

Gate Lodge Conservation Report and Conservation Method Statement

**For a Large-Scale Residential
Development**

**Proposed Amendments
Strategic Housing Development**

**Lands at 'St. Teresa's'
Temple Hill Road, Monkstown,
Blackrock, Co. Dublin**

**On behalf of
Oval Target Limited**

January 2026

CATHAL O'NEILL + COMPANY



**Brock
McClure**

PLANNING & DEVELOPMENT CONSULTANTS

Planning & Development Consultants
63 York Road,
Dun Laoghaire,
Co. Dublin

www.brockmcclure.ie

1	INTRODUCTION	2
2	THE SITE	3
2.1	ST TERESA’S LODGE/ THE GATE LODGE	3
3	CONTEXT FOR PREPARATION OF THIS REPORT	4
3.1	PRE - PLANNING	4
3.2	PLANNING HISTORY	4
4	PLANNING CONTEXT	7
4.1	DUN LAOGHAIRE RATHDOWN COUNTY DEVELOPMENT PLAN 2022-2028	7
5	THE EXISTING CONDITION	9
6	THE PROPOSED DEVELOPMENT	12
6.1	OVERALL DEVELOPMENT DESCRIPTION	12
6.2	GATE LODGE	14
7	ALTERNATIVES CONSIDERED	19
7.1	ALTERNATIVES CONSIDERED	19
7.2	SELECTION OF PREFERRED LOCATION	22
7.3	TRANSPORTATION ALTERNATIVES	24
8	PRECEDENT	26
8.1	IN IRELAND POST 1999 ACT	26
8.2	IN IRELAND PRE-1999 ACT	28
8.3	OUTSIDE IRELAND	31
9	IMPACT OF THE PROPOSAL ON THE GATE LODGE	35
10	SCHEDULE OF WORKS	38
10.1	DISMANTLEMENT	38
10.2	RECONSTRUCTION	38
10.3	SPECIFICATIONS AND STANDARDS	39
10.4	CONTRACTOR(S)’ METHOD STATEMENT	39
11	CIRCUMSTANCES JUSTIFYING PERMISSION TO DECONSTRUCT AND RECONSTRUCT THE GATE LODGE⁴³	
11.1	PLANNING CIRCUMSTANCES	43
11.2	TRAFFIC CIRCUMSTANCES	44
11.3	CONSERVATION CIRCUMSTANCES	45
12	CONCLUSION	47
	APPENDIX A - TRAFFIC ENGINEERING STATEMENT IN SUPPORT OF THE PROPOSAL	49



1 INTRODUCTION

Oval Target Limited, 10 Ely Place, Dublin 2, has engaged Brock McClure Consultants, **63 York Road, Dun Laoghaire, Co. Dublin** and **Cathal O'Neill Architects, 33 Pembroke Road, Dublin 4** to prepare this Gate Lodge Conservation Report to accompany the Large - Scale Residential (LRD) development of their site at 'St. Teresa's', Temple Hill, Monkstown, Blackrock, Co. Dublin.

This report should be read in conjunction with accompanying plans, particulars and reports submitted with the pre-application pack in respect of the proposed amendment Large Scale Residential Development.

This report is prepared in support of a specific development proposal, which involves the dismantling / deconstruction and relocation / reconstruction of a Protected Structure (St. Teresa's Gate Lodge - RPS Ref. 1960) within the proposed LRD development site.

This Gate Lodge Strategy Report has been prepared with direct input from:

- O'Mahony Pike Architects - Design Matters
- Brock McClure Consultants - Planning Matters
- NRB Consulting Engineers - Traffic Matters
- Cathal O'Neill Architects - Conservation Matters

2 THE SITE

The main development site extends to c.3.99 ha and is located at St. Teresa's, Temple Hill, Temple Road, Monkstown, Blackrock, Co. Dublin. The extent of the overall site is approx. 4.56 ha, which includes additional lands along Temple Hill for road improvements. This area is outlined below for context purposes.



Figure 1 - Aerial Photo with lands at St. Teresa's outlined (Source: Google Maps 2025)

The site of the proposed development, contains 3 no. Protected Structures as follows:

- (a) 'St. Teresa's House' or Centre which is a 3 storey Victorian House (RPS 398);
- (b) 'St. Teresa's Lodge' known as 'The Gate Lodge', which is a single storey property located at the main entrance to the site off Temple Hill (RPS 1960); and
- (c) Entrance Gates along the north west of the site (RPS 398).

The entrance gates are included within the planning application red line boundary.

2.1 St Teresa's Lodge/ The Gate Lodge

'St. Teresa's Lodge' (RPS 1960) referred to also as 'The Gate Lodge' is the subject of this report.

It should be noted, in the context of the planning history of the lands, that the dismantling/deconstruction of the existing St. Teresa's Lodge (67.1 sq m) and demolition of a lean-to extension (28.5 sq m) was previously permitted under SHD PL06D.303804-19. However, for the avoidance of doubt, permission is again sought as part of this application for the dismantling and deconstruction and the relocation and the reconstruction St. Teresa's Lodge in a new location (180m south-west) with the further extension (c.28.88m²) of this building and change of use from residential to café. This aspect of the proposed development and the context for same is set out in detail within this report.



3 CONTEXT FOR PREPARATION OF THIS REPORT

The context for preparation of this report is set out below.

3.1 Pre - Planning

Section 247 - Pre-Application Meeting with Planning Authority

A Section 247 pre-planning submission was lodged with the Planning Authority in May 2025. A pre-planning meeting was held on 27 May 2025 to discuss the proposal in principle.

The feedback issued identified the following in respect of the proposal for dismantling and relocation of the gate lodge:

Impact on the Gate Lodge – A principle of relocation has been agreed in the parent application ABP-303804-19. A location as currently proposed remains as proposed in SHD Development ABP-312325-21 - remitted case ABP-320285-24. An impact from Blocks E1 and E2 and particularly D1 on the relocated Gate Lodge on the Gate Lodge to be considered. In the same time other requirements for height and density across the site were acknowledged.

This report has been prepared which sets out a conservation strategy for the relocation of the gate lodge. Specifically, the issues of alternatives considered, impact on the Gate Lodge, and precedent are set out. A detailed Method Statement has also been prepared for this proposal and the circumstances under which the proposal can be positively considered are set out in further detail in this report.

Section 32c – Pre Application Meeting with the Planning Authority

A Section 32C meeting took place with the Planning Authority on 18th September 2025. This exceptional circumstances report was submitted as part of the overall pre-planning proposal at that time. The Opinion issued in October 2025 and Item 2c of that opinion noted the following:

“The Applicant should ensure that sufficient evidence to justify the relocation of the gate lodge is submitted in support of the application. The Applicant is reminded of the content of the Architectural Heritage Protection Guidelines, (2011) which allows for the demolition and rebuild of a protected structure, where a strong justification from a suitably qualified professional is submitted in support of the application. The report should include why the proposed area for rebuilding was considered to be the optimum area for relocation.”

This report is prepared within this context and addresses Item 2c of the opinion directly.

3.2 Planning History

SHD Development ABP-303804-19 (parent permission)

As a matter of fact, the principle of the dismantling and relocation of the gate lodge has been the subject of a decision made by An Coimisiun Pleanála assessment as per ABP-303804-19.

We note the following key points from the Board’s Inspector’s report (27 May 2019) in assessment of the proposal submitted under that particular permission:

“I draw the attention of the Bord to Section 57(10)(b) of the Planning and Development Act 2000, as amended, which states that permission shall not be granted for the demolition of a Protected Structure or proposed Protected Structure save in ‘exceptional circumstances’. However I would note that it is not proposed to demolish the structure per se. The Act and the Architectural Heritage Guidelines are clear as to what demolition entails, namely the complete removal of the structure. This is not the case in the present instance. Notwithstanding, sections 13.9.1 and 13.9.2 of the Architectural Heritage Guidelines refer to moving Protected Structures which they note can result in damage to the fabric. In this regard and as outlined in Section 13.9.2 of the Guidelines, proposals to move a structure should only be permitted in ‘exceptional circumstances’ and that



relocation of the structure is essential to safeguard the structure (page 7 of the inspectors report for ABP – 303804 – 19.”

“I have read all of the information, which is significant in nature and which appears reasonable and robust, in relation to this matter. Based on this information, I am of the opinion that ‘exceptional circumstances’ exist in this instance for the dismantling and relocation of the Gate Lodge. The current setting of the Lodge is such that it adds little to the architectural heritage of the area. I would concur with the applicants that it reads as being ‘perched’ on the edge of the bypass, surrounded by lighting poles, safety barriers and part of a large traffic junction. Its setting has been severely impinged upon. It is vacant and in a dilapidated state. The traffic movements at this location are unsafe and complicated. It is difficult to navigate and most unsafe for pedestrians and cyclists. Appropriate upgrade works to this junction would be a real benefit to the entire community. This upgrade cannot take place without the removal of the Gate Lodge. Finally, the relocation of the Gate Lodge will allow for improved access which in turn will allow for the release of this large landbank, which is zoned for residential development in an established serviced area, in accordance with national policy.

Therefore, having regard to all of the above, I am of the opinion that that the justification before the Board as outlined in the justification reports submitted is robust and ‘exceptional circumstances’ exist such that the removal of the Gate Lodge from its current location is acceptable (page 39 and 40 of the inspectors report for ABP - 303804 - 19).”

The proposal before the Planning Authority on this new large scale residential development is to dismantle and relocate the gate lodge in a new setting adjacent to Rockfield Park with an associated extension and change of use.

SHD Development ABP-312325-21 - remitted case ABP-320285-24

The development proposed under this application consisted of 493 no. residential apartment units with residential amenities, a creche and café in a relocated Gate Lodge.

