

Character areas

The scheme design and master layout plan has been developed as a series of unique character areas which are informed by existing topographical features, local landscape and trees, and existing built heritage in order to foster a unique sense of place that is rooted in the local context and surroundings.

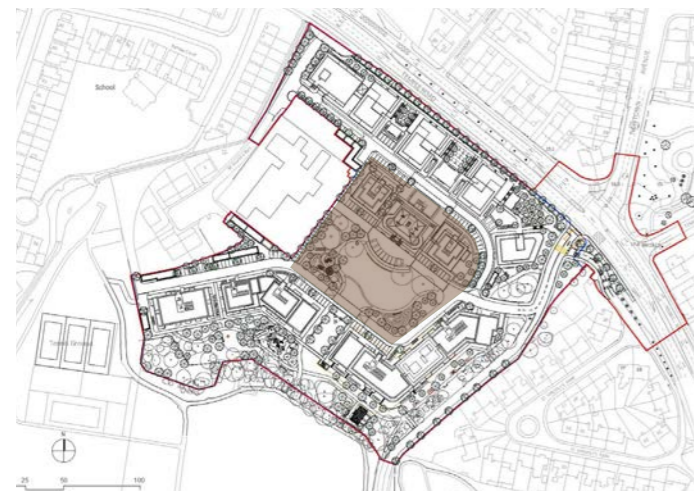
ZONE 1 - ST. TERESA'S HOUSE

Character area 1 is focused around St. Teresa's House which is a protected structure at the heart of the new development.

A small cluster of contemporary low rise pavilion type buildings frame the 3 storey St. Teresa's House at the centre of the site. Two detached 2 storey buildings with set back penthouse levels, C1 and C2, flank St. Teresa's House to the east and west and a detached single storey glazed resident amenity pavilion, C3, is located to the north side, presenting a public facade to the Plaza and to Temple Hill Road. The resident amenity building acts as a focal point at the top of the terraced gardens providing facilities such as gym, meeting room and lounge which open up onto terraces at each side.

A series of stepped gardens form a cascading green landscape from the resident amenity building down to Temple Road with pedestrian access provided to improve connectivity and permeability, while the two building Blocks B2 and B3 form a wide vista and frame a view from Temple Road up towards the resident amenity building and St. Teresa's House.

The simple symmetrical arrangement of buildings and series of connecting pathways directs pedestrians past St. Teresa's House and into the large central Parkland landscape and beyond into Rockfield Park.



The master plan layout ensures that the views and vistas from St. Teresa's House towards the south over Rockfield Park are retained and 'framed' by the development and the location of blocks D1 and E1 as illustrated.

The proposed resident amenity building (Block C3) is a detached single storey (over basement) pavilion building located north of St. Teresa's House. It provides a new 'contemporary facade' addressing the new Plaza and offers a complimentary composition with the house and surroundings.

The resident amenity building's form, height and envelope design does not detract from the existing house which remains visible from all approaches. Its architectural expression purposefully contrasts with the house and gives a unique identity to the amenity function.



View looking South from the steps of St. Teresa's House with Rockfield Park in the distance



View looking West towards proposed resident amenity building and St. Teresa's House

Character areas

ZONE 2 - TEMPLE HILL STREETScape

The subject application does not propose amendments in this zone.

Character area 2 is informed by its relationship to Temple Road. A series of buildings with generous gaps form a rhythm along the street. The emphasis is on addressing the street edge and creating opportunities for views through into the development within the landscaped courtyards and sloped lawns provided within the gaps between each building. The arrangement avoids a continuous 'walled effect' and creates a sense of openness, transparency and connectivity between the development and Temple Road.

The buildings are designed as split level blocks and form a strong relationship with the natural topography and the level changes between Temple Road and the existing ground levels around St. Teresa's House at the upper level. The apartments meet the street level along Temple Road and 'own door' entrances enhance the streetscape and provide active frontage along this edge.

The heights and scales of the buildings vary along this frontage responding to the scale of adjacent residential developments and creating a visual marker at the entrance to Blackrock.

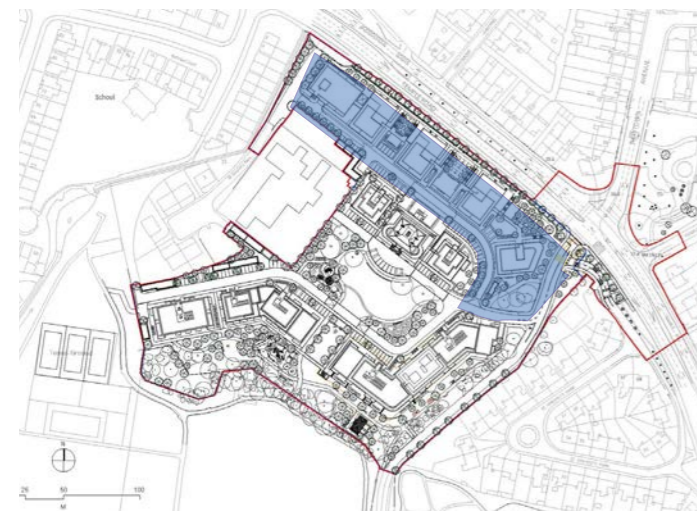
Block B4 at the East side addresses the corner and responds to the access geometry and vehicular junction at this point. It is setback from Temple Road with semi-mature trees placed in the site entrance gardens forming a soft edge to the road.

A 10m setback verge with a line of semi-mature trees is proposed the length of the boundary along Temple Road in order to enhance the public realm and provide a green buffer to the street edge.



Stepped lawns and gardens up to Plaza and resident amenity building.

A series of buildings address Temple Road and follow the natural gradient of the street. The buildings have a consistent architectural language, finished in natural brick and light coloured mortar. They provide a cohesive rhythm along Temple Road with 'own door' units providing active streetscape and passive surveillance over looking the new public realm and new landscaped buffer zone between the development and the N31 Bypass along Temple Hill.



View looking from Temple Hill towards sloped lawns with resident amenity building and St. Teresa's House in background

The widened verge with new tree planting behind the public footpath improves the public realm. A low wall and railing forms a new setback boundary along this frontage.

Pedestrian access off Temple Hill through stepped gardens up to plaza space with resident amenity building as focal point at top of the slope. The rear facade of St. Teresa's House is visible beyond.



View looking towards the East up Temple Hill

Character areas

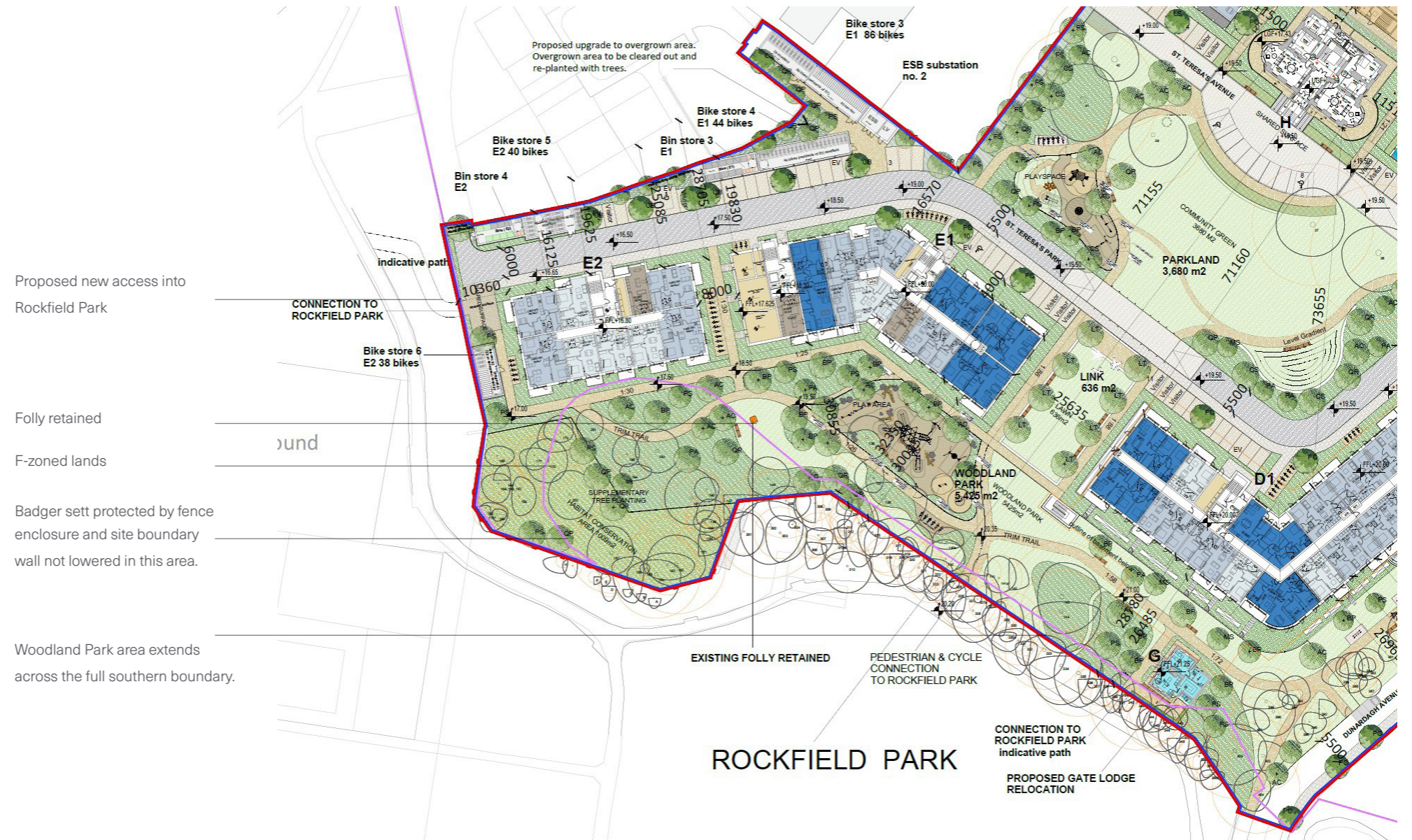
ZONE 3 - WOODLAND PARK

Zone 3 is characterised by the presence of existing mature trees set within a woodland park in the South - West corner.

The woodland park is retained and enhanced with new supplemented planting, meadow grasses and a playground with natural play equipment. This space will provide a natural outdoor amenity space for residents and for the general public as the parkland will be extended into this area. As such, this area of the site is characterised by natural landscape and outdoor active play and its location within a more secluded sylvan setting provides an attractive enclave nestled within the South - West corner of the site.

A series of walks and trails among trees lead right around the perimeter of the site linking a network of green public open spaces and tree belts together to provide a rich and varied experience within the landscape.

The cranked building line of blocks D1, E1 and E2 at the south of the site forms an edge to the woodland park and overlooks this space. Apartments in these buildings also benefit from views into Rockfield Park to the South. This building line is punctuated by a large 25.6m gap between blocks D1 and E1 which form a wide framed view of St. Teresa's House to the North.



View from Rockfield Park looking North



Framed view from woodland Park towards St. Teresa's house.

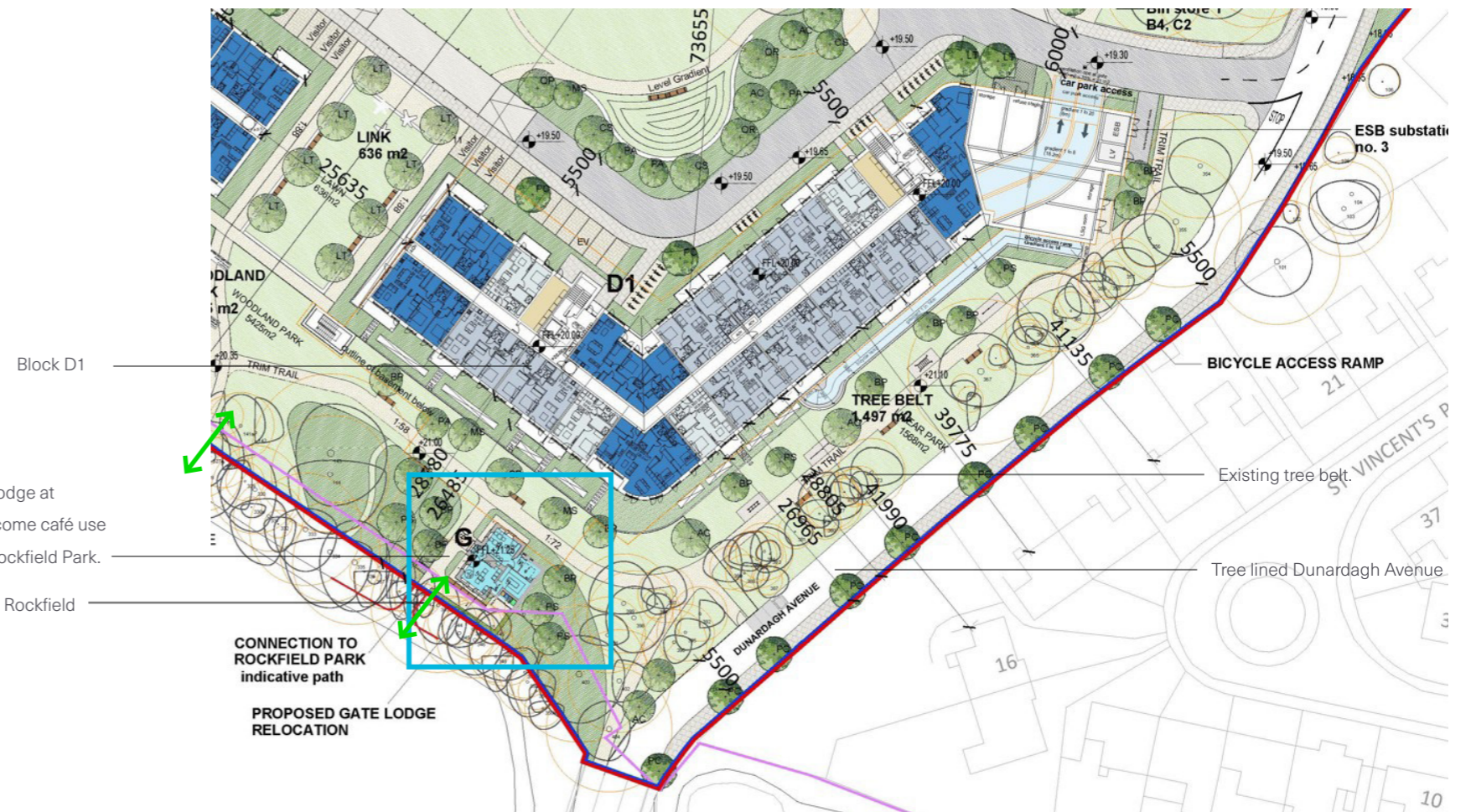
Character areas

ZONE 4 - TREE LINED AVENUE

Zone 4 is characterised by the strong existing tree belt that extends from near the site entrance on Temple Hill, southwards to the edge of Rockfield Park. This line of mature trees is a notable characteristic of the eastern side of the site, flanking the access road from Temple Hill and leading into the Daughters of Charity site further south.

