.	Engineering Services Report including: <ul style="list-style-type: none"> <li>• Confirmation of Feasibility</li> <li>• Statement of Design Acceptance</li> <li>• Response to Opinion from DLR Drainage Department</li> <li>• Surface Water Audit</li> </ul>	JJ Campbell & Associates  JBA Consulting	1	Soft Copy
24.	Construction and Environmental Management Plan (including Phase Plan)	JJ Campbell & Associates	1	Soft Copy
25.	Site Specific Flood Risk Assessment	JBA Consulting	1	Soft Copy
<b>Traffic &amp; Transportation</b>				
26.	Traffic & Transport Assessment Report including: <ul style="list-style-type: none"> <li>• Planning Stage Mobility Management Plan</li> <li>• DMURS Statement of Consistency</li> <li>• Car / Bicycle Management Plan</li> <li>• DLRCC Cycle Audit Report</li> <li>• Public Transport Capacity Assessment Report</li> <li>• Independent Stage 1 Road Safety /Quality Audit</li> <li>• Response to Traffic / Transport Matters in DLRCC Opinion</li> <li>• Letter from NTA in relation to Bus Connects</li> <li>•</li> </ul>	NRB Consulting Engineering	1	Soft Copy





<b>Landscape Architecture</b>				
27.	Landscape Design Report	Mitchell & Associates Landscapes Architects	1	Soft Copy
28.	Outline Landscape Specification	Mitchell & Associates Landscapes Architects	1	Soft Copy
29.	Landscape Architecture Drawings & Drawing Register	Mitchell & Associates Landscapes Architects	1	Soft Copy
<b>Visual Impact and Daylight / Sunlight Analysis Documents</b>				
30.	Verified Photomontages	Modelworks	1	Soft Copy
31.	CGIs	Modelworks	1	Soft Copy
32.	Daylight and Sunlight Assessment Report	3D Design Bureau	1	Soft Copy
<b>Conservation &amp; Architectural Heritage</b>				
31.	Opinion Response	Cathal O'Neill + Co. Architects	1	Soft Copy
32.	Architectural Heritage Impact Assessment	Cathal O'Neill + Co. Architects	1	Soft Copy
33.	Photographic Record and Inventory Main House	Cathal O'Neill + Co. Architects	1	Soft Copy
34.	Photographic Record and Inventory Gate Lodge	Cathal O'Neill + Co. Architects	1	Soft Copy
35.	Photographic Record and Inventory Ancillary Buildings	Cathal O'Neill + Co. Architects	1	Soft Copy
36.	Historic Landscape Assessment	John Olley	1	Soft Copy
37.	Historic Landscape Impact Statement	John Olley	1	Soft Copy
<b>M&amp;E and Sustainability</b>				
38.	Public Lighting Report	O'Connor Sutton Cronin	1	Soft Copy
39.	Electrical Site Lighting Layout Drawing	O'Connor Sutton Cronin	1	Soft Copy
40.	Energy & Sustainability & Climate Report	O'Connor Sutton Cronin	1	Soft Copy
<b>Environmental Documents / Other Inputs</b>				
41.	EIAR	Brock McClure Consultants, DNV Consultants, AWN Consulting, B Fluid, Modelworks, NRB Consulting Engineers, AWN Consulting, Franc Myles, CONA	1	Soft Copy
42.	Appropriate Assessment Screening Report	DNV Consulting	1	Soft Copy
43.	Natura Impact Statement	DNV Consulting	1	Soft Copy
44.	Environmental Impact Assessment Screening Report	DNV Consulting	1	Soft Copy
45.	Climate Change Impact Assessment Report	DNV Consulting	1	Soft Copy
46.	Arboricultural Drawings including: <ul style="list-style-type: none"> <li>• Tree Constraints Plan</li> <li>• Tree Impact Plan</li> <li>• Tree Protection Plan</li> </ul>	The Tree File	1	Soft Copy
47.	Arboricultural Drawings and Report	The Tree File	1	Soft Copy
48.	Construction and Demolition Resource and Waste Management Plan	AWN Consulting Ltd.	1	
49.	Operational Waste Management Plan	AWN Consulting Ltd.	1	Soft Copy
50.	Building Lifecycle Report	Aramark	1	Soft Copy
51.	Property Strategy Report	Aramark	1	Soft Copy
52.	Telecommunication Impact Assessment	ISM	1	Soft Copy
<b>Planning Application Fee</b>				
53.	Planning Application Fee: €47,275.58 Fee agreed with DLRCOCO on 22 January 2026 Calculation incl. in Appendix A below.	EFT Receipt Enclosed		Online Payment





Lands at 'St. Teresa's House and St. Teresa's Lodge', Temple Hill and Temple Road, Monkstown, Blackrock, Co.Dublin

We confirm that we are the acting agent for **Oval Target Limited** and request that all future correspondence in relation to this matter be directed to our offices. If you have any queries, please do not hesitate to contact me directly.

Yours sincerely,

**Linda McEllin**

MRUP MIPI

[linda@brockmclure.ie](mailto:linda@brockmclure.ie)

01 559 3859



**1 Appendix A - Planning Fee Calculation**

LRD Class	Proposal	Fee
Class 14b	<b>(123 new units and works to 291 originally permitted units)</b>	
	123 x New units x €130	€15,990
	291 x Amendments to Permitted Development x €32.50 (Section 161 One Quarter Reduced Fee)	€9,457.50
Class 14c	<b>Creche of 401 sq m (New floor space of 115 sq m and adjustments to 286 sq m permitted floor space)</b>	
	Creche - New Floor Space 115 sq m x €7.20	€828
	Creche - Adjustments to Permitted Floor Space 286 sq m x €1.80 (Section 161 One Quarter Reduced Fee)	€514.80
Class 14c	New Café – 67.4 x €7.20	€485.28
Class 14d	NIS	€10,000
Class 14d	EIAR	€10,000
<b>TOTAL</b>		<b>€47,275.58</b>