An Coimisiún Pleanála issued a decision to grant permission. Subsequently the Board’s Decision was quashed by Order of the High Court (on 14 May 2024) and the case was remitted to An Coimisiún Pleanála where it is currently awaiting a decision. This file is currently over 4 years in the planning system.

It is noted that the current application and in particular proposal for the gate lodge are broadly based on those proposals subject of ABP-312325-21 and ABP-320285-24, particularly footprint and massing of Blocks C1, C2, C3, D1, E1, E2 and G. The Gate Lodge proposals generally remain as per ABP-312325-21. Both the assessment of the Local Authority and ABP Inspector and relevant conditions have been taken into consideration in preparation of the current proposal.

Key parameters of the currently proposed development including density, height, scale, mass and design were previously accepted by An Coimisiún Pleanála and there has been careful consideration given to how these elements evolve within the context of proposal for the deconstruction/dismantling and relocation and reconstruction of the Gate Lodge.

An Coimisiún Pleanála issued a decision to grant permission subject to 30 no. conditions under ABP 312-325-21, a number of which would amend the scheme design and layout of the overall masterplan proposal which have now been addressed with the scheme now proposed.

The proposals for the gate lodge under the 2021 permission were viewed positively under the Inspectors Report:

“In my view, the new location proposed for the structure is more beneficial to the public realm, being situated adjacent to Rockfield Park and marking an entrance (pedestrian) to the site on that edge in a more publicly visible position than that approved under the former 2019 consent. While a residential use would be more reflective of the original use intended, the café use proposed is more appropriate for the new location of the lodge on the edge of a public park and will allow for increased public enjoyment of the structure. The proposed café use will also in my opinion, ensure the continued preservation of the gate lodge in future.”



There were concerns in relation to an impact of Block D1 on the Gate Lodge raised by the Planning Authority under the former SHD process as follows:

“The Planning Authority is generally satisfied that the proposed café use is appropriate in the context of the applicable zoning designation and the future utilisation of the Protected Structure. Although the principle of the use is accepted, the Conservation Officer has raised concerns with the proposed relocation of the Gate Lodge.

The proposed changes to Block D1, to one large monolithic 6 storey block, will have an overpowering impact on the setting and amenity of the single-storey gate lodge. Significant revisions to the scale, height and massing of Block D1 are required in order to mitigate the impact on the relocated gate lodge which is a Protected Structure.”

A condition to omit 2 no. storeys from Block D1 was proposed by DLR CC.

However, in relation between Block D1 and the Gate Lodge, the Inspectors Report in assessment stated the following:

“The applicant has provided CGIs to illustrate the proposed development in the context of the protected structures on the site, specifically the gate lodge and St. Teresa's House. In relation to the gate lodge, image P11 of the CGI document submitted provides a view of proposed Block D1 adjacent to the gate lodge.

I note that the proposed development differs to the previous 2019 SHD consent in terms of the footprint of Block D1, which previously was broken into two blocks, while the current application has this as a single block. However, in my opinion, the mass of proposed Block D1 is still broken down, albeit without a physical break in the building. The proposed block is arranged in an inverted 'L' shape formation, with its short elevation running parallel to the gate lodge to the south west of the site, while the long elevation for the block then extends adjacent to the south east edge of the site and away from the lodge. This kink in the footprint of the block assists in breaking down its scale and mass, alongside the use of large fenestration. There is also a different material treatment to the proposed development when compared to the 2019 consented scheme, which in my opinion, is beneficial to the overall appearance of the blocks in the context of the protected structures. I describe this further in section 12.5 below. Overall, I am satisfied that proposed Block D1 is not monolithic and would be acceptable in the setting of the gate lodge.

The gate lodge itself would never have been intended to be imposing, and therefore in my view, it can naturally coexist with the larger Block D1. There is also sufficient space around the gate lodge and separation to Block D1 to allow the gate lodge to be appreciated in views, and this is demonstrated by CGI image P11 in my opinion.

As a result, I do not agree with the Planning Authority that the scale and height of proposed Block D1 requires amendment.” [emphasise added by Brock McClure]

Concerns of the Planning Authority have been addressed in this report.



4 PLANNING CONTEXT

We have set out in brief below the relevant planning context for consideration in the case of the proposal for the dismantling and relocation of 'The Gate Lodge'.

The Planning Context is primarily set out in the Dun Laoghaire Rathdown County Development Plan (2022-2028).

The key provisions as they relate to the context of 'The Gate Lodge' are set out below.

4.1 Dun Laoghaire Rathdown County Development Plan 2022-2028

The Dun Laoghaire Rathdown County Development Plan 2022-2028 is the relevant statutory Development Plan context for the subject site. This plan will remain valid for 6 years, subject to any review, variations, extensions or alterations made during the lifetime of the permission. It is submitted that it is the design team's full intention for the subject scheme to be in compliance with the site zoning, key development objectives and key development standards. A detailed compliance assessment with relevant development plan objectives will be contained in any application that proceeds

Zoning

The site zoning is identified in Figure 2 below:



Figure 2 - Zoning Map with lands at St. Teresa's outlined (Gate Lodge mark-up added)



The site is zoned as **Objective A** which has the following objective:

Objective A - *To provide residential development and improve residential amenity while protecting the existing residential amenities.*

Uses that are permitted in principle include: "Assisted Living Accommodation, Community Facility a, Childcare Service a, Doctor/Dentist etc. a, Educational, Health Centre/ Healthcare Facility a, Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation"

Uses that are open to consideration include "Allotments, Aparthotel, Bring Banks/Bring Centres, Carparkb, Caravan/Camping Park-Holiday, Caravan Park-Residential, Cemetery, Cultural Use, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-Light, Part Off-License, Office Based Industry, Offices less than 200sq.m.c, Offices in excess of 200 sq.m, Service Station, Place of Public Worship, Public House, Residential – Build to Rent, Restaurant, Service Garage, Shop Neighbourhood, Student Accommodation, Sports Facility, Tea Room/Café, Veterinary Surgery".

Therefore, the Residential development is permitted in principle at the subject site. **'Tea Room/Café' and 'Sports Facility'** are open for consideration. Proposed café and gym element of the residential amenity area are considered an appropriate ancillary uses to the residential use.

In addition, a portion of the site is zoned 'F' - "To preserve and provide for open space within ancillary recreational amenities". We can confirm that the only use proposed for this portion of the site is **'Open Space'**, which is a permitted use under the zoning objective. The subject site includes an objective to protect and preserve Trees and Woodlands

- a) 'St. Teresa's House' or Centre which is a 3 storey Victorian House; RPS No: 398
- b) 'St. Teresa's Lodge' known as 'The Gate Lodge', which is a single storey property located at the main entrance to the site off Temple Hill, RPS No: 1960; and
- c) Entrance Gates along the north of the site, RPS No: 398.

The open lands has the following objective:

Objective 'INST': *'To protect and/or provide for Institutional Use in open lands'* is noted. This objective is particularly relevant in context of provision of a minimum of 25% of the entire INST land parcel

Institutional Designation

Evidently, there is an institutional designation afforded to this site and this designation is discussed further under the Statement of Consistency.

Protected Structures

As identified in Figure 2 above, the site currently under review contains 3 Protected Structures in the form of:

- (a) 'St. Teresa's House' or Centre which is a 3 storey Victorian House (RPS 398);
- (b) 'St. Teresa's Lodge' known as 'The Gate Lodge', which is a single storey property located at the main entrance to the site off Temple Hill (RPS 1960); and**
- (c) Entrance Gates along the north of the site (RPS 398)

As set out previously, Item (b) St. Teresa's Lodge/The Gate Lodge is the protected structure which is the subject of this report.

Designation of 'The Gate Lodge' as a Protected Structure

The Gate Lodge was not a Protected Structure prior to the adoption of the County Development Plan 2016-2022 on 16 March 2016.

5 THE EXISTING CONDITION

The following existing conditions as they relate to the Gate Lodge have been prepared by the Conservation Consultant, Cathal O'Neill Architects:

The gate lodge is one of three structures (two gate lodges and a monumental gateway) which originally made up a formal architectural composition marking or announcing the entrances to the twin estates of Dunardagh and Craigmore, which subsequently became St Catherine's and St Teresa's, both communities of the Daughters of Charity, Irish Province. In the case of St Teresa's the community was established in 1925. The houses were built in 1862 and the lodges shortly thereafter.

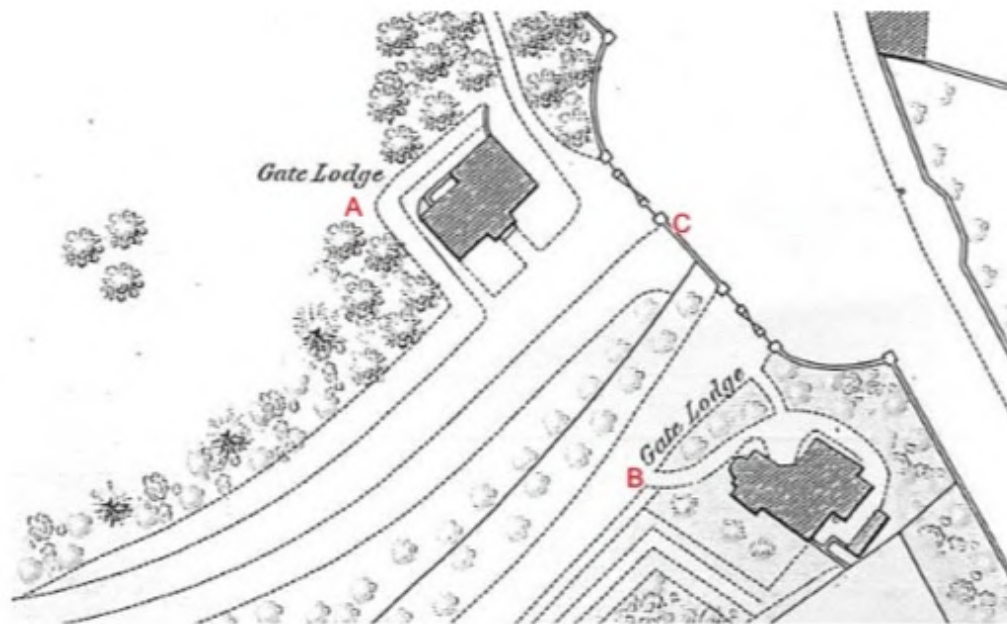


Figure 3 - 1867 O.S. Map extract showing existing St Teresa's Lodge (A), demolished St Catherine's Lodge (B) and Gateway (C) now relocated elsewhere on site.