Adjacent to the Tree Belt is the cranked form of Block D1, anchored in the south - east corner of the site. Block D1 extends to a maximum height of 7 storeys, in part, where there is set back penthouse accommodation. Block D1 steps down to 5 storeys along part of the main body of the building and steps down to 4 storeys at its western gable to match the eastern gable of Block E1, setting up a symmetrically composed opening that connects St Teresa's House with the central open space and Rockfield Park. The Block D elevations retain a 4 storey brick emphasis with balcony support structures and with the two upper floors having a slightly different architectural treatment.

The proposed building footprint follows the line of the existing mature tree belt running the length of Dunardagh Avenue. A proposed Trim Trail will run alongside the existing trees making this part of the site an active open space. The south east elevation of Block D1 overlooks the existing tree belt along the avenue and provides passive surveillance



Proposed relocated gate lodge at southern boundary to become café use set within the extended Rockfield Park.

Proposed new access into Rockfield Park

along this edge. The vast majority of apartments in Block D1 overlook the public open spaces of the central community green, the Woodland park and Rockfield Park. Apartments on the south facing elevations at ground floor have direct own door access to the tree belt open space from their private terraces.

The penthouse set backs, stepped volumes and the partial 6th floor of accommodation, break the roofline and offer a stepped building profile. The reduced building volumes at 6th floor level allows a communal roof terrace to be provided at 5th floor level between the two lift and stair cores.

The main access route along the existing avenue will be retained as a generous public avenue with wide sylvan margins. The existing tree belt is retained and this is supplemented by a proposed line of trees on the opposite side of the road forming a greatly enhanced 'Avenue' approach.



Tree lined avenue from north.



Tree lined avenue from south.

Character areas

ZONE 4 - TREE LINED AVENUE GATELODGE

Planning permission was granted in 2019 for the dismantling, relocation, and reconstruction of the Gatelodge in a different location further north and for it to become a one bedroom private dwelling.

In this current application for planning permission, the Gatelodge is to be dismantled and relocated at the southern boundary, in an area of the site just off the tree lined avenue that will become part of the extended Rockfield Park. The Gatelodge is proposed to be reconstructed, extended at the rear and changed to café use.

The proposed location was selected over others as being the most appropriate location where the importance of the gatelodge could be re-instated, where it could be given it's own curtilage and unique parkland setting, where it would again become visible to the public and future residents and where the relationship with St Teresa's House could be suitably re-established.

A new 1.2 m high parkland railing is to be provided parallel to blocks D1, E1 and E2. Beyond this railing, the area of woodland along the entire southern boundary will be physically connected to Rockfield Park by the removal of the existing boundary wall. The Gatelodge's proposed new café use and its siting at the edge of Rockfield Park will bring a significant new public use into the development that can be enjoyed by all.



CGI view of relocated gatelodge in café use at the southern boundary with Rockfield Park.

(Existing trees in Rockfield Park outside of the site boundary, are not shown in this view to allow the relationship between the relocated gatelodge, Block D1 and the park to be illustrated)

The Gatelodge's relationship to St Teresa's House is maintained in this proposal whereby it remains as secondary to the main house. When seen from Rockfield Park, its association with St. Teresa's House can be understood, as both the remaining period buildings can be seen together in this northern vista. It's immediate surrounding areas will be suitably landscaped with gravel paths, permanent seating and additional planting. A new pedestrian access is provided into the park.

The potential impact of Block D1 has been mitigated by the positioning of the gatelodge perpendicular to Block D1 and in proximity the curved corner of the building. Being located south of D1 it will not be overshadowed by it's larger neighbour. It's orientation and the proposed location of external seating will ensure that the users can enjoy the tranquil setting of the park. The scale and massing of the residential building, is broken down by the four storey shoulder height, by the partial upper floors and set back penthouse level and by the use large areas of glazing enabling the distinctive gatelodge building to co-exist with Block D1.

Furthermore there is ample space surrounding the gatelodge on all sides to assist in creating an appropriate and attractive setting for the gatelodge, allowing it to be appreciated as a unique and valuable building. The integration of the gatelodge into the landscape at the edge of the park, the new landscaped areas created outside the proposed café and the new access from the park, bring the gatelodge back into use and allow the public to enjoy this important piece of architectural heritage.

By transforming this modest gatelodge through careful restoration into a building with a new public use, it's value as part of Blackrock's architectural heritage is reinforced and will be appreciated by many.

Materials

BRICK MATERIALITY

The facade comprises a simple rhythm of vertical brick piers set in front of a dark grey glass / metal panel facade. We explored using a precast white concrete band at the floor levels but this was omitted in favour of a more clean and minimalist, simple brick volume building while providing depth to the facade along Temple Hill and forming recesses for covered balcony spaces.

Balcony guardings will be formed in glass balustrading.

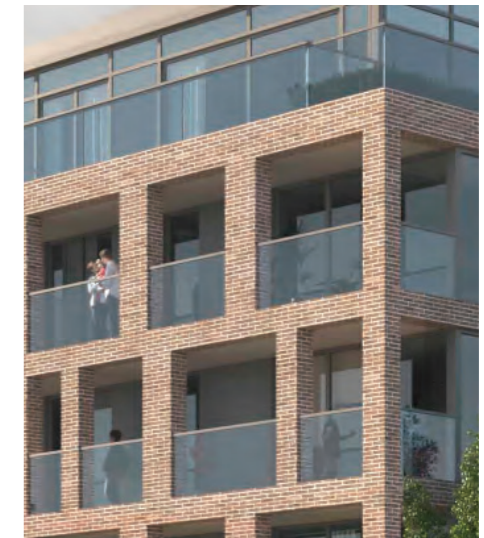
The above reference images illustrate the type of facade treatment in terms of depth and materiality. A rhythm of brick piers creates subtle variation along Temple Hill.



BRICK RHYTHM



DEPTH + LIGHTNESS



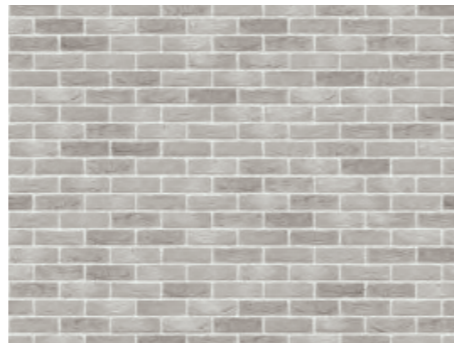
FACADE COMPOSITION - (TEMPLE ROAD)

COLOUR AND TEXTURE

Above is a selection of handmade bricks from Vandersanden. In the design process, we tested a number of lighter brick tones through the 3-d working model. It was decided to use a richer tone of brick closer to terracotta red but to soften the overall tone by using it in combination with a light coloured mortar.

This colour toning combined with anthracite dark grey windows and aluminium panels will provide a striking yet modest and simple contemporary aesthetic.

Our preference is for OPTION C with the use of a light coloured (Lime effect) mortar. This brick is richer in tonal qualities and texture.



VANDERSANDEN OPTION A



VANDERSANDEN OPTION B



VANDERSANDEN OPTION C

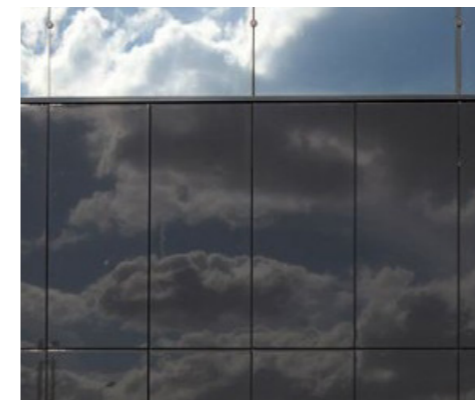
GLAZED ELEMENTS

The setback penthouse units on each block are seen as a 'lantern' element, lightly perched on top of the more solid mass below. The finishes comprise of a combination of dark grey glazed doors and a reflective glass panel system.

The preference is to provide a light aesthetic with the use of reflective solid intermediate panels. This can be achieved through the use of a dark backing film or grey panel behind a glass outer pane.



OPAQUE GLASS BACKING PANEL TO PENTHOUSE FACADE



COLOURED GLASS PANELS



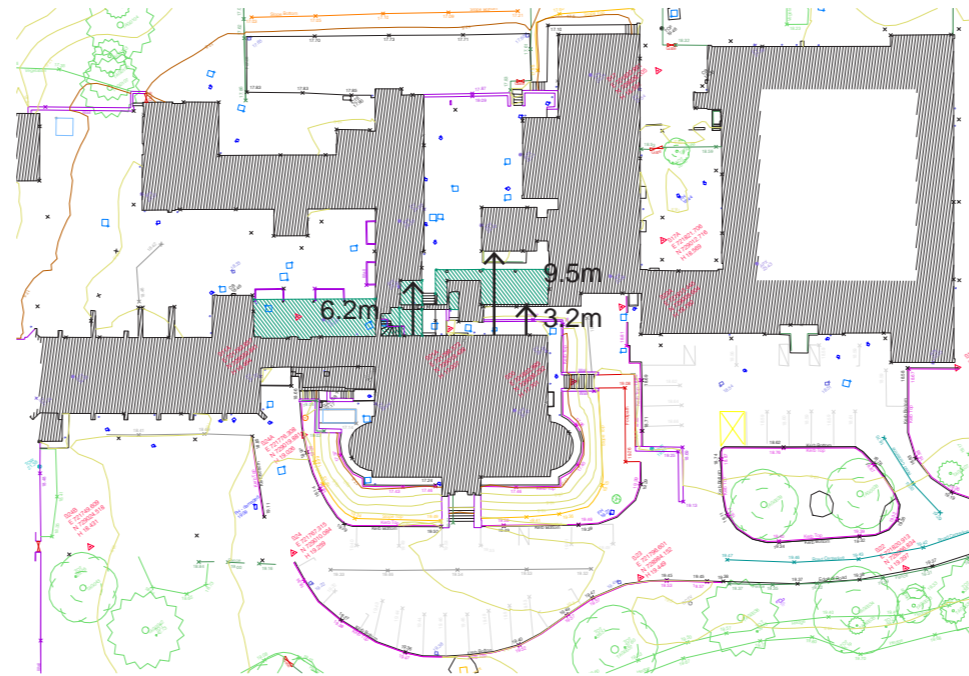
ANTHRACITE DARK GREY ALUMINIUM WINDOWS TO PENTHOUSE

Resident Amenity

The diagram opposite illustrates the site condition, prior to demolition, of a number of ad-hoc additions and surrounding buildings in close proximity to St. Teresa's House (Protected Structure). These later, more contemporary additions had enveloped the existing main house to the West, East and North having a significant negative visual impact on the house and its setting. A number of buildings were attached to St. Teresa's House with others in close proximity to the North with separation distances ranging between 3.2m, 6.2m and 9.5m as noted.

These recent additions have been demolished and it is now proposed to reinstate St. Teresa's House as an 'object building' providing space and visual clarity to the existing form. The removal of the large 'out of scale' additions, particularly to the West, will significantly improve its setting.