The entrance structures are understood to have remained relatively intact until the creation of the Blackrock Bypass which opened in 1988. A large swathe of the grounds was acquired to facilitate the construction of the road resulting in the boundary being moved approximately 15m south-westwards for the entire frontage. At this time the lodge opposite, serving Dunardagh/St Catherine's (B), was demolished and the monumental gate (C), approximately 30m or 100ft in width, was dismantled and reconstructed at the north corner of the property where it remains today. A second larger cottage/lodge at the north entrance was also removed at this time. Both the remaining lodge at the east corner of the site which is the subject of this report, and the relocated gate, together with the main house, are included in the Record of Protected Structures (Nos 1960 and 398 - the house and gate share the latter number).



Figure 4 - 1867 OSI Map showing original road with present boundary indicated in red

The gate lodge is now dilapidated and has been vacant for many years. Instead of being a detached pavilion located behind a boundary wall or entrance gate, as is the case with most lodges, it is now perched, almost precariously, on the reconstructed boundary wall which underpins its north-east external wall. This new granite wall, constructed in uncoursed random rubble, runs around the south-west side of the lodge, forming a small front garden, and leads in to a modern gate-way designed in a quasi-historic style but far behind the site of the lodge. The granite wall is surmounted by an unsightly unpainted galvanised railing, also in a pastiche historic style. To the north-west side, the rear, a lean-to extension with a very low-pitched roof has been constructed at a date unknown, but since the 1930s. To complete the ensemble a large traffic direction sign has been placed close to the building, along with traffic signal poles and pedestrian safety barriers.



Figure 5 - Gate Lodge fronting on to Temple Hill



The lodge has also been unsympathetically maintained over the years, with lack of repainting and interior neglect. The fascias and soffits may not be original, and the plastic rainwater goods and fibre-cement slates are definitely not original. The entrance door is also thought to be a later copy. The granite plinth and cills, chimney capping, the lime render finish and quoins and keystone, and original windows and doors remain and are in reasonable condition. An opening in the south-west wall reveals that the building is constructed of stone rubble.

A room by room description and photographic record is included in the Photographic Record for the Gate Lodge has been prepared by Cathal O'Neill Architects and is enclosed herewith.



6 THE PROPOSED DEVELOPMENT

The development proposed in this case has been designed by award winning architects O'Mahony Pike Architects. Significant input on matters of conservation has been received from Cathal O'Neill Architects throughout the design process.

The overall masterplan site layout is outlined in detail on OMP Drawing 'Proposed Masterplan Layout'. The image below is a high - level overview of the site layout now proposed.



Figure 6 – Proposed Site Layout

6.1 Overall Development Description

The proposed development will consist of amendments to a development previously permitted under Strategic Housing Development ABP-303804-19 (291 no. residential units, a crèche facility and heights of 1 - 8 storeys permitted) to provide for a new residential and mixed use development (1 - 8 storeys overall) of 414 no. residential apartment units in total (a proposed uplift of 123 no. residential units) with associated crèche facility (approx. 401 sq m), a new café (approx. 67.4 sq m) and residential amenity space (approx. 451 sq m). The revised overall residential mix is 8 no. studio units, 164 no. 1 bed units, 159 no. 2 bed units, and 83 no. 3 bed units.

The proposed development will consist of:

1. Amendments to previously permitted Blocks C1, C2, C3, D1, E1, E2, E3, E4 and E5 as follows:
 - A revised building design for previously permitted Block C1 (3 storeys overall) previously consisting of 7 no. apartment units (6 no. 2 bed units and 1 no. 3 bed unit) to now comprise 10 no. apartment units (4 no. 1 bed units and 6 no. 2 bed units) – an uplift of 3 no. residential units in total. Amendments will include minor revisions to the overall height of the building (3 storeys overall) and revisions to elevations and building footprint.
 - A revised building design for previously permitted Block C2 (3 storeys overall) previously consisting of a crèche facility (approx. 286 sq m) at level 00 and 4 no. apartment units at level 01 and 02 (3 no. 2 bed units and 1 no. 3 bed unit) to now comprise a crèche facility of approx. 401 sq m at level 00, associated outdoor play area space of 302 sq m and 6 no. apartment units (2 no. 1 bed units and 4



no. 2 bed units) at levels 01 and 02 – an uplift of 2 no. residential units in total and increased crèche floor area size by approx. 115 sq m. Amendments will include minor revisions to the overall height of the building (3 storeys overall) and revisions to elevations and building footprint.

- A New Block C3 (1 storey over basement level) comprising residential amenity space of approx. 451 sq m.
- The omission of previously permitted Block D1 (5 storeys overall) and basement level previously consisting of 50 no. apartment units (15 no. 1 bed units, 23 no. 2 bed units and 12 no. 3 bed units) to now deliver new Block D1 (4 - 7 storeys over new basement level) comprising 125 no. apartment units (19 no. 1 bed units, 68 no. 2 bed units and 38 no. 3 bed units) – an uplift of 75 no. residential units in total.
- The omission of previously permitted Block E1 (5 storeys overall) previously consisting of 14 no. apartment units (9 no. 2 bed units, 4 no. 3 bed units and 1 no. 3 bed duplex unit) to now deliver new Block E1 (4 - 7 storeys) comprising 61 no. apartment units (7 no. studio units, 6 no. 1 bed units, 26 no. 2 bed units and 22 no. 3 bed units) – an uplift of 47 no. residential units in total.
- The omission of previously permitted Block E2 (5 storeys overall) previously consisting of 15 no. apartment units (9 no. 2 bed units, 4 no. 3 bed units and 2 no. 3 bed duplex units) to now deliver new Block E2 (6 storeys) comprising 50 no. apartment units (1 no. studio unit, 25 no. 1 bed units, 20 no. 2 bed units and 4 no. 3 bed units) – an uplift of 35 no. apartment units in total.
- The omission of permitted Blocks E3 (5 storeys), E4 (4 storeys) and E5 (5 storeys) previously providing for 38 no. units in total (27 no. 2 beds, 8 no. 3 beds and 3 no. 3 bed duplex units).
- Each residential unit has associated private open space in the form of a terrace / balcony.

The above new proposals extend to a total of 252 residential units. Blocks A1, B1, B2, B3, B4 and Block H (St. Teresa's House – A Protected Structure) remain as originally permitted with no further amendments proposed (162 no. units and permitted heights of 3-8 storeys).

2. The structures for demolition across the site remain as permitted with no further amendments proposed. This includes any structures previously permitted for demolition that still remain on site and the removal of associated remnants of low / retaining walls and in-ground concrete steps.
3. An amended proposal for Block G (St. Teresa's Lodge – A Protected Structure) (1 storey) including a change of use from previously permitted 1 no. 1 bed unit to a new café of approx. 67.4 sq m and associated signage. This proposal will again seek permission for the dismantling/deconstruction of the existing St. Teresa's Lodge (Gate Lodge) (approx. 38.56 sq m) and the demolition of a lean to extension (approx. 28.5 sq m) as previously permitted under Strategic Housing Development ABP-303804-19. The current amendment proposal seeks permission to relocate and reconstruct St. Teresa's Lodge in a new location (180 m southwest of its original position and located adjacent to Rockfield Park) using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. The non - original extension (approx. 28.5 sq m) will be again removed as previously permitted. The current proposal seeks further extension of this building (approx. 28.88 sq m) and a change of use from residential (1 no. unit) to café use to deliver a Part M compliant single storey building of approx. 67.4 sq m and associated signage.
4. A revised landscape plan now provides for:
 - Public open space in the form of a central parkland, garden link, woodland park (incorporating an existing folly) and a tree belt (approx. 11,238 sqm overall).
 - Communal open space is now proposed in the form of entrance gardens, plazas, terraced gardens and roof terraces (approx. 3,620 sqm overall).
 - Provision is also now made for 2 no. new pedestrian connections to Rockfield Park on the southern site boundary (1 no. adjacent to the proposed relocated Gate Lodge and 1 no. at the hammerhead adjacent to Block E2) and all other pedestrian connections remain as permitted under Strategic Housing Development ABP-303804-19.



5. A revised total of 244 no. car parking spaces (a decrease of 28 no. spaces) and 962 no. bicycle spaces (an uplift of 296 no. spaces) are proposed. The no. of motorcycle spaces remains as permitted at 20 no. spaces.
6. The development also provides for revised proposals for Bin Storage areas, Bike Storage areas, life safety generator room, ESB substations and switch rooms with a combined floor area of approx. 609 sq m all at surface level.
7. Access to the development generally remains as permitted under Strategic Housing Development ABP-303804-19, which provides for works to the existing entrance to the overall site via Temple Hill and Temple Road to deliver the realignment and upgrade of the existing signalised junction and associated footpaths, with minor modifications to the junction layout to provide for improved and safer vehicular access/egress to the site and to/from St. Vincent's Park. Emergency vehicular access and pedestrian/cycle access also remains as permitted via a secondary and long-established existing access point along Temple Hill. There are no works proposed to the existing gates (Protected Structure) at this location. There are minor modifications proposed to the northeastern boundary walls and access gateway to 'Carmond' to facilitate alignment improvements for safe access/egress serving St. Vincent's Park.
8. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; green roofs; PV panels; boundary treatment; internal roads and footpaths.

A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) will be submitted to the planning authority with the application.

6.2 Gate Lodge

The dismantling/deconstruction of the existing St. Teresa's Lodge (38.56 sq m) and demolition of a lean-to extension (28.5 sq m) was previously permitted under SHD ABP-303804-19. Those proposals remain unchanged as part of this amendment application.

The current proposal for amendments seeks permission an amended proposal for Block G (St. Teresa's Lodge) (1 storey) including a change of use from previously permitted 1 no. 1 bed unit to a new café of approx. 67.4 sq m. This proposal will again seek permission for the dismantling/deconstruction of the existing St. Teresa's Lodge (approx. 38.56 sq m) and demolition of a lean to extension (approx. 28.5 sq m) as previously permitted under SHD ABP-303804-19. The current amendment proposal seeks permission to relocate and reconstruct St. Teresa's Lodge in a new location (180 m southwest of its original position and located adjacent to Rockfield Park) using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. The non - original extension (approx. 28.5 sq m) will be again removed as previously permitted. The current proposal seeks further extension of this building (approx. 28.88 sq m) and a change of use from residential (1 no. unit) to café use to deliver a Part M compliant single storey building of approx. 67.4 sq m.

Dismantling and Deconstruction

This proposal will again seek permission for the dismantling/deconstruction of the existing St. Teresa's Lodge (approx. 38.56 sq m) and demolition of a lean to extension (approx. 28.5 sq m) as previously permitted under SHD ABP-303804-19.

In effect, the original gate lodge is not being demolished. Demolition proposals only extend to the lean to extension.



A detailed justification for the chosen location including explored alternatives are set out further in this report.

The following proposals are set out by Cathal O'Neill Conservation Architect to form part of this report:

It is part of the proposed development that the gate lodge, which sits somewhat uncomfortably close to the boundary wall, would be dismantled and rebuilt, using its main architectural features. This is essential in order to reconfigure the vehicular entrance and junction to the site which does not meet current road design safety standards.

Whereas the previously permitted scheme (ABP-303804-19) moved the lodge close to where the avenue to the new development branches off the main avenue serving St Catherine's, it is now proposed to locate it at a position southwest of Block D1 close to the boundary with Rockfield Park, a proposal shown in the 2021 application. It has been accepted that the current junction design at the entrance is below standard and is required to be upgraded in order to allow any development and it is therefore essential to relocate the lodge.

The gate lodge was inspected and consists of a small entrance hall and two main rooms, with a later lean-to extension to the rear. The original lodge would have been approximately 395sqm and it is now approximately 705sqm, having been extended at some date after 1936. The joinery, i.e. internal doors and windows and shutters are in good condition as are the fireplaces. There are no other internal decorative features. The building is of rendered stone. If it were to be moved it would be a relatively straightforward process to carefully dismantle the main decorative elements, with external stone work, and roof structure and fascia (the gutters are of uPVC. and roof of fibre cement slates) and to re-construct the building in a new location with using the rubble stonework of the original. Where brick has been used, for example around openings, the bricks can be cleaned and re-used.

A compliance of this proposal with The Architectural Heritage Protection Guidelines for Planning Authorities is outlined in the Architectural Heritage Impact Statement prepared by Cathal O'Neill Conservation Architect, a separate enclosure to this report.

A method statement detailing the full extent of these works is enclosed in Section 10 of this Report.

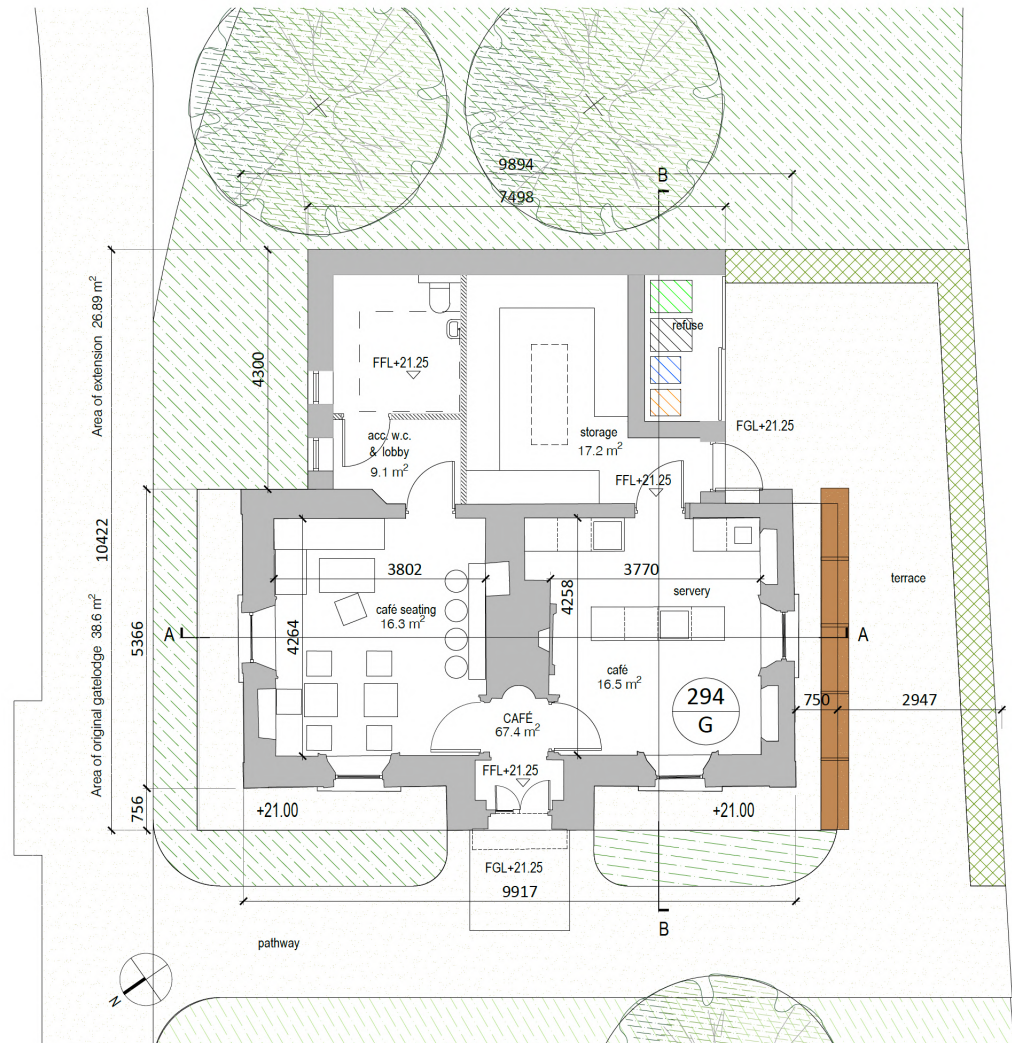
The extent of the proposal is also set out in drawings enclosed from O'Mahony Pike Architects.

Proposed Works

The dismantling/deconstruction of the existing St. Teresa's Lodge (38.56 sq m) and demolition of a lean to extension (28.5 sq m) was previously permitted under SHD ABP-303804-19. Those proposals remain unchanged as part of this amendment application and permission is again sought for the same dismantling and deconstruction works.

The later lean-to extension to the rear (north-west) side of the building is proposed to be omitted. As the opportunity arises to bring the building into line with modern design standards, notably those relating to disabled access, resistance to moisture and thermal insulation it is proposed that slight alterations would be made to the construction methods, as detailed below. The permitted dismantling and deconstruction processes and current proposals for relocation and reconstruction would take place under the supervision of an architect experienced in architectural conservation.

The proposed ground floor plan of the Gate Lodge is outlined below:



GROUND FLOOR PLAN 1:50 @ A1

Figure 9 – Proposed ground floor plan of Gate Lodge

The works will be carried out with due regard to the Architectural Heritage Protection: Guidelines for Planning Authorities^a, and the Conservation Charters of ICOMOS^b. Account will be taken of the Royal Institute of the Architects of Ireland Guidelines, and international and national best practice.

In addition to the existing detailed survey and record photographs, the contractor will be required to make a full set of survey drawings and photographs, showing the details of each window and door and its constituent elements. The contractor shall be required to number all the elements of the stone walls as described below and to make a full photographic survey of the stripped masonry walls.

All dismantling and removals permitted will be carried out with the greatest care and with the overriding objective of preserving in good condition as much the original fabric of the building as possible. The contractor(s) shall be responsible for ensuring that no element of the historic structure which contributes to its special interest or significance, is damaged. Work will be carried out under the constant presence of a Clerk of Works experienced in the repair of historic buildings. Where any material is found to be defective beyond re-use or repair, this shall be brought to the immediate

^a Architectural Heritage Protection: Guidelines for Planning Authorities

^b International Council on Monuments and Sites



attention of the Conservation Architect before any such material is disposed of, for which the Conservation Architects written approval is required.

A specialist building conservation contractor and specialist sub-contractors will be selected on the basis of experience and competence.

7 ALTERNATIVES CONSIDERED

During the design process the applicant consider alternatives as part of application documentation.

The considerations of Alternatives is also required by the Architectural Heritage Protection Guidelines of 2011.