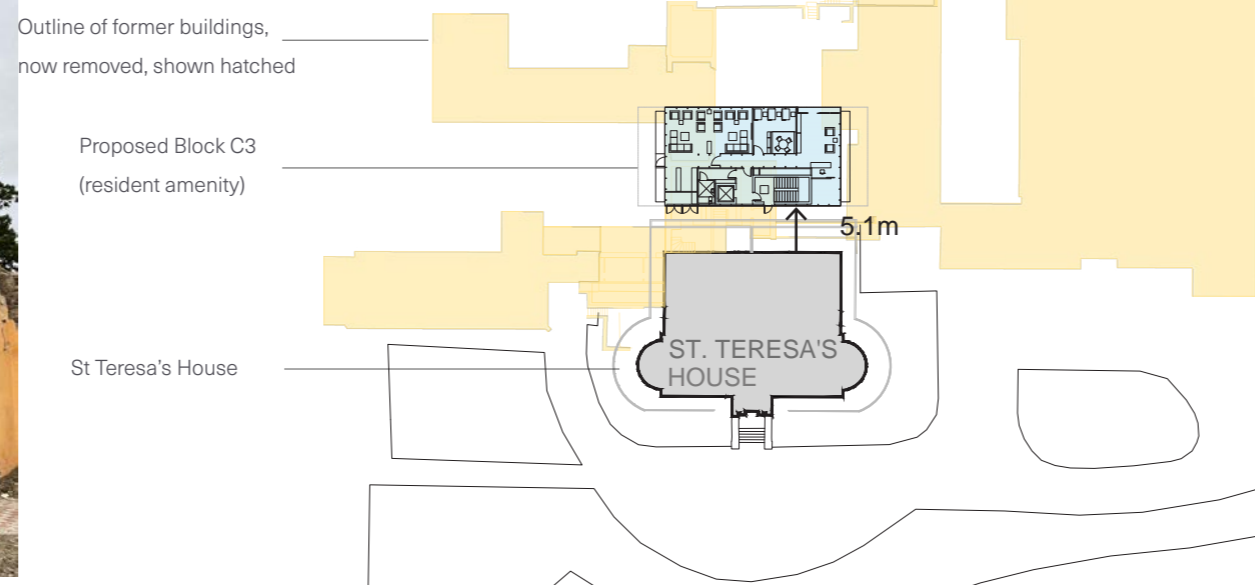
A new setting to the North of St. Teresa's House is proposed through the introduction of a plaza space on axis with the house, thereby linking the central parkland to the South to Temple Road by opening up a vista and pedestrian connection to the North. As part of this strategy, it is proposed to locate a new single storey resident amenity building to the North of St. Teresa's house as illustrated. The footprint and scale of the building is modest with a separation distance of 5.1m to the rear of the main building facade. The building houses ground floor and basement level resident amenities. The new cluster arrangement strengthens the concept of St. Teresa's House as the focal point at the heart of the overall development and reinstates its prominence and importance within the scheme while enhancing its setting.



St Teresa's House with attached school buildings



St Teresa's House north elevation



St Teresa's House with proposed resident amenity building and footprint of school buildings

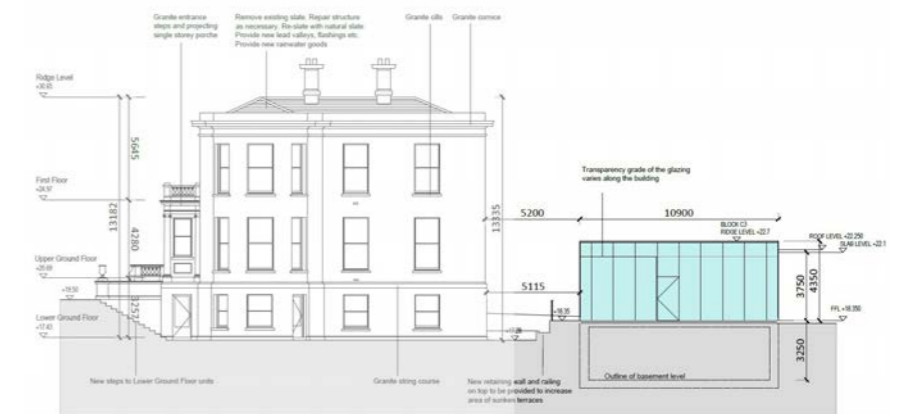
The proposed Resident Amenity building Block C3, subject of this application, is the same proposal that was granted permission under ABP-312325-21.



North elevation addressing Temple Road with former structures in place



North (rear) wall of St. Teresa's - with structures at 1.2m and 3.2 m from facade



Proposed location of resident amenity building 5.15m from north facade.

Resident Amenity

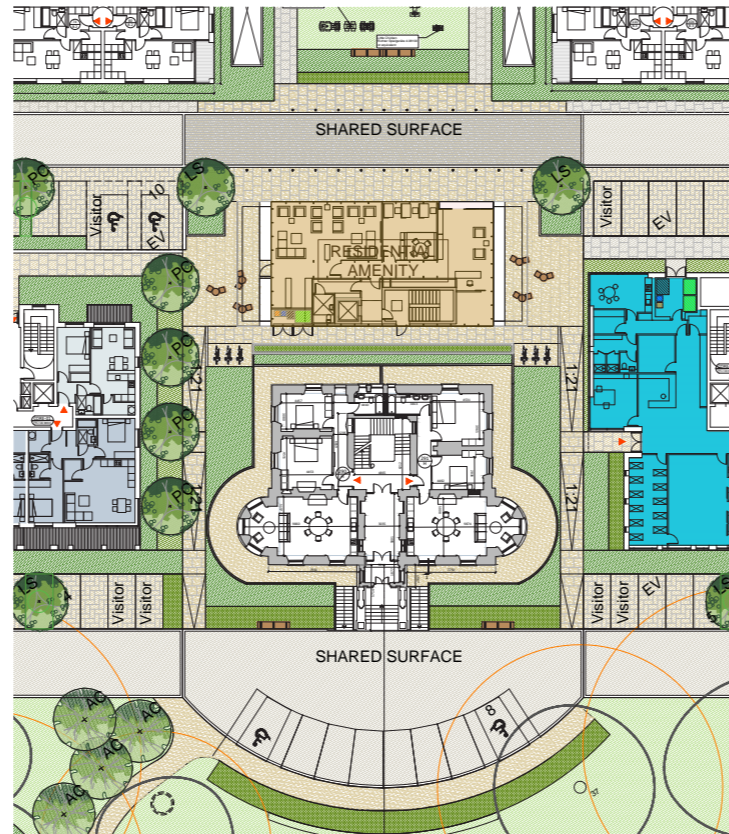
Accessed from the plaza and availing of open spaces to the east and west, the resident's amenity facilities are located centrally within the site becoming the focal point and the actual social hub of the entire development.

The architectural expression of Block C3 is notably different to the proposed new residential buildings and to St. Teresa's House. The proposed resident's amenity building is a detached glass clad pavilion with a distinctly rectilinear form, located to the rear of St Teresa's House. When seen from Temple Road it permits the visibility and legibility of St. Teresa's House beyond as a key building in the development and provides a visually interesting contrast with the red brick and lime mortar finish associated with the new apartment buildings.

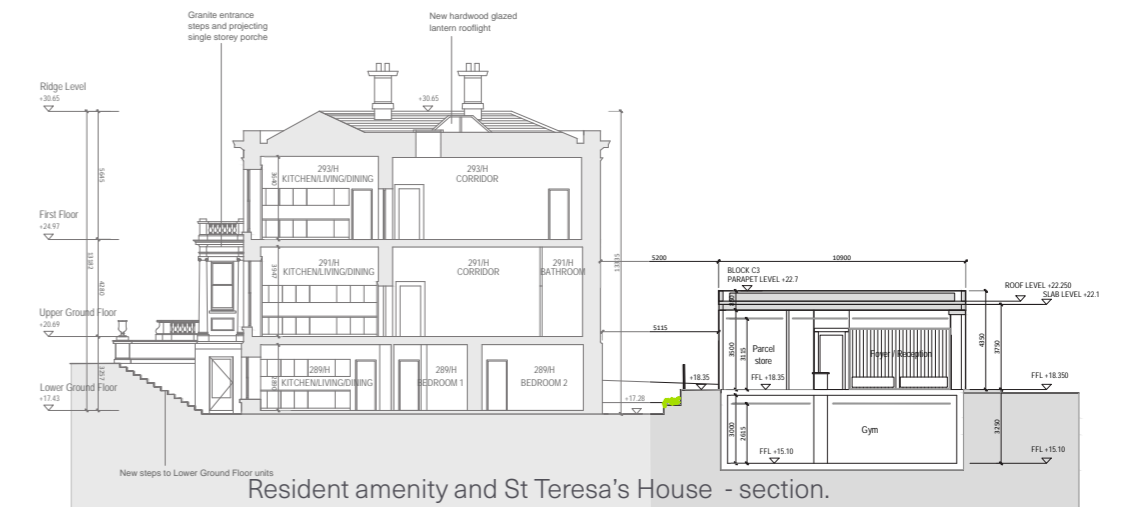
The fully glazed facade offers varying degrees of transparency and reflection around the building perimeter. Rooflights, set flush in the ground, will light the main basement spaces. The elevation facing the rear of St Teresa's house is an opaque glazed wall with no windows.

The resident amenity building provides a new high quality public facade to the otherwise 'back-of-house' North elevation of St. Teresa's house. The North facade of the house will be refurbished and will have concrete fire stairs and other unsightly additions removed. The resident amenity building addresses Temple Road while activating the plaza space through tenant amenities at the ground floor level.

Refer to drawings
 1706G-OMP-C3-ZZ-DR-A-1000 Block C3-Proposed Floor plans
 1706G-OMP-C3-ZZ-DR-A-2000 Block C3-Proposed Elevations and section.



The proposed Resident Amenity building Block C3, subject of this application, is the same proposal that was granted permission under ABP-312325-21.



Resident amenity building at 5.1 m from rear of St Teres'a House



Resident amenity and St Teresa's House from south east.



Resident amenity and St Teresa's House from north west.

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Sustainable Residential Development and Compact Settlements

Guidelines for Planning Authorities 2024 - Appendix D

This detailed design has been developed with regard to the Key Indicators in the Design Checklist, as set out in Appendix D:

1. Sustainable and Efficient Movement
2. Mix of Land Uses (Vibrant Centres and Communities)
3. Green and Blue Infrastructure (Open Space, Landscape and Heritage)
4. Responsive Built Form

Under these headings, the Design Checklist sets out 16 key indicators of quality Urban Design and Placemaking .

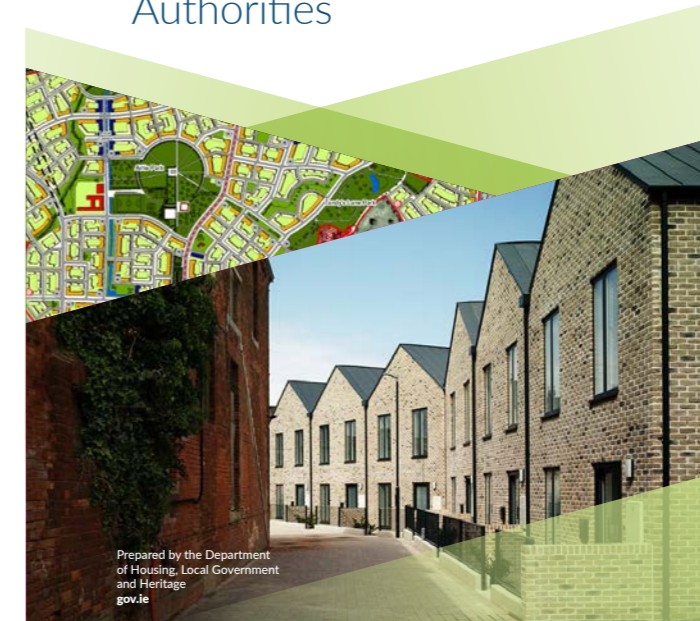
A brief description of how each question is addressed is presented in the following pages.

The descriptions consider the overall development of previously permitted buildings and the proposed new buildings, subject of this application.



Sustainable Residential Development and Compact Settlements

Guidelines for Planning Authorities



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Guidelines for Planning Authorities 2024 - Appendix D

1. Sustainable and Efficient Movement

(i) Will the plan or development proposal establish a highly permeable and legible network of streets and spaces within the site that optimises movement for sustainable modes of transport (walking, cycling and public transport)?

The site layout plan establishes a highly permeable and legible network of streets and spaces within the site. Pedestrian and cycle movements are prioritised with numerous pathways traversing the site. Vehicular access around the site is limited and no through access is provided.

The development opens up the institutional lands providing pedestrian and cycle routes through the site from the existing entrance to the north on Temple Road leading to the public park at the south.

By lowering much of the southern boundary wall at the edge of Rockfield Park and providing three new access points, the site blends into the park with the mature woodland forming a natural buffer to the residential development. These new connections through the existing boundary wall, link the woodland walk and the new central public open space to the wider community.

The development is well serviced by bus stops on Temple Road and by two DART Stations a short walk from the site. The development also provides substantial on grade cycle storage.

(ii) Have opportunities to improve connections with and between established communities been identified and responded to with particular regard to strategic connections between homes, shops, employment opportunities, public transport, local services and amenities?

The proposed development on this site offers the opportunity to provide public access through the development, connecting Rockfield Park with Temple Hill Road and Blackrock village. The proposal allows for the opening up of St Teresa's lands for the first time, improving connections between existing communities and creating public access where before there was none. Due to the permeability of the site, there are new strategic connections made between many homes in the surrounding areas and Blackrock village, providing easier and more direct access to amenities and public transport.

(iii) Are streets designed (including the retrofitting of existing streets adjacent to or on-route to the site, where appropriate) in accordance with DMURS to calm traffic and enable the safe and comfortable movement of vulnerable users?

Landscape design and detailing of streets and footpaths provide for movement by mobility impaired persons, level access to dwellings and shared surface streets without curbs. The layout and landscape will comply with the requirements of Part M of the Buildings Regulations - Access for People with Disabilities. The development will also provide surface level and below grade parking spaces.

The streets are designed in accordance with DMURS, both using shared surfaces and having separate pedestrian footpaths. Surface car parking spaces are provided in banks of 6 car spaces with three planting between bays.

The development prioritises pedestrian and cycle usage throughout the site, including the large central parkland and woodland areas. Most routes through the site exclude vehicular access, and the remaining shared surfaces engenders an atmosphere where vehicle use is secondary to pedestrian and cycle.

The woodland trails are also only pedestrian and cycle access. The basement car parking below A and B Blocks is only accessible via the shared surface street. The basement car park below Block D1 is accessed close to the site entrance, reducing the distances that many cars have to travel inside the site.

(iv) Has the quantum of parking been minimised (in accordance with SPPR4 where relevant) and designed and located in a way that seeks to reduce the demand for private car use, promote sustainable modes of transport and ensure that the public realm is not dominated by parked vehicles?