7.1 Alternatives Considered

This following section has been prepared in full by CONA, as it sets out the historical potential alternatives for the proposed location for the Gate Lodge. The 4 no. alternatives may be summarised as follows:

- 1 Retain gate-lodge in-situ and repair and restore it.**
- 2 Demolish the lodge and dispose of the fabric off-site.**
- 3 Dismantle and relocate the lodge to a position which architecturally and symbolically marks the entrance to the immediate grounds of St Teresa's House.**



Figure 10 - Lodge (in red) at position 3 described above (location permitted under ABP-303804-19)

- 4 Dismantle the gate-lodge and move it to a position in Rockfield Park which would bear the original relationship to the monumental gateway, as it had before the construction of the Blackrock by-pass in 1988.**

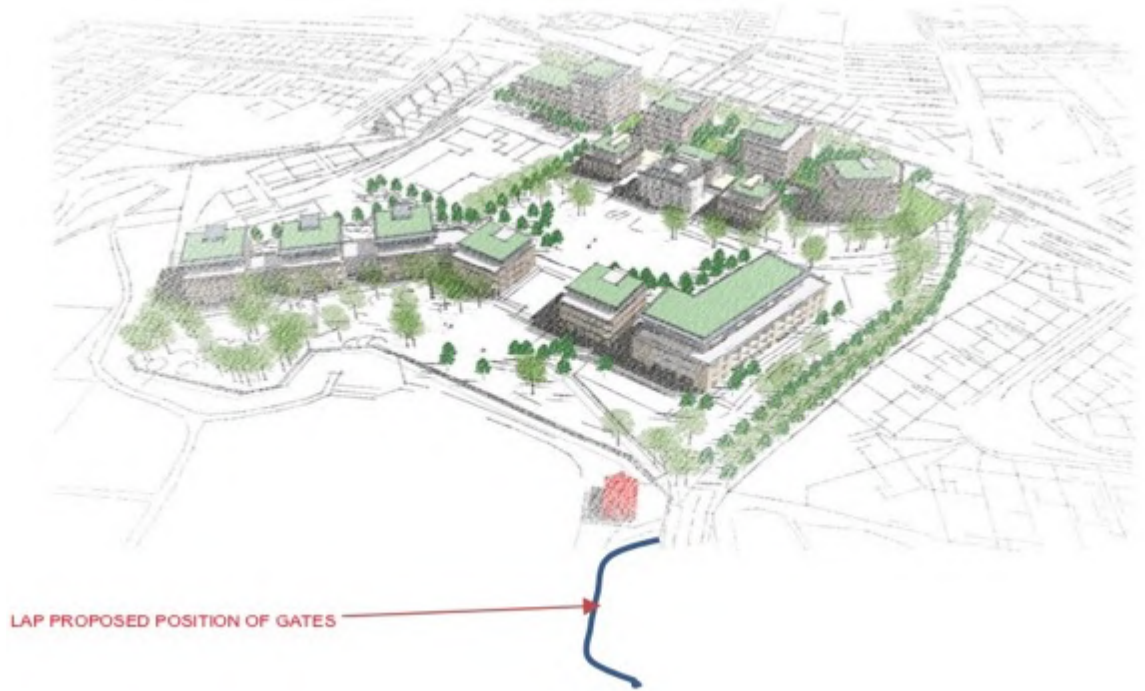


Figure 11 - Lodge (in red) at position 4 described above

Each of the Alternatives is now discussed below:

1. Retain gate lodge in situ

The advice from the applicant's traffic consultants, NRB Consulting Engineers Ltd, is that the existing junction between the St Teresa's and St Catherine's entrance gates, the slip road from St Vincent's Park, Temple Road/Temple Hill and Newtown Avenue is highly dangerous and does not meet present standards. Records from the Road Safety Authority show an unusually high accident rate for this locality.

We note also that the access to the lands was permitted under ABP-303804-19. Discussions have taken place between NRB for the applicant and DLRCoCo. It is understood that the only viable entrance to these lands is at the point shown, and that the safe design of this junction can only be achieved by the removal of the gate-lodge.

In addition to the necessity for moving the building, we submit that there is also an architectural reason for moving it, notwithstanding the general principle that protected structures should not be moved.

The setting of the gate-lodge has been destroyed by the removal of the monumental gates, the relationship of the lodge to the present 1980s gates and St Vincent's Park slip road, and the realignment of the boundary wall caused by the construction of the Blackrock By-pass.

Planning Comment

From a planning point of view, to leave the structure in situ will have a significant impact on the release of the lands for development. A planning consent in relation to the access point to the subject site was reached under ABP-303804-19 after numerous interactions between the Applicant, various departments of the County Council and An Coimisiún Pleanála. Permission is therefore secured for its dismantling and deconstruction with the current proposal again seeking the principle of dismantlement and deconstruction to relocate and reconstruct the Gate Lodge in an alternative position to that permitted and deliver a suitable change of use to café.



To leave the gate lodge structure in situ will have a detrimental impact on the development potential for this site. It will impede the development of a key suburban infill site in the heart of Blackrock Village and will sterilise a prime residential site for development.

There are significant lands zoned for residential development under the Development Plan at this location and the release of these lands is reliant upon the delivery of a new safe junction and access arrangement at Temple Hill. This in turn requires the relocation of the 'The Gate Lodge' for delivery and to leave the structure in situ cannot therefore be considered as an option in this case.

2. Demolish the gate lodge and dispose of the fabric off-site.

It would not be unprecedented for planning permission to be granted to demolish and dispose of a Protected Structure. Examples include Corballis House at Dublin Airport and Campion's Public House on North Wall Quay.

However, the applicant believes that the scale of the building is such that its dismantlement and reassembly is not an overly complex task and that the continued presence of the lodge in the locality would make a positive contribution to the architectural heritage of the community. For this reason, the applicant is not proposing to demolish and dispose of the building under this amendment application.

3. Dismantle and relocate the lodge to a position which architecturally and symbolically marks the entrance to the immediate grounds of St Teresa's House.

As a matter of fact, in the parent SHD Application ABP-303804-19, for which permission was granted, the lodge was positioned in the V formed by the branching off of the entrance to St Teresa's from the driveway to St Catherine's driveways. (See image below.) Here, it signalled the arrival of the visitor to the property in an echo of its original function. However, the use permitted under this parent application was residential use. Given the new proposed use as a café, it is considered that this location would not be best for viability and the building should be located in a higher footfall location.



Figure 12 – Architect's impression of gate lodge in the location for which permission was granted (2019)

4. Relocate to St Catherine's driveway/Rockfield Park boundary

It was an objective of the former Blackrock Local Area Plan 2015-2025 (now expired) to move the monumental gateway, (originally beside the existing gate lodge), but then moved by the council in 1988 to the north corner of the site, to a position on the boundary between the St Catherine's entrance driveway and Rockfield Park. One of the council's unpublished perspective views (below) suggests that the gate lodge might be relocated to an adjacent position.



Figure 13 - Illustration and caption from now expired Blackrock Local Area Plan by Planning Authority

There have also been circumstances elsewhere in which it has been considered desirable to reconstruct historic buildings, using either new fabric or their original fabric. In the case of the Trinity College gate lodge at Lincoln's Place, permission was granted to dismantle it and reconstruct it in a new location.

The location is not in the ownership of either the applicant or DLRCoCo and for this reason, the applicant is not proposing this option.

7.2 Selection of Preferred Location

The Alternatives described above are not feasible, given that the overall design of the project has been revised. It is now proposed to change the function of the lodge from residential to public amenity café, open to members of the public and residents who are encouraged to permeate the site.

One of the key considerations was where the Gate Lodge could best fulfil this role as a public amenity and where would it be likely to attract the most footfall to make it a viable café. It was therefore considered that the boundary with Rockfield Park represented the ideal location to locate the building, where it would attract customers from the Park and act as a vibrant link with the new development.

CONA considered potential locations for the Gate Lodge based on the desire to have the building at the Park boundary, which is supported by the Planning Authority. The sketch below by CONA shows the design process whereby the new location was refined:

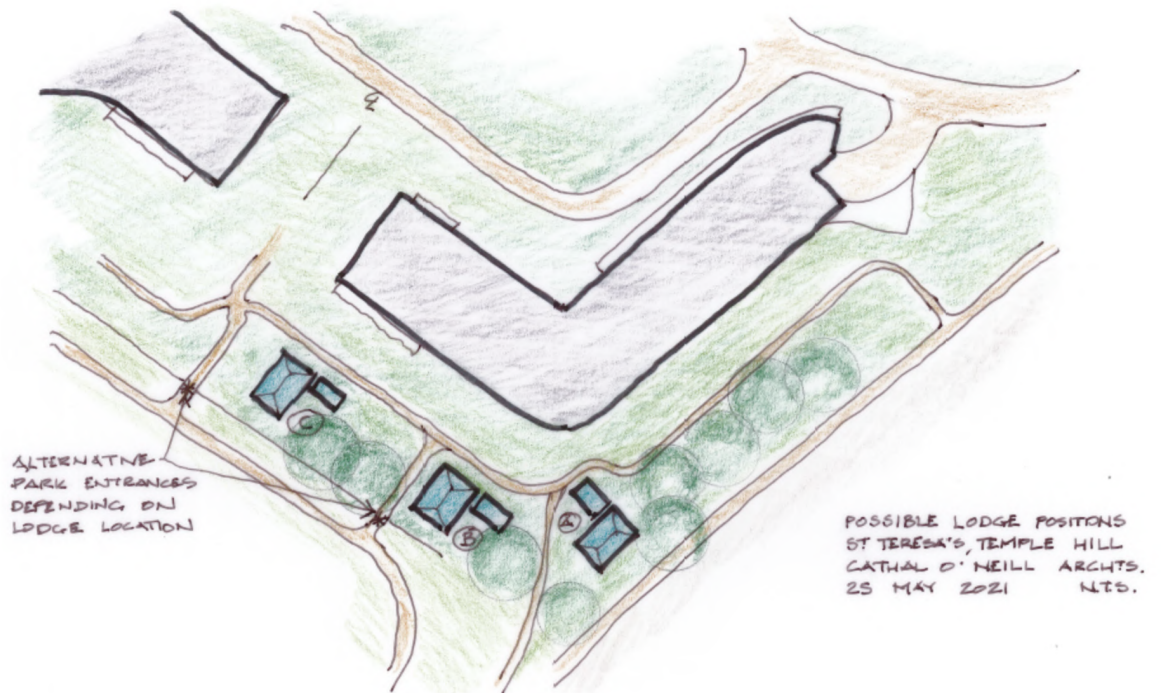


Figure 14 – Sketch of explored alternatives

Of the locations sketched above, Position A, on the avenue, and facing it at the south corner of the site, (similar to position 3 in the 2019 application and near the position for which the Local Authority had expressed a preference), would have involved the loss of significant trees on the avenue which, given its special arcadian character, was considered unacceptable.

The two remaining positions were both at right angles to and near the southwestern boundary of the site, with Rockfield Park, but outside the boundary of the Open Space Zoning. Position C, approximately on the central axis of the house and Blocks E1 and D1, was felt to be too prominent. Therefore, the selected location is essentially Position B from the sketch as shown on the now submitted OMP Site Plan extract as follows:

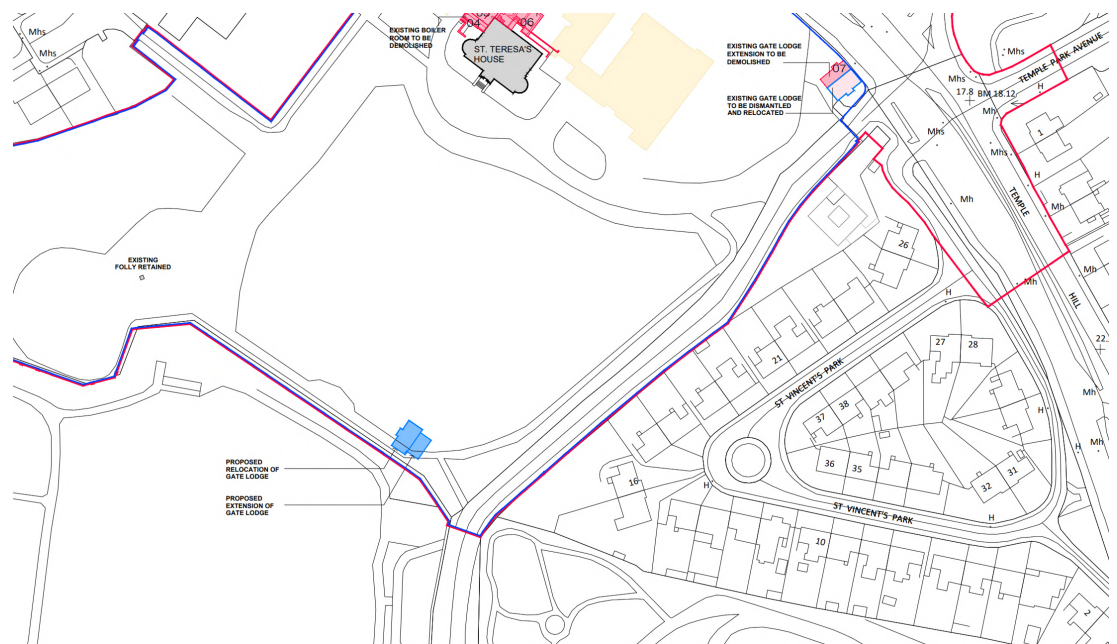


Figure 15 – Chosen alternative



At this location, the lodge would fulfil the same function as that envisaged in the now expired Blackrock Local Area Plan sketch, i.e. marking the entrance to the park, while retaining one of its original purposes in signifying the arrival at the St Teresa's grounds, but from the park rather than from Temple Road. It also remains on the portion of the site zoned for residential development where Café is open to consideration as a use.

As set out previously, the dismantling/deconstruction of the existing St. Teresa's Lodge (38.56 sq m) and demolition of a lean to extension (28.5 sq m) was previously permitted under SHD ABP-303804-19. These baseline proposals are sought again as part of this permission with the current application simply seeking permission to relocate and reconstruct St. Teresa's Lodge in a new location (180 m south west within the development adjacent to Rockfield Park) using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. The non - original extension (28.5 sq m) will be again removed as previously permitted. The current proposal seeks further extension of this building (28.88 sq m) and a change of use from residential (1 no. unit) to café use to deliver a Part M compliant single storey building of 67.44 sq m.

New pedestrian/ cycling connections from Rockfield Park are being proposed to enhance its relationship with the park under the current amendment proposals.

The building will be a modest structure marking an entrance to the curtilage of the main house as it originally did. To an observer, the structure will be indistinguishable from its present appearance, except that it will be no longer diminished by the presence of an inappropriate lean-to extension and will be free-standing on reasonably level ground rather than awkwardly attached to a boundary wall and railing of poor quality. It will also have newly decorated woodwork. It will have the original granite plinth and cills. The present external render is in reasonable condition and this will be replicated. The entrance door will be reconstructed in new timber with historically correct mouldings to the recessed panels.

The roof will be reassembled using the original components around the reconstructed chimney, stone capping and chimney breast. New natural slates will be used instead of fibre cement and new cast iron rainwater goods will be provided. The original ridge and hip tiles will be re-used. The timber fascia, soffit and console brackets will be re-used, unless decayed.

Internally, the building will retain the historic features that currently exist, namely the niche to the entrance lobby, 2 no. internal doors, the sheeted, ledged and braced back door and the four no. sliding sashes windows with shutters and shutter boxes, skirting boards throughout, two no. fire surrounds and built-in shelving.

The external walls will be rebuilt in stone rubble, using lime mortar. The stones will have been numbered and recorded and transported and stored in batches relating to their original locations and the walls will be reconstructed with original stones in their original relative positions.

A detailed method statement is included with the application material. The original room forms are retained and the ancillary spaces are relegated to a smaller extension. The outside ground level will be raised to permit universal access. We believe this is an acceptable manner in which to address the matter of level access and has been used in more important state buildings, such as The National Gallery.

7.3 Transportation Alternatives

From a Transportation perspective the requirement for the dismantling / deconstruction and relocation / reconstruction of the Gate Lodge in a new location remains unchanged to that of the parent permission.

For clarity, access to the development generally remains as permitted under SHD ABP-303804-19, which provides for works to the existing entrance to the overall site via Temple Hill to deliver the realignment and upgrade of the existing signalised junction, associated footpaths and to provide for improved and safer vehicular access/egress to the site and to/from St. Vincent's Park. Emergency vehicular access and pedestrian/cycle access also remains as permitted via a secondary and long-established existing access point along Temple Hill. There are no works proposed to the existing gates (Protected Structure) at this location.



The extent of the current proposals subject of this amendment application relate to minor modifications proposed to the northeastern boundary walls and access gateway to 'Carmond' to facilitate alignment improvements for safe access/egress serving St. Vincent's Park. Minor improvements to junction layout are sought.

In principle however, the primary requirement for relocation of the gate lodge in this case relates to the delivery of this permitted access to serve both the site at St. Teresa's. In this regard, we confirm for the Planning Authority that significant time and effort has been invested into the consideration of potential alternatives for an access arrangement that is both appropriate to Temple Hill and the site, subject of this application.

It is important to note again that the current access strategy as the preferred option remains unaltered from the parent permission and NRB in consideration of all options found that:

"...in order to provide an acceptable vehicular access, the Gatelodge needs to be removed and relocated for the following primary reason; -

There is inadequate space to provide the required footprint for the road/footpaths and cycle lanes, which also maintaining access to both properties.

In addition to the above there are also other significant Road Safety, Alignment and Traffic Capacity benefits brought about by the proposed relocation of the Gate lodge and the creation of our preferred junction

The Planning Authority will note that there were clear alternatives considered in this case and the current proposal for the gate lodge is considered the optimum design solution and location for same.

8 PRECEDENT

A number of permissions have been granted which have involved the demolition or deconstruction/relocation/reconstruction of Protected Structures. There also have been many cases in Ireland where “listed” or historic building have been removed or relocated prior to the Local Government Planning and Development Act 1999, and internationally the practice is often acceptable.

Precedents may be placed in the following categories:

- In Ireland after enactment of Local Planning and Development Act 1999;
- In Ireland prior to enactment of Planning and Development Act 1999 (“Listed” or historic buildings not Protected Structures);
- Outside Ireland.

8.1 In Ireland post 1999 Act

Cases in which planning permission has been granted for the relocation or reconstruction of Protected Structures or historic buildings include:

Campion's Pub 47 North Wall Quay, Dublin

This was permitted to be demolished as part of the application for the National Conference Centre in 2000. Protracted submissions were heard at the Bórd Pleanála oral hearing as to whether the building was a “Protected Structure” under the newly enacted 1999 Act and around what constituted the “Exceptional Circumstances” in which Protected Structures might be demolished. The Bord determined that the building was a Protected Structure and granted permission.



Figure 16 - Campions Public House



Carlton Cinema

The façade of the cinema which is a Protected Structure, was permitted to be dismantled and relocated nearby on O'Connell Street, as part of the re-development of most of the city block, as a shopping centre.



Figure 17 - Carlton Cinema Façade O'Connell Street Dublin

Clancy Barracks

Permission was granted to demolish 30 nineteenth century buildings (retaining 12) at Clancy Barracks, all of which were protected structures.

Demolition of protected structures- no reinstatement or salvage proposed.

Clarence Hotel

The Clarence Hotel, Dollard House and Nos 9 - 12 Wellington Quay, were permitted to be demolished, except for their north facades, to facilitate the construction of a new enlarged hotel. (not built).