The quantum of car parking has been minimised with a ratio of 0.57 car spaces per residential unit. Whilst a total of 244 car parking spaces have been provided within the development, the majority of car spaces are in basement car parks. The shared surface and limited roads in the site engenders an atmosphere where vehicle use is secondary to pedestrian and cycle use.

The proximity to two DART stations and numerous bus services and the generous cycle parking provision encourages sustainable modes of transport and discourages private car use.

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2. Mix of Land Uses (Vibrant Centres and Communities)

((i) Is the mix and intensity of land uses appropriate to the site and its location and have land uses been distributed in a complementary manner that optimises access to public transport, amenities and local services via walking or cycling?

The proposed development is a residential development that will include the re-use of Protected Structures, a number of new apartment buildings, a resident amenity building, a creche, a café and the provision of 25% public open space. The focal point and main characteristic of the site is St Teresa's House the open space associated with the house. The proposed buildings are distributed across the development site in an appropriate manner that responds to the specific context and to the numerous development constraints particular to the site.

The north end of Rockfield Park will become a safe, secure and enjoyable public area as many new dwellings will overlook the areas and the cafe will attract other users. There will be good access and permeability from the park into the residential development.

The proposed open nature of the site, following the removal of the southern site boundary wall and the construction of a new site boundary wall and railing with numerous access points along Temple Road, will optimise access to public transport, amenities and local services via walking or cycling.

((ii) Have a diverse and varied range of housing types been provided to meet local and projected needs (having regard to the Housing Need Demand Assessment), supplemented by an innovative range of housing typologies that support greater housing affordability and choice?

A mix of unit types is provided comprising studio apartments, 1, 2 and 3 bedroom apartments. The mix of unit types is compliant with the unit mix specified in the DLRCoCo Development Plan.

A percentage of the proposed units exceed the minimum standards for residential unit sizes and Universal Design compliant units allow residents choice and adaptability in the future. The range of unit types will provide greater level of flexibility for future residents. A high number of Universal Design units can be provide at ground floor level in each building.

The development also includes a 10% social housing provision. A mix of 1 bedroom, 2 bedroom and 3 bedroom units are proposed.

((iii) Will the plan or development proposal supplement and/or support the regeneration and revitalisation of an existing centre or neighbourhood, including the adaption and re-use of the existing building stock in order to reduce vacancy and dereliction (where applicable) and promote town centre living (where applicable)?

The proposal includes the refurbishment of St Teresa's House (a Protected Structure) and its conversion into 6 no. apartments. To the south of St Teresa's House is an extensive parkland that forms part of a historic landscape. The setting of St Teresa's House and of it's historic landscape have been maintained and respected in both the architectural and the landscape designs. The existing landscape features of mature specimen trees, the woodland area and the tree lined avenue are all prime drivers of the landscape design and of the architectural site layout.

The proposal includes for the demolition, relocation, reconstruction and change of use to café, of the Gatelodge (a Protected Structure). The café use will enhance the enjoyment of Rockfield Park and the building will become a destination itself.

The design of the buildings and of the landscape has been carefully considered to create a new residential development in Blackrock that will have it's own neighbourhood character. The quality of the landscape design is of particular importance in this development as the public will be using the site as well as residents thanks to the new access and permeability afforded by the layout.

((iv) Is the regeneration and revitalisation of an existing centre or neighbourhood supported by the enhancement of the public realm so as to create a more liveable environment, attract investment and encourage a greater number of visitors (where applicable)?

The design approach to the landscape enhances the strong and positive identity of the site, whilst the new public open space creates a shared amenity with the local community. The proposal looks to open the previously inaccessible green space to the public, with the pedestrian routes permeating the site.

With the sites close proximity to public transport the development makes efficient use of the land with a proposed density of 119 units per hectare. The proposal ensures that the existing underutilised former institutional lands now provide 26.2% public open green space, with the retained and enhanced woodland belt promoting biodiversity throughout the area. Public open space is 30.2% when the F-zoned lands are included.

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Sustainable Residential Development and Compact Settlements

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3. Green and Blue Infrastructure (Open Space, Landscape and Heritage)

(i) Has the plan or development proposal positively responded to natural features and landscape character, with particular regard to biodiversity, vistas and landmarks and the setting of protected structures, conservation areas and historic landscapes?

The site layout is derived from the existing context of the lands surrounding St Teresa's House which comprise significant physical features forming an established natural environment that is now an important historic landscape. The proposed design seeks to preserve the key elements of this historic landscape notably St Teresa's House, the central parkland south of the house, vistas from the parkland towards the Dublin mountains in the distance, the mature woodland and tree belt.

By lowering much of the southern boundary wall at the edge of Rockfield Park and providing three new access points, the site blends into the park with the mature woodland forming a natural buffer to the residential development. These new connections through the existing boundary wall, link the woodland walk and the new central public open space to the wider community.

Many ecological enhancements are provided in the development including a habitat preservation area at the southern boundary, where part of the boundary wall is being retained, a reptile hibernacula using boulders/stone walls removed from site, hedgehog highways, bat boxes and swift bricks.

(ii) Have a complementary and interconnected range of open spaces, corridors and planted/landscaped areas been provided, that create and conserve ecological links and promotes active travel and healthier lifestyles?

A wide range of interconnected open spaces is provided in the form of terraced gardens between buildings fronting onto Temple Hill and addressing the change in level between the public road and the new plaza level north of St Teresa's House; new gardens at the main site entrance; retained open parkland at the centre of the site; retained woodland and mature tree belt. There are numerous pathways for pedestrians and cyclists leading through the entire site and linking up with exiting routes external to the site, encouraging active travel and healthier lifestyles.

(iii) Are public open spaces universally accessible and designed to cater for a range of active and passive recreational uses (taking account of the function of other spaces within the network)?

The public open spaces are universally accessible and offer a range of active and passive recreational uses. Two active play spaces are provided catering to different age groups. A trim trail is provided through the Tree Belt, open to residents and to the public. The central open parkland immediately in front of St Teresa's House is a large grassed and planted garden space suitable for both active and passive recreational uses. Throughout the site permanent seating is provided.

Landscape design and detailing of streets and footpaths provide for movement by mobility impaired persons, level access to dwellings and shared surface streets without curbs. The layout and landscape will comply with the requirements of Part M of the Buildings Regulations - Access for People with Disabilities.

(iv) Does the plan or development proposal include integrated nature-based solutions for the management of urban drainage to promote biodiversity, urban greening, improved water quality and flood mitigation?

The relatively low site coverage and the use of much of the site as open space, allows much of the site to be naturally drained ground. Many pathways through open spaces are permeable surfaces and all roofs of buildings and outbuildings are green roofs with sedum planting.

The proposed surface water drainage network accords with SUDS principles, divides the site into drainage catchment and discharges to an existing public surface water drain at a controlled greenfield runoff rate.

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4. Responsive Built Form

(i) Does the layout, orientation and scale of development support the formation of a coherent and legible urban structure in terms of block layouts and building heights with particular regard to the location of gateways and landmarks, the hierarchy of streets and spaces and access to daylight and sunlight?

The proposal is laid out as a response to both the site character of St Teresa's House, woodlands, and former institutional lands; and to the surrounding context and existing urban grain. In response to the previously enclosed nature of the site, the proposal aims to open the site up to the wider neighbourhoods with the new main entrance off Temple Hill Road, the set back of the site boundary on Temple Road to create a wide planted verge, the replacement of the high boundary wall with a low wall and railing, the re-design of the road junction, the new pedestrian and cycle access points and the network of paths leading to the plaza and on to the central public open space. These features create a generous and varied street scape.

Opening up along the southern site boundary by dropping the wall to ground level, allowing the public park to extend into the site and changing the use of the gatelodge from residential to café also creates people friendly spaces. The mix of dwelling types together with a varied use of form, material and finishes, create a definitive sense of place to the new development.

(ii) Do buildings address streets and spaces in a manner that will ensure they clearly define public and private spaces, generate activity, maximise passive surveillance and provide an attractive and animated interface?

All apartments are provided with private outdoor amenity space in the form of a balcony or terrace. At ground level there is always a planted buffer provided between the private terrace and any footpath to offer greater privacy.

The layout has at its centre a new public open space that is directly connected to Rockfield Park. The adjacent Woodland and Tree Belt are areas of mature trees also forming part of the public open space.

The layout and design has taken into account security and passive surveillance, providing a high level of passive surveillance over the internal streets and the public open space. The design of the dwellings and of the access points into buildings, provide direct frontage onto all public and private spaces creating a safe, secure and enjoyable residential development.

(iii) Does the layout, scale and design features of new development respond to prevailing development patterns (where relevant), integrate well within its context and provide appropriate transitions with adjacent buildings and established communities so as to safeguard their amenities to a reasonable extent?

The buildings of the site have been developed to respond to the surrounding context and street patterns, and to the particular setting into which the buildings are placed. The design aims to minimise adverse material impacts upon the existing dwellings in the surrounding neighbourhoods.

The development provides suitable separation distances to adjoining properties, and where necessary mitigates any overlooking risks through architectural design and window orientation. In the proposed development buildings are generally kept away from boundaries in order to protect the residential amenity and landscape character of the environment.

(iv) Has a coherent architectural and urban design strategy been presented that will ensure the development is sustainable, distinctive, complements the urban structure and promotes a strong sense of identity?

To create a strong sense of place, the scheme approaches placemaking by considering the site in four character areas which introduce a subtle modulation and variety in scale, height and materiality to enrich the overall street scape. The proposed development rationalises the existing piecemeal development of unplanned school buildings by retaining St Teresa's House and its open parkland to the south as a focal point within the new development.

The design approach to the landscape enhances the strong and positive identity of the site, whilst the new public open space creates a shared amenity with the local community. The proposal looks to open the previously inaccessible green space to the public, with the pedestrian routes permeating the site.

The development, which has a good mix of activities including residential, a crèche, a cafe, a resident amenity space and public open spaces, takes advantage of the site's existing features to create a strong sense of place. The scheme approaches placemaking by considering the site in four character areas which introduce a subtle variety in scale, height and materiality to enrich the overall urban experience.

| | |
|------------------|------------------------------|
| Character area 1 | St Teresa's House |
| Character area 2 | Temple Hill Road streetscape |
| Character area 3 | Woodland park |
| Character area 4 | Tree line avenue |

Parking Strategy

1706G- St. Teresa's, Temple Hill, Blackrock mahony pike

1706G-OMP-XX-XX-SA-A-0003 - PARKING SCHEDULE

23.01.2026

| Car parking provision-Residential | spaces | accessible spaces | Total spaces |
|---|------------|-------------------|--------------|
| Surface level car parking | 81 | 7 | 88 |
| Basement A (level -1) | 42 | 2 | 44 |
| Basement B (level 0) | 34 | 2 | 36 |
| Basement D (level -1) | 64 | 4 | 68 |
| TOTAL RESIDENTIAL CAR PARKING SPACES | 221 | 15 | 236 |

Number of apartments 414
 Car parking provision-residential (number of spaces 236 / number of units 414)
0.57 car spaces per residential unit

Accessible parking space provision
 5% of spaces 236 x 5% = 11.65 spaces
Accessible residential car spaces provided = 15 spaces

| Car parking provision - Creche | spaces | accessible spaces | Total spaces |
|--|----------|-------------------|--------------|
| Surface level car parking - creche | 7 | 1 | 8 |
| TOTAL CRECHE CAR PARKING SPACES | 7 | 1 | 8 |

Accessible parking space provision
 5% of spaces 8 x 5% = 0.4 spaces
Accessible creche car spaces provided = 1 space

TOTAL CAR PARKING PROVISION - residential and creche **244**

Cycle parking requirements

Design Standards for New Apartments
 1 bike space per bedroom (long term-residents)
 1 bike space per 2 units (short term-visitors)

| Block | No. units | No. bedrooms | Residents spaces (long term) | Visitor spaces (short term) | Total bike spaces (required) |
|---------------------------|------------|--------------|------------------------------|-----------------------------|------------------------------|
| Block A1 | 29 | 32 | 32 | 15.00 | 47 |
| Block B1 | 41 | 62 | 62 | 21.00 | 83 |
| Block B2 | 30 | 43 | 43 | 15.00 | 58 |
| Block B3 | 30 | 43 | 43 | 15.00 | 58 |
| Block B4 | 26 | 42 | 42 | 13.00 | 55 |
| Block C1 | 10 | 16 | 16 | 5.00 | 21 |
| Block C2 | 6 | 10 | 10 | 3.00 | 13 |
| Block D1 | 125 | 269 | 269 | 63.00 | 332 |
| Block E1 | 61 | 131 | 131 | 31.00 | 162 |
| Block E2 | 50 | 78 | 78 | 25.00 | 103 |
| Block H | 6 | 13 | 13 | 3.00 | 16 |
| Total cycle spaces | 414 | 739 | 739 | 209.00 | 948 |

| | Staff spaces (long term) | Visitor spaces (short term) | |
|-------------------|--------------------------|-----------------------------|-----------|
| Creche (Block C2) | 4 | 6 | 10 |
| Café (Block G) | 2 | 2 | 4 |
| | | | required |

Cycle parking requirement **962**

TOTAL CYCLE PARKING PROVISION - residential, creche, café/retail **962**

Motorcycle parking provision

| | |
|---|-----------|
| Motor bike spaces in basement (A) level -1 | 10 |
| Motor bike spaces in basement (D) level -1 | 10 |
| Total motorcycle parking spaces provided | 20 |

* Supplementary cycle parking spaces provided
 24 supplementary cycle Sheffield type spaces are provided beside playgrounds-not counted in totals above



Proposed Basement D (Level -1)
 Refer to drawing : 1706G-OMP-00-00-DR-A-1001 Site Layout Plan-Proposed Basement D

No change to parking under Blocks A1, B1, B2, B3 at level -1 or at level -2. (Basements A and B).
 Refer to drawing : 1706G-OMP-00-00-DR-A-1003 Site Layout Plan - Proposed Ground Level, for surface level car parking.

Open space

1706G- St. Teresa's, Temple Hill, Blackrock

o mahony pike

1706G-OMP-XX-XX-SA-A-0004 - OPEN SPACE SCHEDULE

30.01.2026

Communal and public open space requirement

| | | |
|---|--------------|---------|
| Application area | 45,631 sq.m. | 4.56 Ha |
| Development Site Area | 39,917 sq.m. | 3.99 Ha |
| Net Site Area A (all relevant areas are excluded) | 35,141 sq.m. | 3.51 Ha |
| Net Site Area B (F-zoned lands included) | 37,163 sq.m. | 3.71 Ha |

Communal open space requirement calculation

Rate per unit calculation

| Apartment type | No. | Rate in sq.m. | Area provided |
|----------------|-----|---------------|---------------|
| Studio | 8 | 4 | 32 sq.m. |
| 1 bed | 164 | 5 | 820 sq.m. |
| 2 bed (3P) | 10 | 6 | 60 sq.m. |
| 2 bed (4P) | 149 | 7 | 1043 sq.m. |
| 3 bed | 83 | 9 | 747 sq.m. |
| | 414 | | |

Communal open space required: **2702 sq.m.**
7.7% of net site area

Breakdown of communal open space provided on site

| Letter | Description | Area (sq.m.) |
|--------|---------------------------|--------------|
| A | Terraced garden B2-B3 | 454 |
| B | Terraced garden B1-B2 | 275 |
| C | Garden C1 | 313 |
| D | Garden A1 | 121 |
| E | Terrace / Plaza C3 | 298 |
| F | Entrance gardens B3-B4 | 621 |
| G | Entrance gardens south B4 | 699 |
| H | Roof terrace B2 | 155 |
| I | Roof terrace B3 | 155 |
| J | Roof terrace D1 | 529 |

Total communal open space **3620 sq.m.** provided
10.30% of net site area

| | | |
|---------------------|-------------|-------------|
| COS at ground level | 2781 | 76.8% |
| COS at roof level | 839 | 23.2% |
| Total | 3620 | 100% |

Public open space requirement calculation

Institutional open space designation - requires provision of 25% public open space

Public open space required: **8785.25 sq.m.**
25% of net site area

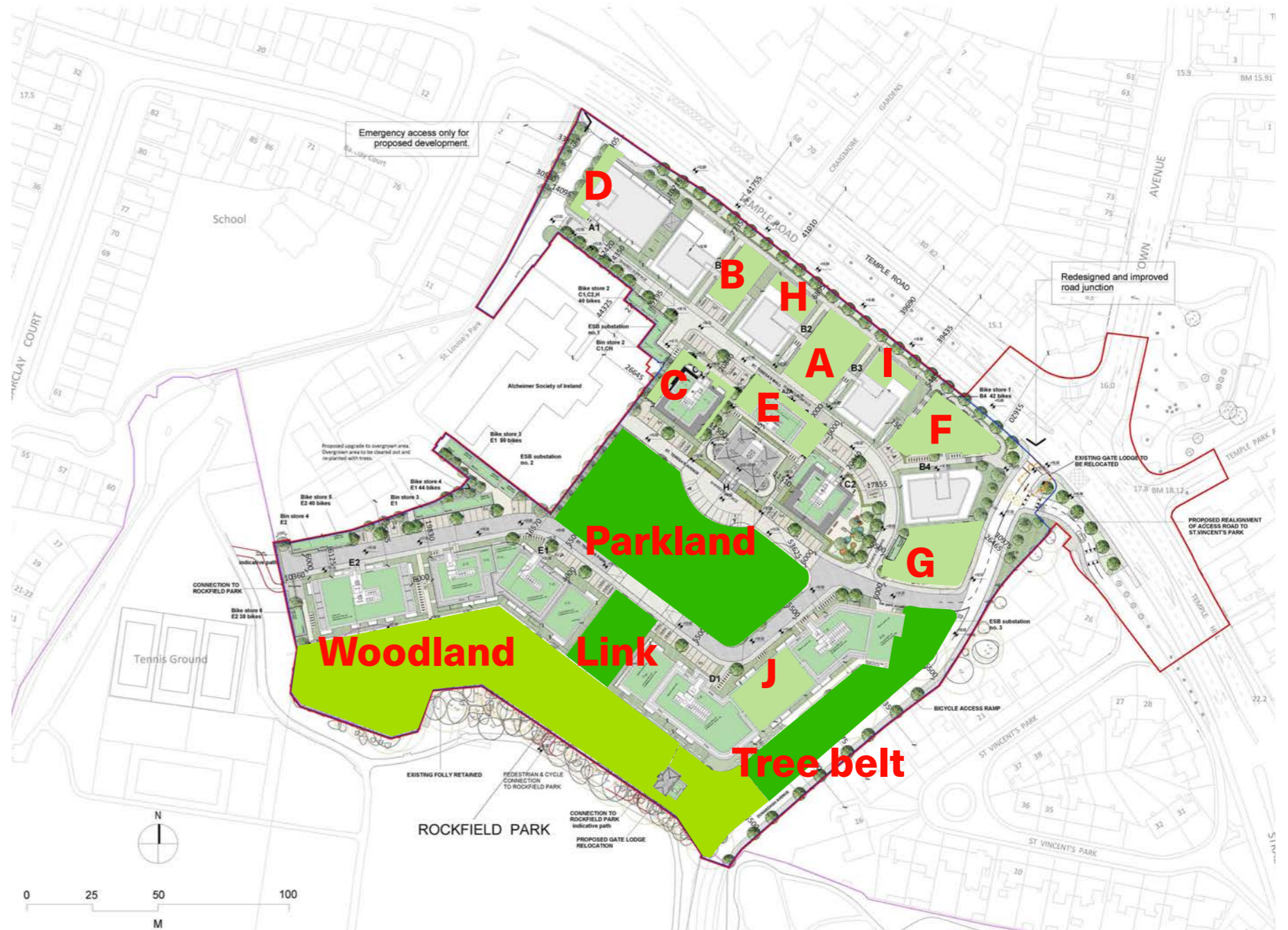
Breakdown of open space areas provided on site

| Area | Area (sq.m.) |
|---|--------------|
| Public Open Space | |
| Parkland (central space) | 3680 |
| Garden link | 636 |
| Tree belt | 1497 |
| Woodland park * including F-zoned lands | 5425 |
| Total | 11238 |

* Woodland park comprises 2,022 sqm of F-zoned lands.
Woodland park excluding F-zoned lands 3403 sqm

Public Open Space calculation

| Category | Area (sqm) | Percentage |
|-----------------|------------|--|
| Net site area A | 35141 sqm | |
| P.O.S. required | 8785 sqm | 25% of net site area |
| P.O.S. provided | 9216 sqm | 26.23% of net site area |
| Net site area B | 37163 sqm | |
| P.O.S. required | 9291 sqm | 25% of net site area when F-zoned lands are included |
| P.O.S. provided | 11238 sqm | 30.24% of site area when F-zoned lands are included |



Proposed Open Space Strategy

■ COMMUNAL OPEN SPACE
 ■ PUBLIC OPEN SPACE
 ■ PUBLIC OPEN SPACE (WOODLAND PARK)

1706G - St Teresa's, Temple Hill, Blackrock

o mahony pike

1706G-OMP-XX-XX-SA-A-0002 - SCHEDULE OF ACCOMMODATION

30.01.2026

Site Area: 3.99 Hectares
2019 - PREVIOUSLY PERMITTED SHD

| UNIT TYPES | | | | | | | | | | | | | | TOTAL | | |
|----------------------------|-----|-----|---------------|---------------|---------------|----------|------------|-----------|------------|------------|------------|------------|------------|----------|----|-----------|
| level | GIA | NIA | sqm | sqm | % efficiency | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | Units | | |
| BLOCK A1 (4 Storey) | | | | | | STUDIO | 37 | 1 BED | 45 | 2 BED (3P) | 63 | 2 BED (4P) | 73 | 3 BED | 90 | |
| Level 00 | | | 373.7 | 285.7 | 76.45% | 0 | | 4 | | 0 | | 1 | | 0 | | 5 |
| Level 01 | | | 540.3 | 439 | 81.25% | 0 | | 7 | | 0 | | 1 | | 0 | | 8 |
| Level 02 | | | 540.3 | 439 | 81.25% | 0 | | 7 | | 0 | | 1 | | 0 | | 8 |
| Level 03 | | | 511.4 | 402.2 | 78.65% | 0 | | 8 | | 0 | | 0 | | 0 | | 8 |
| TOTAL | | | 1965.7 | 1565.9 | 79.66% | 0 | | 26 | | 0 | | 3 | | 0 | | 29 |

| UNIT TYPES | | | | | | | | | | | | | | TOTAL | | |
|---------------------------------|-----|-----|---------------|---------------|---------------|----------|------------|-----------|------------|------------|------------|------------|------------|----------|----|-----------|
| level | GIA | NIA | sqm | sqm | % efficiency | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | Units | | |
| BLOCK B1 (7 Storey + PH) | | | | | | STUDIO | 37 | 1 BED | 45 | 2 BED (3P) | 63 | 2 BED (4P) | 73 | 3 BED | 90 | |
| Level 00 | | | 246.9 | 183.1 | 74.16% | 0 | | 2 | | 0 | | 1 | | 0 | | 3 |
| Level 01 | | | 471.9 | 384.5 | 81.48% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 02 | | | 471.9 | 384.5 | 81.48% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 03 | | | 471.9 | 384.5 | 81.48% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 04 | | | 467.1 | 382.8 | 81.95% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 05 | | | 467.1 | 382.8 | 81.95% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 06 | | | 467.1 | 382.8 | 81.95% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 07 | | | 221.9 | 171.2 | 77.15% | 0 | | 0 | | 0 | | 2 | | 0 | | 2 |
| TOTAL | | | 3285.8 | 2656.2 | 80.84% | 0 | | 26 | | 0 | | 9 | | 6 | | 41 |

| UNIT TYPES | | | | | | | | | | | | | | TOTAL | | |
|---------------------------------|-----|-----|---------------|---------------|---------------|----------|------------|-----------|------------|------------|------------|------------|------------|----------|----|-----------|
| level | GIA | NIA | sqm | sqm | % efficiency | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | Units | | |
| BLOCK B2 (5 Storey + PH) | | | | | | STUDIO | 37 | 1 BED | 45 | 2 BED (3P) | 63 | 2 BED (4P) | 73 | 3 BED | 90 | |
| Level 00 | | | 246.9 | 183.1 | 74.16% | 0 | | 2 | | 0 | | 1 | | 0 | | 3 |
| Level 01 | | | 467.1 | 377.9 | 80.90% | 0 | | 6 | | 0 | | 1 | | 0 | | 7 |
| Level 02 | | | 467.1 | 382.8 | 81.95% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 03 | | | 467.1 | 382.8 | 81.95% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 04 | | | 467.1 | 382.8 | 81.95% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 05 | | | 221.9 | 171.2 | 77.15% | 0 | | 0 | | 0 | | 2 | | 0 | | 2 |
| TOTAL | | | 2337.2 | 1880.6 | 80.46% | 0 | | 20 | | 0 | | 7 | | 3 | | 30 |

| UNIT TYPES | | | | | | | | | | | | | | TOTAL | | |
|---------------------------------|-----|-----|---------------|---------------|---------------|----------|------------|-----------|------------|------------|------------|------------|------------|----------|----|-----------|
| level | GIA | NIA | sqm | sqm | % efficiency | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | Units | | |
| BLOCK B3 (5 Storey + PH) | | | | | | STUDIO | 37 | 1 BED | 45 | 2 BED (3P) | 63 | 2 BED (4P) | 73 | 3 BED | 90 | |
| Level 00 | | | 246.9 | 183.1 | 74.16% | 0 | | 2 | | 0 | | 1 | | 0 | | 3 |
| Level 01 | | | 467.1 | 377.9 | 80.90% | 0 | | 6 | | 0 | | 1 | | 0 | | 7 |
| Level 02 | | | 467.1 | 382.8 | 81.95% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 03 | | | 467.1 | 382.8 | 81.95% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 04 | | | 467.1 | 382.8 | 81.95% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 05 | | | 221.9 | 171.2 | 77.15% | 0 | | 0 | | 0 | | 2 | | 0 | | 2 |
| TOTAL | | | 2337.2 | 1880.6 | 80.46% | 0 | | 20 | | 0 | | 7 | | 3 | | 30 |

| UNIT TYPES | | | | | | | | | | | | | | TOTAL | | |
|---------------------------------|-----|-----|-------------|---------------|---------------|----------|------------|-----------|------------|------------|------------|------------|------------|----------|----|-----------|
| level | GIA | NIA | sqm | sqm | % efficiency | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | Units | | |
| BLOCK B4 (4 Storey + PH) | | | | | | STUDIO | 37 | 1 BED | 45 | 2 BED (3P) | 63 | 2 BED (4P) | 73 | 3 BED | 90 | |
| Level 00 | | | 472 | 388.8 | 82.37% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 01 | | | 472 | 388.8 | 82.37% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 02 | | | 472 | 388.8 | 82.37% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 03 | | | 472 | 388.8 | 82.37% | 0 | | 4 | | 0 | | 1 | | 1 | | 6 |
| Level 04 | | | 288 | 232.3 | 80.66% | 0 | | 0 | | 0 | | 2 | | 2 | | 2 |
| TOTAL | | | 2176 | 1787.5 | 82.15% | 0 | | 16 | | 0 | | 4 | | 6 | | 26 |

| UNIT TYPES | | | | | | | | | | | | | | TOTAL | | |
|--|-----|-----|------------|--------------|---------------|----------|------------|----------|------------|------------|------------|------------|------------|----------|----|----------|
| level | GIA | NIA | sqm | sqm | % efficiency | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | Units | | |
| EXISTING BUILDING ST. TERESA'S HOUSE BLOCK H - (3 Storey) | | | | | | STUDIO | 37 | 1 BED | 45 | 2 BED (3P) | 63 | 2 BED (4P) | 73 | 3 BED | 90 | |
| Level 00 | | | 281 | 276.3 | 98 | 0 | | 0 | | 0 | | 2 | | 0 | | 2 |
| Level 01 | | | 276 | 204.2 | 74 | 0 | | 0 | | 0 | | 2 | | 0 | | 2 |
| Level 02 | | | 269 | 222.8 | 83 | 0 | | 0 | | 0 | | 1 | | 1 | | 2 |
| TOTAL | | | 826 | 703.3 | 85.15% | 0 | | 0 | | 0 | | 5 | | 1 | | 6 |

| UNIT TYPES | | | | | | | | | | | | | | TOTAL | | |
|-------------------------|-----|-----|----------------|----------------|--------------|----------|------------|------------|-------------|----------|------------|-----------|-------------|-----------|-------------|------------|
| level | GIA | NIA | sqm | sqm | % efficiency | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | Units | | |
| Sub-total Area 1 | | | 12927.9 | 10474.1 | | 0 | 0.0 | 108 | 66.7 | 0 | 0.0 | 35 | 21.6 | 19 | 11.7 | 162 |