Figure 18 - Clarence Hotel, Wellington Quay, Dublin

Corballis House

Corballis House was permitted to be demolished in 2006 to facilitate the development of Dublin Airport Terminal 2.



Figure 19 - Corballis House 1835 and Dublin Airport

8.2 In Ireland Pre-1999 Act

Magnetic Observatory

The Magnetic Observatory is not an original feature of the Belfield campus, as it was first built in the 1830s in the Fellows' Garden of Trinity College Dublin. To facilitate the construction of Trinity's new Arts and Social Science Building, the Magnetic Observatory was gifted to UCD in the 1970s, where it was rebuilt stone-by-stone. It was designed by architect Frederick Darley (1764-1841), who was once described as "among the most eminent architects of the kingdom". The building is in the form of a classical Grecian Doric temple.



Figure 20 – Magnetic Observatory Original Location and New Location

Ballast Office Westmoreland Street/Aston Quay

Designed in the late 18th century, this building was remodelled in the 1860s. It was demolished and replicated in the 1980s.



Figure 21 - Ballast Office Westmoreland Street/Aston Quay

Commercial Buildings Dame Street

This building was demolished and re-constructed or replicated in conjunction with the new Central Bank in 1979. It was rotated on its original site by 90°, with the benefit of planning permission. Famously, the main building was constructed 10m taller than its permitted height.



Figure 22 - Commercial Buildings Dame Street 1799 Architect Edward Parke



Lincoln Place Gate Lodge

This building was permitted to be dismantled, in conjunction with the extension of the adjacent college buildings for future reconstruction. A subsequent 2004 permission was granted to defer the reconstruction. We understand the building parts are still in storage.



Figure 23 - Lincoln Place gate lodge, Trinity College Dublin

Molua's Church Killaloe

St. Molua's Church was originally constructed on Friar's Island in the River Shannon, to the south of Killaloe town. Believed to have been constructed in two stages around the 9th and 10th centuries. In 1929–30 the Shannon hydroelectric scheme raised the water level and submerged Friar's Island, and the church was dismantled and brought north to be constructed on its present site in the grounds of Killaloe Cathedral.

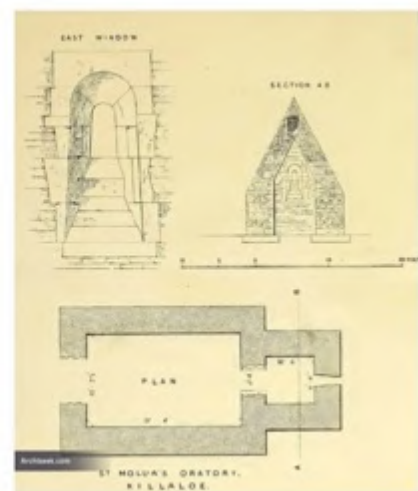


Figure 24 – Molua's Church



Ardcroney Church

Report from Irish Independent (16 March 1999) below:

Contractor] is best known for dismantling a Protestant church in Ardcroney, Co Tipperary, and re-erecting it at the Bunratty Folk Park a living, working museum dedicated to capturing what life was like in 19th-century rural Ireland. [C] says all elements of the church were carefully removed, including the cast-iron windows, the roof slates and all the interior woodwork. Even samples of the delicate stencil work on the interior walls were removed and copied. The stone from the church was moved on special pallets and stored at Bunratty for later reconstruction.

In 1997 planning permission was sought from Clare County Council. Once secured, Shaffrey Associates, a Dublin-based architectural firm who specialise in the restoration of historic buildings, was appointed to oversee the reconstruction of the church.

The painstaking job of re-constructing the building took one year to complete Now the church, which was originally built in 1824, is an integral part of the Folk Park.



Figure 25 - Ardcroney Church Originally from Tipperary, now in Bunratty Co Clare

8.3 Outside Ireland

Internationally, many historic buildings have been reconstructed, usually, but not always on the same sites. Extensive areas of some cities of Europe were re-built replicas of the original architecture, with varying degrees of accuracy.

German Pavilion, Barcelona

Mies van der Rohe's pavilion, designed as a temporary structure in 1929, was widely acclaimed at its opening. Six months later it was dismantled and is thought to have been shipped back to Germany in crates. It was considered a jewel of the International Modern movement in architecture for generations of architects, most of whom knew it only through a small number of grainy photographs and drawings of its revolutionary plan. To commemorate the architect's centenary, the building was rebuilt in 1989 in its original location and using materials, in some cases, from the original quarries. A later modern building beside the site was demolished to afford a greater appreciation of the pavilion, which is now a much-visited highlight of Barcelona's architectural heritage.



Figure 26 – German Pavilion Barcelona in 1929 and 1989

Cook House Melbourne

The house in England, of the parents of Captain Cook, credited with “discovering” Australia, was dismantled in 1934 and reconstructed in Melbourne Australia.



Figure 26 – Cook House Melbourne

Abu Simbel, Aswan, Egypt

These 1264BC monuments to Rameses II were moved in their entirety in 1968 to avoid the flooding resulting from the construction of Aswan Dam. They were subsequently designated a UNESCO World Heritage Site, (1973)

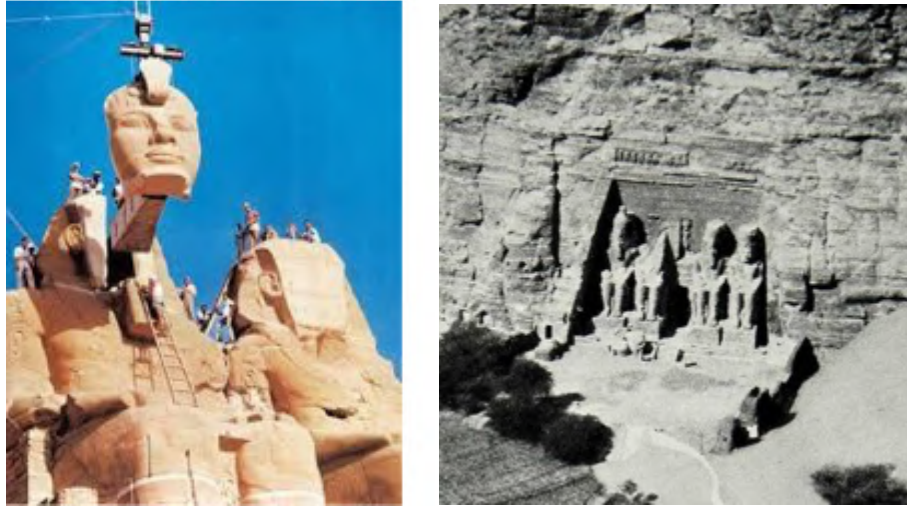


Figure 27 - Abu Simbel, Aswan, Egypt

Belle Tout Light House, Beachy Head U.K.

The 1934 lighthouse was moved, in one piece, in 1999, as the cliff edge was eroding and in danger of undermining the structure.



Figure 28 - Belle Tout Light House, Beachy Head U.K.

Chateau La Coste, Provence, France

On the grounds of the chateau, the owners have created commissioned a series of pavilions and larger buildings from internationally renowned architects including Richard Rogers, Frank Gehry and Tadao Ando. Some older buildings have been reconstructed on the estate, including this Tea house which was dismantled and transported from Vietnam.



Figure 29 - Chateau La Coste, Provence, France

The Planning Authority will note that there is significant precedent for consideration in this case, which should also be favourably considered in review of proposals for the relocation of the gate lodge in this case.

The Applicant has endeavoured all efforts to mitigate any perceived impact of Block D1 on the Gate Lodge. We note specifically that the potential impact of Block D1 has been mitigated by the positioning of the Gate Lodge perpendicular to Block D1. Being located south of D1 it will not be overshadowed by its 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 Gate Lodge building to co-exist with Block D1.”

It is also worth setting out that there are appropriate landscaping proposals for the Gate Lodge which assist with its new setting and relationship to Block D1. Notably, 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.”

The Planning Authority is directed to the inputs from Mitchell & Associates on the landscaping proposals surrounding the Gate Lodge, and the visuals which present proposals as per the image below.

The suitability of the current proposal is also supported by Cathal O'Neill Conservation Architect who have noted that for architectural reasons it is considered appropriate that the new location would be at the periphery of the site as is traditional with such lodges. Its small scale does not lend itself well to contemporary living and for this reason a semi-public function was selected. Given this function and a desire for a peripheral location, the site chosen, close to Rockfield Park is considered optimal, allowing, as it does, clear views of, and access to the building by the public. Such views would be difficult or impossible to achieve were the building surrounded by the proposed apartment buildings. In our view, the contrast in scale between the gate lodge and Block D1 is not unsatisfactory, and is to be accepted, and expected, where the lodge is of such diminutive proportions



Figure 31 – CGI showing Gate Lodge café in new location bounding Rockfield Park

The visuals presented with this application including the CGI in Figure 30 above demonstrate that the colour palette of materials chosen for Block D1 ensure that the Gate Lodge remains as the more prominent structure on the landscape with the use of lighter finishes. The landscaping and in particular the retention of trees 143 and 144 (2 large Austrian Pines) together with the additional landscaping



proposed ensure that the Gate Lodge remains in a landscaped setting. The grounds levels are also notable with Block D1 set below that of the Gate Lodge structure.

Overall, the Gate Lodge is being afforded a new position, close to Rockfield Park, with a new café use to serve the wider public. The design team have given careful consideration to the scale and massing of Block D1 including the delivery of shoulder 4 storey heights together with setbacks at upper levels that ensure the Gate Lodge has an appropriate setting in its new location.

It is worth highlighting that under the 2021 permission, the inspector made the following comments in relation to the new Gate Lodge proposal for a café, the location of which is the same at that now proposed.