1706G - St Teresa's, Temple Hill, Blackrock

o mahony pike

1706G-OMP-XX-XX-SA-A-0002 - SCHEDULE OF ACCOMMODATION

30.01.2026

2026 - LRD AMENDMENT TO 2019 SHD

| UNIT TYPES | | | | | | | | | | | | | | TOTAL | | |
|----------------------------|-----|-----|--------------|--------------|---------------|----------|------------|----------|------------|------------|------------|------------|------------|----------|----|-----------|
| level | GIA | NIA | sqm | sqm | % efficiency | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | Units | | |
| BLOCK C1 (3 Storey) | | | | | | STUDIO | 37 | 1 BED | 45 | 2 BED (3P) | 63 | 2 BED (4P) | 73 | 3 BED | 90 | |
| Level 00 | | | 326.3 | 260 | 79.68% | 0 | | 2 | | 0 | | 2 | | 0 | | 4 |
| Level 01 | | | 322.8 | 261 | 80.86% | 0 | | 2 | | 0 | | 2 | | 0 | | 4 |
| Level 02 | | | 218 | 167.8 | 76.97% | 0 | | 0 | | 0 | | 2 | | 0 | | 2 |
| TOTAL | | | 867.1 | 688.8 | 79.44% | 0 | | 4 | | 0 | | 6 | | 0 | | 10 |

| UNIT TYPES | | | | | | | | | | | | | | TOTAL | | |
|----------------------------|-----|-----|---------------|--------------|---------------|----------|------------|----------|------------|------------|------------|------------|------------|----------|----|----------|
| level | GIA | NIA | sqm | sqm | % efficiency | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | Units | | |
| BLOCK C2 (3 Storey) | | | | | | STUDIO | 37 | 1 BED | 45 | 2 BED (3P) | 63 | 2 BED (4P) | 73 | 3 BED | 90 | |
| Level 00 | | | 465 | 401 | 86% | 0 | | 0 | | 0 | | 0 | | 0 | | 0 |
| Level 01 | | | 322.8 | 261 | 81% | 0 | | 2 | | 0 | | 2 | | 0 | | 4 |
| Level 02 | | | 218.3 | 167.8 | 77% | 0 | | 0 | | 0 | | 2 | | 0 | | 2 |
| TOTAL | | | 1006.1 | 829.8 | 82.48% | 0 | | 2 | | 0 | | 4 | | 0 | | 6 |

Creche GIA = 401 m2

Note : Creche GIA = 401 m2

| UNIT TYPES | | | | | | | | | | | | | | TOTAL | | |
|---------------------------------------|-----|-----|------------|--------------|---------------|----------|------------|----------|------------|------------|------------|------------|------------|----------|----|----------|
| level | GIA | NIA | sqm | sqm | % efficiency | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | Units | | |
| BLOCK C3 (1 Storey + basement) | | | | | | STUDIO | 37 | 1 BED | 45 | 2 BED (3P) | 63 | 2 BED (4P) | 73 | 3 BED | 90 | |
| Level -1 | | | 244 | 197 | 81% | | | | | | | | | | | |
| Level 00 | | | 207 | 144.9 | 70% | | | | | | | | | | | |
| TOTAL | | | 451 | 341.9 | 75.81% | 0 | | 0 | | 0 | | 0 | | 0 | | 0 |

| UNIT TYPES | | | | | | | | | | | | | | TOTAL | | |
|----------------------------|-----|-----|--------------|-----------------|---------------|----------|------------|-----------|------------|------------|------------|------------|------------|-----------|----|------------|
| level | GIA | NIA | sqm | sqm | % efficiency | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | beds | min. sq.m. | Units | | |
| BLOCK D1 (7 Storey) | | | | | | STUDIO | 37 | 1 BED | 45 | 2 BED (3P) | 63 | 2 BED (4P) | 73 | 3 BED | 90 | |
| Level 00 | | | 2201.8 | 1,420.6 | 64.52% | 0 | | 4 | | 0 | | 3 | | 5 | | 18 |
| Level 01 | | | 2201.8 | 1,776.8 | 80.70% | 0 | | 3 | | 0 | | 13 | | 5 | | 22 |
| Level 02 | | | 2201.8 | 1,776.8 | 80.70% | 0 | | 3 | | 0 | | 13 | | 6 | | 22 |
| Level 03 | | | 2201.8 | 1,776.8 | 80.70% | 0 | | 3 | | 0 | | 13 | | 6 | | 22 |
| Level 04 | | | 1972.3 | 1,587.9 | 80.51% | 0 | | 3 | | 0 | | 13 | | 4 | | 20 |
| Level 05 | | | 1423.3 | 1,125.8 | 79.10% | 0 | | 3 | | 0 | | 7 | | 4 | | 14 |
| Level 06 | | | 973.2 | 761.8 | 78.28% | 0 | | 0 | | 0 | | 0 | | 7 | | 7 |
| TOTAL | | | 13176 | 10,226.5 | 77.61% | 0 | | 19 | | 0 | | 68 | | 38 | | 125 |

| UNIT TYPES | | | | | | | | | | | | | | TOTAL |
|------------|-----|-----|-----|-----|--|--|--|--|--|--|--|--|--|-------|
| level | GIA | NIA | sqm | sqm | | | | | | | | | | |

2026 - LRD AMENDMENT - SUBJECT OF THIS APPLICATION

1706G - St Teresa's, Temple Hill, Blackrock



1706G-OMP-XX-XX-SA-A-0002 - SCHEDULE OF ACCOMMODATION

30.01.2026

Total residential area **25078** **19630**
excludes car parking areas, creche, café, amenity, & surface level substations, bins & bikes

Total non-residential areas **468.4** **468.4**
(creche, café) **25546** **20099**

OVERALL DEVELOPMENT

| TOTAL APARTMENTS | GIA | | NIA | | STUDIO | % | 1 BED | % | 2 BED (3P) | % | 2 BED (4P) | % | 3 BED | % | TOTAL |
|------------------|-----|-----|-----|-----|--------|------|-------|-------|------------|------|------------|-------|-------|-------|-------|
| | sqm | sqm | sqm | sqm | | | | | | | | | | | |
| | | | | | 8 | 1.93 | 164 | 39.61 | 10 | 2.42 | 149 | 35.99 | 83 | 20.05 | 414 |

Total development area **38,989.0** **30,914.6** incl. creche, amenity and café 100.0
excludes basement car parking areas & surface level substations, bins & bikes

Total development area (check) **38989.0** **30,914.6** sum all block totals
excludes basement car parking areas, & surface level substations, bins & bikes

Total development area **39598**
excludes basement areas

Total residential area **38069.6** **30168.3** (sum of all areas in use as apartments)
excludes basement car parking areas, creche, café, amenity & surface level substations, bins & bikes.

Other uses

| NON-RESIDENTIAL USES | GIA |
|-------------------------------|--------------|
| Creche (part ground floor C2) | 401 |
| Café (G) | 67.4 |
| Total non-residential | 468.4 |

incl.refuse
incl.refuse

Summary by block

| | GIA | NIA | |
|--|---------|----------|-----------------------------|
| Block A1 | 1965.7 | 1,565.9 | Previously Permitted |
| Block B1 | 3285.8 | 2,656.2 | Previously Permitted |
| Block B2 | 2337.2 | 1,880.6 | Previously Permitted |
| Block B3 | 2337.2 | 1,880.6 | Previously Permitted |
| Block B4 | 2176.0 | 1,787.5 | Previously Permitted |
| Block C1 | 867.1 | 688.8 | Subject of this application |
| Block C2 (creche & res.) | 1006.1 | 829.8 | Subject of this application |
| Block C3 (amenity) | 451.0 | 341.9 | Subject of this application |
| Block D1 includes ESB substation no.3 | 13176.0 | 10,226.5 | Subject of this application |
| Block E1 | 6525.3 | 5,079.1 | Subject of this application |
| Block E2 | 3968.2 | 3,207.0 | Subject of this application |
| All surface level stores and ESB buildings | 609.0 | 609.0 | Subject of this application |

Total (in new buildings) **38704.6** **30,752.9**

Block G (café) **67.4** **67.4** Subject of this application
Block H (res.) **826.0** **703.3** Previously Permitted
Total (in existing buildings) **893.4** **770.7**

Total residential & amenity, creche & café. **38989.0** **30914.6**

excludes basements & surface level substations, bins & bikes

Total excluding basements **39598.0** **31523.6**

includes surface level substations, bins & bikes

Total basement areas, A, B & D **6937.6** **6,937.6**

Total development area **46535.6** **38,461.2**

| BASEMENT AREAS | GIA |
|-----------------------|--------------|
| Basement area A | 1,990 |
| Basement area B | 1,719 |
| Basement area D | 3,229 |
| Total basement | 6,938 |

| Summary of development areas | | |
|--|----------|--|
| Total gross internal area - apartments, creche, amenity and café | 38,989.0 | GIA all buildings excluding basement areas, & surface level substations, bins & bikes |
| Total gross internal area - all buildings | 39,598.0 | GIA all buildings excluding basement areas; includes surface level substations, bins & bikes |
| Total non-residential area | 468.4 | GIA all non-residential uses (creche and café) |
| Total buildings with uses associated with residential | 1,060.0 | GIA all other buildings with uses associated with residential |
| Total gross residential area | 38,069.6 | GIA of all buildings in residential use (sum of all areas in use as apartments) |
| LRD floor space | | excludes basement areas, creche, café, amenity & surface level substations, bins & bikes. |
| Total nett residential area | 30,168.3 | NIA of all buildings in residential use (sum of all areas in use as apartments) |
| | | excludes basement areas, creche, café, amenity & surface level substations, bins & bikes. |
| Total nett internal area | 31,523.6 | NIA of all buildings excluding basement areas |
| Total gross development area | 46,535.6 | (gross internal floor areas + gross basement areas) |

2026 - LRD AMENDMENT - SUBJECT OF THIS APPLICATION

1706G- St. Teresa's, Temple Hill, Blackrock



1706G-OMP-XX-XX-SA-A-0004 - OPEN SPACE SCHEDULE

30.01.2026

Communal and public open space requirement

| | | |
|---|--------------|---------|
| Application area | 45,631 sq.m. | 4.56 Ha |
| Development Site Area | 39,917 sq.m. | 3.99 Ha |
| Net Site Area A (all relevant areas are excluded) | 35,141 sq.m. | 3.51 Ha |
| Net Site Area B (F-zoned lands included) | 37,163 sq.m. | 3.71 Ha |

Communal open space requirement calculation

Rate per unit calculation

| Apartment type | No. | Rate in sq.m. | Area provided |
|----------------|-----|---------------|---------------|
| Studio | 8 | 4 | 32 sq.m. |
| 1 bed | 164 | 5 | 820 sq.m. |
| 2 bed (3P) | 10 | 6 | 60 sq.m. |
| 2 bed (4P) | 149 | 7 | 1043 sq.m. |
| 3 bed | 83 | 9 | 747 sq.m. |
| | 414 | | |

Communal open space required: **2702** sq.m.
7.7% of net site area

Breakdown of communal open space provided on site

| | | |
|---|---------------------------|-----------|
| A | Terraced garden B2-B3 | 454 sq.m. |
| B | Terraced garden B1-B2 | 275 sq.m. |
| C | Garden C1 | 313 sq.m. |
| D | Garden A1 | 121 sq.m. |
| E | Terrace / Plaza C3 | 298 sq.m. |
| F | Entrance gardens B3-B4 | 621 sq.m. |
| G | Entrance gardens south B4 | 699 sq.m. |
| H | Roof terrace B2 | 155 sq.m. |
| I | Roof terrace B3 | 155 sq.m. |
| J | Roof terrace D1 | 529 sq.m. |

Total communal open space **3620** sq.m. provided
10.30% of net site area

| | | |
|---------------------|------|-------|
| COS at ground level | 2781 | 76.8% |
| COS at roof level | 839 | 23.2% |
| | 3620 | 100% |

Public open space requirement calculation

Institutional open space designation - requires provision of 25% public open space

Public open space required: **8785.25** sq.m.
25% of net site area

Breakdown of open space areas provided on site

| Public Open Space | | |
|---|-------|----------------|
| Parkland (central space) | 3680 | sq.m. |
| Garden link | 636 | sq.m. |
| Tree belt | 1497 | sq.m. |
| Woodland park * including F-zoned lands | 5425 | sq.m. |
| | 11238 | sq.m. provided |

* Woodland park comprises 2,022 sqm of F-zoned lands.
Woodland park excluding F-zoned lands 3403 sqm

Public Open Space calculation

| | | |
|-----------------|-----------|--|
| Net site area A | 35141 sqm | net site area with all relevant areas excluded |
| P.O.S. required | 8785 sqm | 25% of net site area |
| P.O.S. provided | 9216 sqm | 26.23% of net site area |
| Net site area B | 37163 sqm | net site area when F-zoned lands are included |
| P.O.S. required | 9291 sqm | 25% of net site area when F-zoned lands are included |
| P.O.S. provided | 11238 sqm | 30.24% of site area when F-zoned lands are included |

File:1706G-OMP-XX-XX-SA-A-0002_20260113



1706G-OMP-XX-XX-SA-A-0003 - PARKING SCHEDULE

23.01.2026

| Car parking provision-Residential | spaces | accessible spaces | Total spaces |
|---|------------|-------------------|--------------|
| Surface level car parking | 81 | 7 | 88 |
| Basement A (level -1) | 42 | 2 | 44 |
| Basement B (level 0) | 34 | 2 | 36 |
| Basement D (level -1) | 64 | 4 | 68 |
| TOTAL RESIDENTIAL CAR PARKING SPACES | 221 | 15 | 236 |

Number of apartments 414

Car parking provision-residential (number of spaces 236 / number of units 414)
0.57 car spaces per residential unit

Accessible parking space provision
 5% of spaces 236 x 5% = 11.65 spaces
Accessible residential car spaces provided = 15 spaces

| Car parking provision - Creche | spaces | accessible spaces | Total spaces |
|--|----------|-------------------|--------------|
| Surface level car parking - creche | 7 | 1 | 8 |
| TOTAL CRECHE CAR PARKING SPACES | 7 | 1 | 8 |

Accessible parking space provision
 5% of spaces 8 x 5% = 0.4 spaces
Accessible creche car spaces provided = 1 space

TOTAL CAR PARKING PROVISION - residential and creche 244

Cycle parking requirements

Design Standards for New Apartments

- 1 bike space per bedroom (long term-residents)
- 1 bike space per 2 units (short term-visitors)

| Block | No. units | No. bedrooms | Residents spaces (long term) | Visitor spaces (short term) | Total bike spaces (required) |
|---------------------------|------------|--------------|------------------------------|-----------------------------|------------------------------|
| Block A1 | 29 | 32 | 32 | 15.00 | 47 |
| Block B1 | 41 | 62 | 62 | 21.00 | 83 |
| Block B2 | 30 | 43 | 43 | 15.00 | 58 |
| Block B3 | 30 | 43 | 43 | 15.00 | 58 |
| Block B4 | 26 | 42 | 42 | 13.00 | 55 |
| Block C1 | 10 | 16 | 16 | 5.00 | 21 |
| Block C2 | 6 | 10 | 10 | 3.00 | 13 |
| Block D1 | 125 | 269 | 269 | 63.00 | 332 |
| Block E1 | 61 | 131 | 131 | 31.00 | 162 |
| Block E2 | 50 | 78 | 78 | 25.00 | 103 |
| Block H | 6 | 13 | 13 | 3.00 | 16 |
| Total cycle spaces | 414 | 739 | 739 | 209.00 | 948 |

required

| Staff spaces (long term) | Visitor spaces (short term) | required |
|--------------------------|-----------------------------|-----------|
| Creche (Block C2) 4 | 6 | 10 |
| Café(Block G) 2 | 2 | 4 |

required

Cycle parking requirement 962

TOTAL CYCLE PARKING PROVISION - residential, creche, café/retail 962

Motorcycle parking provision

| | |
|---|-----------|
| Motor bike spaces in basement (A) level -1 | 10 |
| Motor bike spaces in basement (D) level -1 | 10 |
| Total motorcycle parking spaces provided | 20 |

* Supplementary cycle parking spaces provided

24 supplementary cycle Sheffield type spaces are provided beside playgrounds-not counted in totals above

1706G-OMP-XX-XX-SA-A-0005 - SUMMARY SCHEDULE

30.01.2026

| | | |
|------------------|--------------|--------|
| Site Area | 39,917 sq.m. | 3.9 Ha |
| Application area | 45,631 sq.m. | 4.5Ha |

| | |
|---|----------------|
| Number of proposed new residential units-subject of this application | 252 apartments |
| Number of previously permitted residential units - included in this application | 162 apartments |

Proposed total number of residential units 414 apartments

Calculation of density
 Sum of areas to be excluded from application area = 10,490 m2
 Net site area calculated to be 35,141 m2
 Overall GFA = 46,535.6 m2 (includes resident amenity, refuse & bike stores, ESB substations and switchrooms, life safety generator room, basements)
 Residential GFA = 46,067.2m2 (excludes creche & café uses)
 Non-residential GFA = 468.4 m2 (creche and café uses)
 Residential GFA as % of development = 99%
 Site area for density purposes (net site area x 99%) = 35,141m2 x 99% = 34,789 m2 = 3.48Ha
 Residential density = 414 / 3.48 = 119 dph

Residential density - taking net site area x 99% 119.0 units / ha

Plot Ratio (sum of floor space excluding basements / site area) 0.99

Site coverage 24.86 %

| | sq.m. | |
|---|----------|---|
| Total gross residential area LRD floor space | 38,069.6 | GIA of all buildings in residential use excluding car parking areas,ESB, stores, creche, café and amenity |
| Total gross internal area | 39,598.0 | GIA all building excluding basement areas |
| Total gross resident's amenity area | 451.0 | GIA Block C3-resident's amenity |
| Total gross creche area | 401.0 | GIA Block C2-(GF)-Creche |
| Total gross café area | 67.4 | GIA Block G-café |
| Total gross utility bldgs. & stores | 609.0 | GIA surface level sub-stations,bin & bike stores |
| Total gross basement areas | 6,937.6 | GIA basement A,B & D |
| Total gross area of development 46,535.6 | | GIA all buildings and basements |

Building heights

| | No. of storeys | No. of units | |
|-------------------------------------|----------------|--------------|-----------------------------|
| Block A1 | 5 | 29 | Previously Permitted |
| Block B1 | 8 | 41 | Previously Permitted |
| Block B2 | 6 | 30 | Previously Permitted |
| Block B3 | 6 | 30 | Previously Permitted |
| Block B4 | 5 | 26 | Previously Permitted |
| Block C1 | 3 | 10 | Subject of this application |
| Block C2 | 3 | 6 | Subject of this application |
| Block C3 | 1 | 0 | Subject of this application |
| Block D1 | 7 | 125 | Subject of this application |
| Block E1 | 7 | 61 | Subject of this application |
| Block E2 | 6 | 50 | Subject of this application |
| Block G | 1 | 0 | Subject of this application |
| Block H | 3 | 6 | Previously Permitted |
| Gatelodge St. Teresa's House | | 414 | apartments |

crèche
resident amenity

café

| | | |
|--|-----|--------------------|
| No. of dual aspect units Overall development | 243 | 58.7 % Dual aspect |
| Current application | 136 | 54.0 % Dual aspect |

Current Application Unit Mix

| Studio | 1 bed | 2 bed (3P) | 2 bed (4P) | 3 bed | |
|--------|-------|------------|------------|-------|-----------|
| 8 | 56 | 10 | 114 | 64 | 252 units |
| 3.2% | 22.2% | 4.0% | 45.2% | 25.4% | |

Overall Unit Mix Proposed 252 units + previously permitted 162 units=414 units

| Studio | 1 bed | 2 bed (3P) | 2 bed (4P) | 3 bed | |
|--------|-------|------------|------------|-------|-----------|
| 8 | 164 | 10 | 149 | 83 | 414 units |
| 1.9% | 39.6% | 2.4% | 36.0% | 20.0% | |

Overall car parking provision-residential (number of residential spaces 236 / number of units 414) 0.57 spaces / unit

Creche Parking Spaces 8 spaces

Cycle Parking Spaces (residential, creche, café) 962 spaces

Motor cycle parking Spaces 20 spaces

APPENDIX - UNIVERSAL ACCESS & DESIGN

UNIVERSAL ACCESS & DESIGN

This LRD Planning Application seeks to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). These principles are applied to the design of the public realm, communal areas, and residential units, in accordance with Policy Objective PHP36 of the DLRCC Development Plan.

4.4.1.2 Policy Objective PHP36: Inclusive Design & Universal Access

It is a Policy Objective to promote and support the principles of universal design ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES.

The proposed development must meet the requirements of Part M of the Building Regulations. Part M 2022 came into operation on the 1st January 2024.

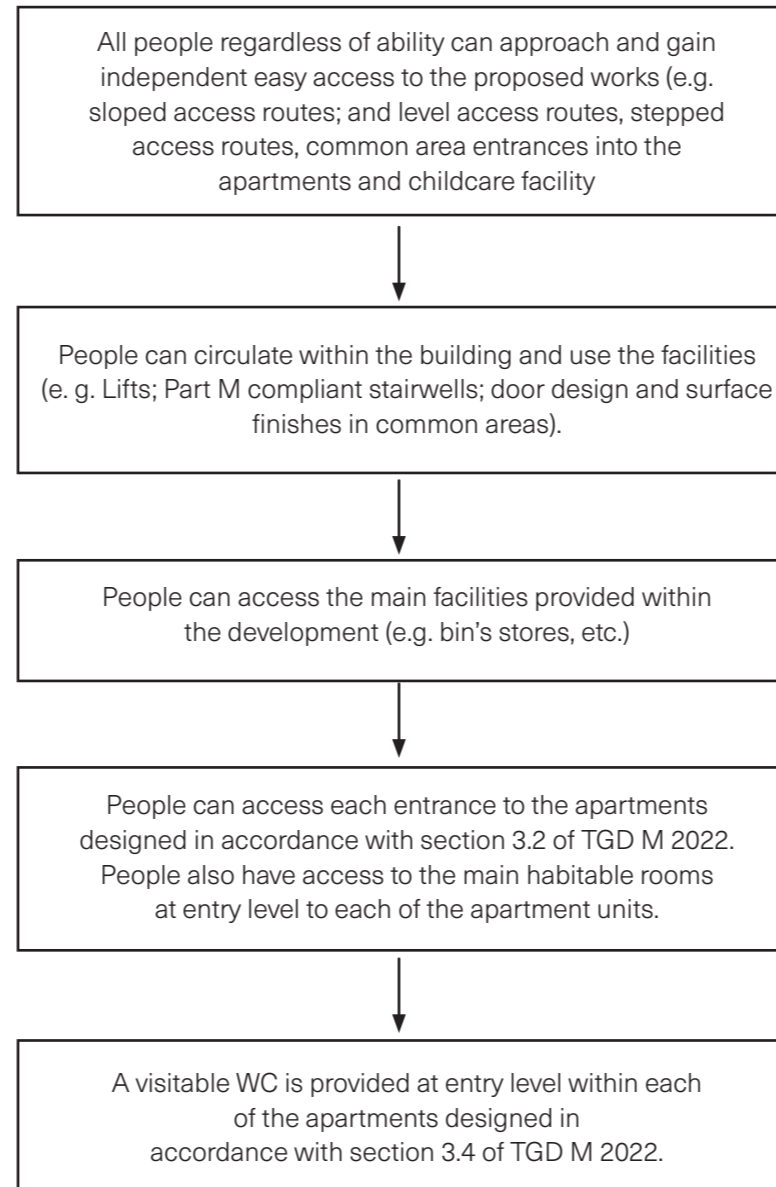
TGD M 2022 provides guidance in relation to meeting the requirements of Part M of the Second Schedule to the Regulations and focuses on Access and Use. It is important to note that the introduction of TGD M 2022 states:

“The materials, methods of construction, standards and other specifications (including technical specifications) which are referred to in this document are those which are likely to be suitable for the purposes of the Regulations.”

Where works are carried out in accordance with the guidance in this document, this will, prima facie, indicate compliance with Part M of the Second Schedule to the Building Regulations (as amended). However, the adoption of an approach other than that outlined in the guidance is not precluded provided that the relevant requirements of the Regulations are complied with.

Those involved in the design and construction of a building may be required by the relevant building control authority to provide such evidence as is necessary to establish that the requirements of the Building Regulations are being complied with”.

The Design Team notes that TGD M 2022 is the minimum guidance to show compliance with the requirements of the Part M of the Building Regulations. The Design Team is also firmly committed to achieving universal access in the buildings and wider site, and are committed to ensuring that:

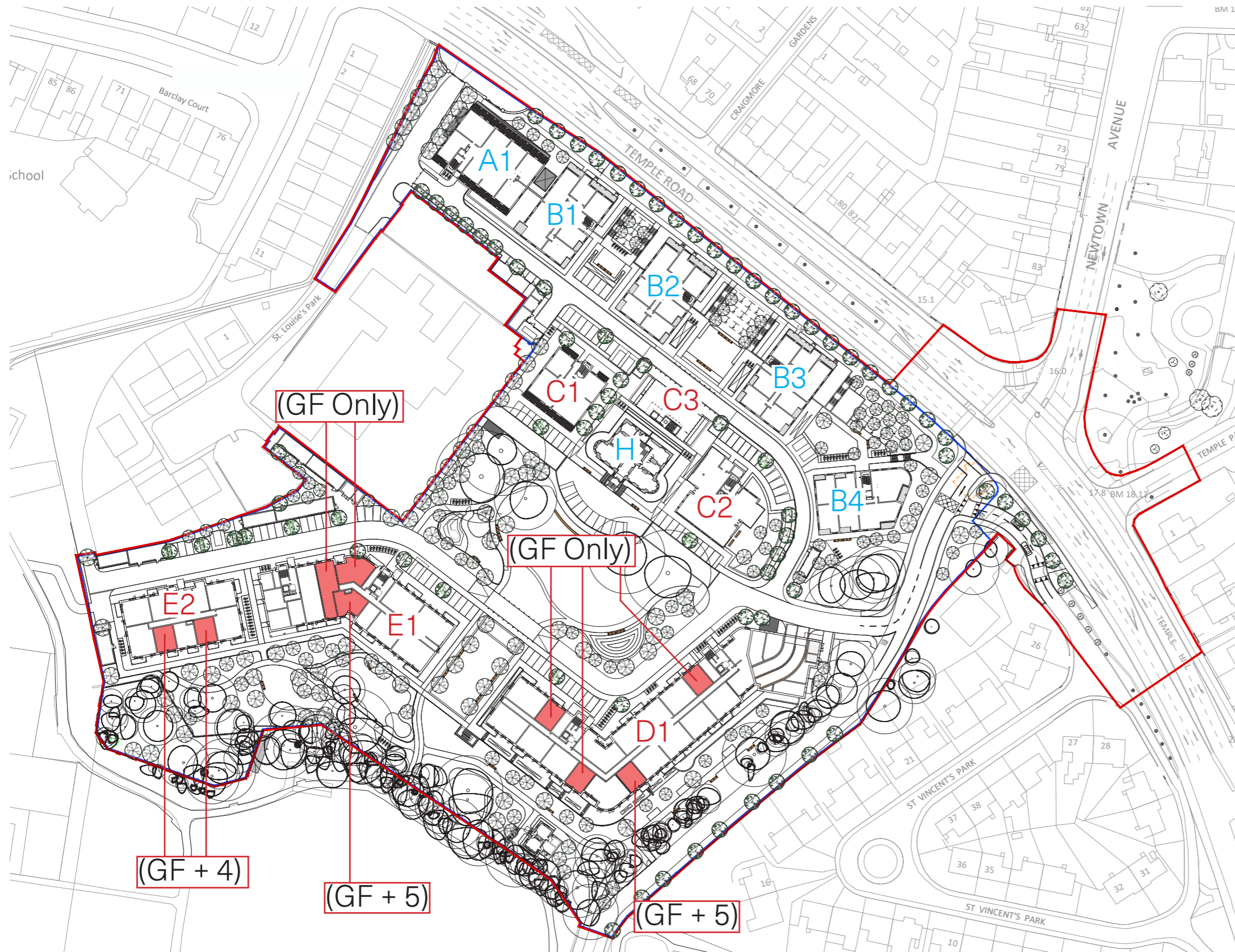


The LRD Planning Application includes some apartment units that are designed to meet UD Home requirements, as well as the standard requirements of Part M of the Building Regulations. The Universal Design Guidelines for Homes in Ireland states that, *“The Design Guidelines are not intended to be overly prescriptive, but provide a flexible framework for designers to apply the guidelines creatively to all new home types through incremental steps described as UD Homes and UD Homes +.”*

Some of the proposed UD units within the LRD application are highlighted on the following pages. The Planning Authority will note that the design features within these units are intended to be spatial recognition of the UD Home requirements and not intended to be overly prescriptive. The illustrations highlight key design features in our proposed apartment layouts that are in line with a universal design approach and meet the requirements of Part M of the Building Regulations.

The proposals will be also be subject to a DAC application (Disability Access Certificate) to the local BCA (Building Control Authority). The requirements of the application as well as any additional requirements/conditions raised by the BCA will be implemented in full in the course of construction of the proposal.

UNIVERSAL ACCESS & DESIGN



LRD APPLICATION PROPOSED UNIVERSAL DESIGN UNITS

- 25 no. 1 bed apartments
2 no. 2 bed apartments
- Total 27 no. U.D. apartments

27 U.D. units provided = 6.5% of 414 units

9 units at ground floor level

18 units stacked above on upper floor levels

C2 Proposed blocks subject of LRD

B4 Previously permitted blocks under ABP-303804-19

Potential for other oversized apartments to be provided as U.D. apartments at other locations in the development as an alternative to those highlighted in this proposal.

LRD APPLICATION OVERSIZED UNITS:

- 136 oversized units in blocks C1, C2, D1, E1 and E2 (excluding studios)
- 49 no. 1 beds
- 31 no. 2 beds (4p)
- 10 no. 2 beds (3p)
- 46 no. 3 beds

PREVIOUSLY PERMITTED APPLICATION ABP - 303804-19:

- 95 oversized units in blocks A1, B1, B2, B3 and B4
- 67 no. 1 beds
- 10 no. 2 beds (4p)
- 18 no. 3 beds

Site plan showing locations of proposed U.D. apartments.

UNIVERSAL ACCESS & DESIGN

INTERNAL LAYOUT CHECKLIST FOR UNIVERSAL DESIGN HOMES (UD HOMES)

ENTRANCE / HALLWAY - GUIDELINE REQUIREMENTS

- Level access - **Provided**
- Entrance door has a minimum effective clear width of 800 mm and incorporates a 300 mm unobstructed space adjacent to the leading edge - **Provided**
- Minimum clear space adjacent to entrance door: 1500 mm x 1500 mm - **Provided**
- Space for storing outdoor wear - **Provided**

CORRIDORS - GUIDELINE REQUIREMENTS

- Minimum width between walls: 1050 mm - **Provided**
- Principle doors to be 800-850 mm clear width subject to the direction of travel

LIVING SPACES - GUIDELINE REQUIREMENTS

- A living space at the same level as the entrance to the home - **Provided**
- Minimum clear turning circle diameter: 1500 mm - **Provided**
- Minimum width of clear route between items & in front of windows and routes between doors: 750 mm - **Provided**

DINING AREA - GUIDELINE REQUIREMENTS

- Minimum clear space for use and movement around the dining table: 1200 mm on 2 consecutive sides of table, continuous - **Provided**

KITCHEN - GUIDELINE REQUIREMENTS

- Minimum space between work surfaces: 1200 mm - **Provided**
- Minimum clear turning circle diameter: 1500 mm - **Provided**
- All doors to the kitchen from habitable rooms are outside the main workspace - **Provided**
- If the dining area is not in the same room, provide an occasional eating space in the kitchen - **The dining area is in the same room**

BEDROOM - GUIDELINE REQUIREMENTS

- Minimum size of double and twin bedrooms: 13 m² - **Bedroom areas exceed 13 m²**
- Minimum clear space both sides and end of double bed: 800 mm - **Provided**
- Minimum clear turning circle diameter in double bedroom: 1500 mm - **Provided**
- Bedrooms provided at entry level - This is not a UD requirement, it is a UD+ requirement - **Provided**

BATHROOM - GUIDELINE REQUIREMENTS

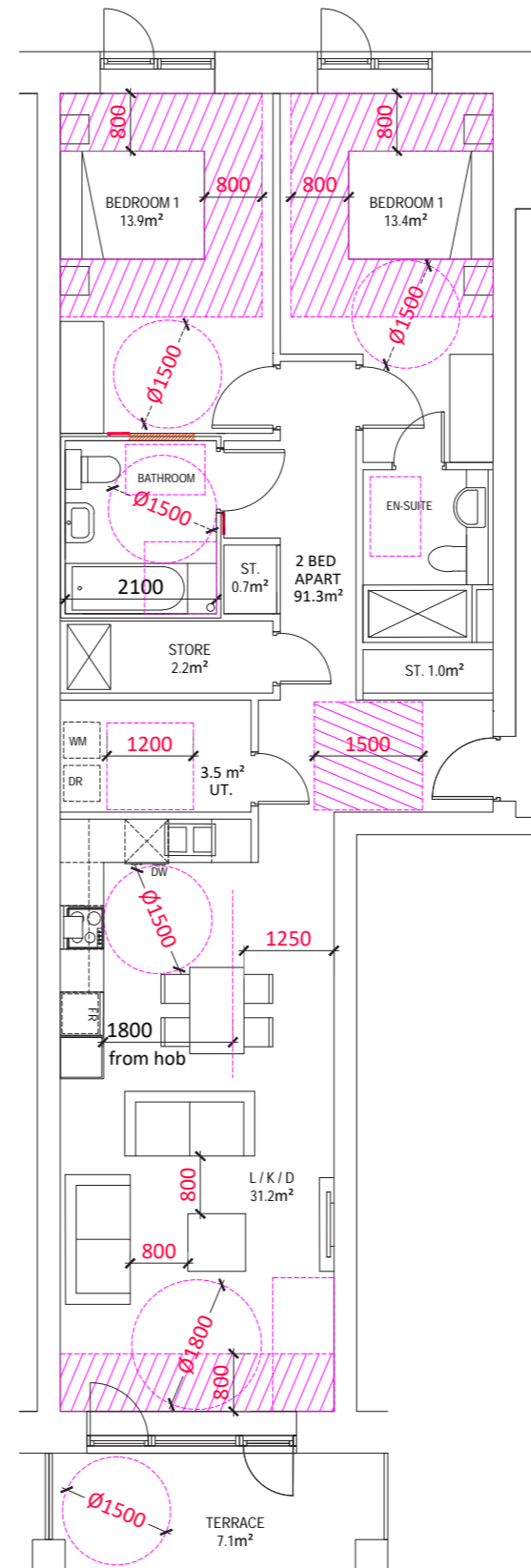
- Located immediately adjacent to main bedroom with a full height door or soft spot between them for future installation of a door - **Provided**
- Layout allows for the provision of either a bath or a shower - **Provided**
- Minimum internal dimensions: 2100 mm x 2400 mm
- Minimum turning circle diameter with a 200 mm overlap of the basin allowed: 1500 mm - **Provided**

STORAGE - GUIDELINE REQUIREMENTS

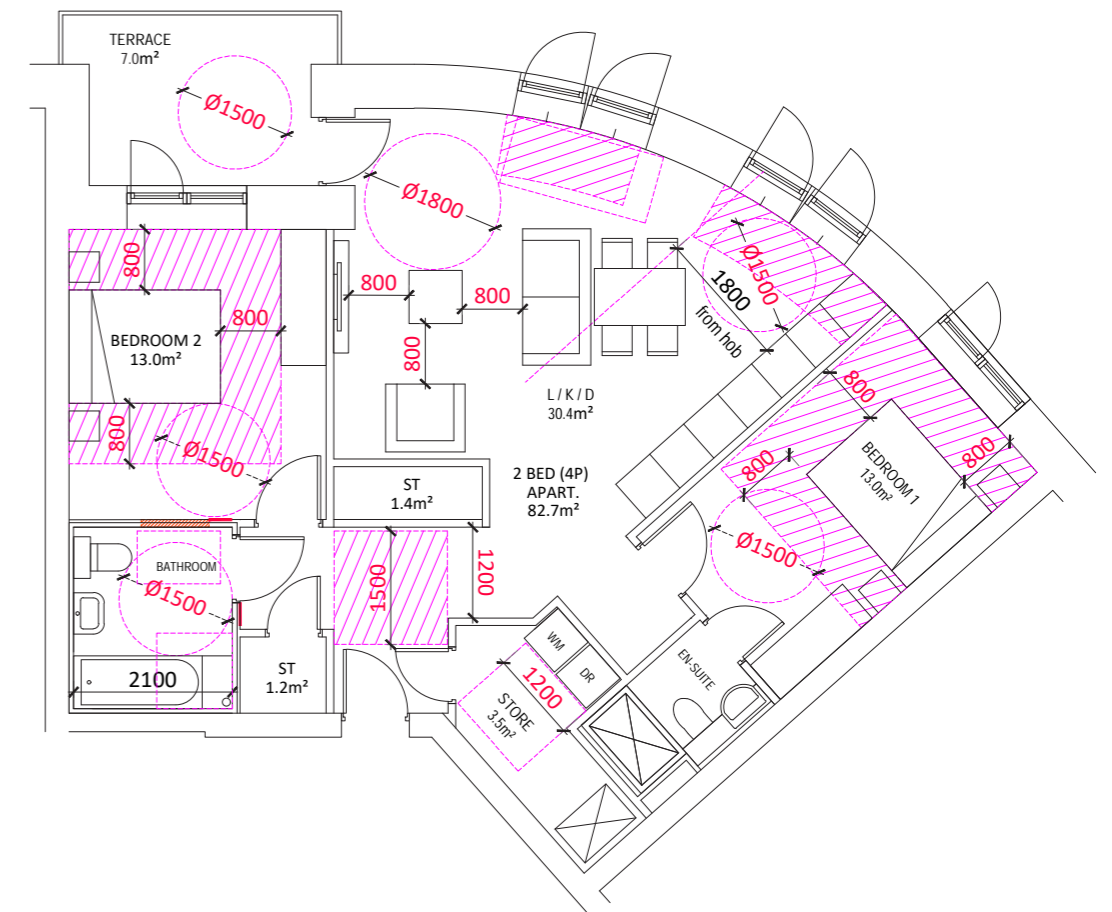
- Mixture of storage type (e.g. shallow cupboard / deep cupboard / storage room) - **Provided**
- Cupboard depth range: 300 - 600 mm - **Provided**

UTILITY - GUIDELINE REQUIREMENTS

- Laundry clear area (in front of units): 1200 mm - **Provided**



2 Bed Through Unit - UD Layout



2 Bed Corner - UD Layout

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