*“The gate lodge itself would never have been intended to be imposing, and therefore in my view, it can naturally coexist with **the larger Block D1**. There is also sufficient space around the gate lodge and separation to Block D1 to allow the gate lodge to be appreciated in views”*

There is a clear desire for a peripheral location for the Gate Lodge on conservation grounds and the revised design for Block D1 is considered appropriate within the context of the chosen location for the Gate Lodge.



10 SCHEDULE OF WORKS

10.1 Dismantlement

These works remain as permitted.

Remove all mechanical and electrical services, fixtures, fitting, pipes, conduits, junction boxes, aerials or dishes.

Demolish and remove off site lean-to extension.

Carefully dismantle and remove four no. sliding sash windows, frames, shutters and shutter boxes, architraves and skirting.

Strip internal and external plaster/render and analyse composition.

Remove ceilings (note – there is no decorative plasterwork).

Remove fire surrounds and inserts.

Remove ridge and hip-tiles, clean, and store carefully.

Strip and remove off-site fibre cement slates

Undertake detailed survey of roof timbers, numbering each element - recording extent of decay, if any and prepare roof timber drawing.

Remove roof timbers, cutting out any sections affected by rot, clean and store carefully.

Undertake detailed survey of stripped walls, including photographs, recording those areas constructed of stonework and brickwork.

Take down external and internal walls, separating the material into brick, stone rubble and cut stone and carefully retaining the stone "pinnings".

Clean off all mortar bedding and infill and store brick and stones carefully.

Excavate floor and remove. If stone slabs found, clean and remove to storage.

All material to be stored in secure dry ventilated containers on site.

Revise reconstruction drawings to include any new information discovered and consult with Conservation Architect.

10.2 Reconstruction

The same main and specialist contractors would be engaged in the reconstruction as part of the same contract.

Set out in position shown on planning drawings.

Excavate for foundations/drainage.

Pour strip foundations

Construct rising walls of concrete block

Install below-ground drainage

Install hardcore, insulation and radon/barrier/d.p.m./d.p.c.

Construct external and internal walls and chimney breast of brick and stone as shown on finalised construction drawings including brick arches/ hardwood lintols where appropriate

Install wall plates.

Construct chimney stack with prefabricated metal d.p.c. tray re-using granite plinth and capping

Reconstruct timber roof of rafters, hips-rafters ridge board collar ties and ceiling joists reusing the original material. Where any rafter is decayed in less than 50% of its length it is to be retained



and spliced with new timber of the same dimensions.

Lay breathable roofing felt to entire roof, using UV resistant material where exposed at eaves.

Set out battens and slate roof using Bangor Blue slates with copper nails

Re-fix console brackets, and fascia and soffit, splicing in new material as appropriate.

Lay external below ground drainage and backfill.

Fit cast iron gutters and temporary rwps.

Re-install granite cills and architraves, plinth and quoins.

First fix mechanical and electrical services.

Render external walls using lime-based render formulated to match the original, creating raised quoins and re-instating keystone above entrance door.

Fit cast iron rwps.

Re-fit window frames.

Plaster internal walls using lime render to match original.

Refit internal joinery and sashes.

Decorate.

Second fix mechanical and electrical services.

Regrade immediate site and complete hard and soft landscaping.

10.3 Specifications and standards

The specifications for the various trades area are as set out in the Detailed Method Statements for the main house and include detailed specifications for:

The re-construction of stone walls

Lime render and plaster

Repairs of windows

Natural Slating

Rainwater goods

Lead roofing

10.4 Contractor(s)' Method Statement

A dimensional and photographic survey has been carried out under the direction of the Conservation Architect.

The Contractor(s) shall prepare written statements demonstrating to the Conservation Architect how all elements of the structure shall be protected, including details of their temporary storage and transport. Materials must be protected from precipitation, extremes of temperature, sunlight and loading and must be secured against vandalism and theft. The statement shall specify how materials will be protected against accidental damage by site operatives, such as by boarding up, roping off, sheeting over, etc. The Contractor's Method



Statement shall ensure compliance with all aspects of the Architectural Heritage Impact Assessment and Conservation Method Statement submitted with the application for permission.

Deconstruction

A heritage contractor of proven experience will be engaged on the overall project to act as main contractor. Specialist heritage sub-contractors in the areas of lime render, brickwork, stonemasonry (dressed and rubble) and joinery would be nominated.

Inspection

Before any work commences the Contractor must carry out a detailed inspection of every element and confirm that the Method Statement is appropriate to the works. Where necessary and where required by the sequencing of opening up or dismantlement, the Method Statement must be adjusted to take account of new information. Where this occurs, the revised statement must be submitted to the Conservation Architect for his approval prior to the continuation of the works

Investigation

In order to facilitate the detailed and accurate recording of the building and its components, limited opening and up and removal of samples off site, may be permitted. This may only take place with the prior written approval of the Conservation Architect. Permission will only be forthcoming where the Conservation architect is satisfied that non-destructive or limited testing is to be carried out.

Drawings and Records

A detailed dimensional survey and photographic record has been undertaken and is available to the contractor. Supplementary drawings and record will be made as the works are opened up. The record documents must be delivered to the Conservation Architect and approved in writing before any removals take place.

Drawings

Before commencement, the Contractor is required to provide a full set of survey drawings, including detailing of every element showing its components, joints and profiles.

Schedules

Before commencement, the Contractor is required to prepare a full schedule of all elements to be removed, with each item to be provided with a reference number.

Records

Each element is to be clearly labelled before removal and cross-referenced to the record drawings. Labelling is to be carried out in such a way that the labels can be removed without damage but cannot be removed accidentally.

Photography



Each element must be photographed clearly in such a way that identifies the item and differentiates it from other, similar items, clearly shown the reference number and any distinguishing wear, damage or markings. If necessary, each item must have a number of photographs.

Protection, Damage and Repairs

Protection

The building is a Protected Structure. The over-riding objective of the Conservation Works is to retain as much of the original fabric as is practicable in-situ and to protect all such fabric from damage or loss.

The Contractor's Method Statement must address all aspects of protection to the structure and all elements of it which contribute to its special interest.

Existing historical features to be retained in-situ to be protected by the construction of plywood sheeting. This will include boxing to shutters and architraves, the fixing of sheeting to retained door faces, boxing of mantelpieces and the sheeting of window panes to the lower half of windows.

The structure must be protected from water ingress arising from openings in the external envelope. Temporary covering must be kept in place. Where other openings are formed either temporarily or permanently, they must be adequately sealed.

Storage of temporarily removed historic fabric

Fabric which is removed for alteration or repair must be stored safely in secure dry dust-free storage areas, and stacked on pallets or laid flat, as appropriate. No fabric may be permitted to have loads imposed upon it.

Scaffolding and mobile towers

Scaffolding may not be fixed directly to the protected structure. Vertical supports must be appropriately placed on bearers which spread the load and protect historic surfaces. Towers must not be placed directly on historic surfaces.

New Openings

Where new openings are to be formed in existing walls, this shall be done with the minimum of damage to the fabric to be retained. The stone or brick masonry shall be neatly re-bedded to form the opening in a pattern to match that of other similar openings in the structure. Under no circumstances may shuttered concrete be used to form new openings.

Damage

All damage must be identified and recorded by the above methods before any disassembly takes place. Any damage which is not so recorded will be deemed to have been caused by the contractor or his workers or sub-contractors. Such damage must be brought to the immediate attention of the Conservation architect who may instruct that appropriate repairs are carried out without charge, or that the cost of appropriate repairs will be deducted from payments due to the Contractor under the contract.



Repairs

The exact methodology of any repairs necessary which are not covered by the specification below, shall be detailed in writing and approved in writing by the Conservation Architect before any such repairs commence.

Variations

No variations to the materials or their method of assembly will be permitted without the prior written approval of the Conservation Architect.



11 CIRCUMSTANCES JUSTIFYING PERMISSION TO DECONSTRUCT AND RECONSTRUCT THE GATE LODGE

The overall works to the Gate Lodge primarily comprise of 2 elements:

1. Permission is again sought for the dismantling/deconstruction of the existing St. Teresa's Lodge (38.56 sq m) and demolition of a lean to extension (28.5 sq m) as previously permitted under SHD ABP-303804-19.
2. The current proposal seeks permission to relocate and reconstruct St. Teresa's Lodge in a new location (180 m south west within the development adjacent to Rockfield Park) using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. The non - original extension (28.5 sq m) will be again removed as previously permitted.

The current proposal also seeks further extension of this building (28.88 sq m) and a change of use from residential (1 no. unit) to café use to deliver a Part M compliant single storey building of 67.44 sq m.

The circumstances under which the overall works to the Gate Lodge can be positively considered are set out under the following headings:

- Planning
- Traffic
- Conservation

11.1 Planning Circumstances

We consider the following to be the key planning points of consideration under which the amendment proposals for relocation of the Gate Lodge can be positively considered.

Significant Development Potential:

The Gate Lodge in this case forms part of much more significant site area and landbank of c3.99 ha (lands at St. Teresa's), which is identified within the Dun Laoghaire Rathdown Development Plan (2022-2028) as having significant development potential.

This is said given the residential site zoning governing the site; the proximity of the site to Blackrock Village Centre; the proximity of the site to the proposed Core Bus Corridor along Temple Hill (N31); and DART Stations at Seapoint and Blackrock.

Furthermore, there is significant Development Plan policy and National policy, which requires the release of appropriately zoned lands for residential development. This policy includes the recently published:

- 'Urban Development and Building Height - Guidelines for Planning Authorities (2018)'
- 'Sustainable Residential development and Compact Settlements, Guidelines for Planning Authorities (2024)'
- 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2025)'; and
- 'Project Ireland: National Planning Framework 2040'.

The current site is considered a rare and unique opportunity to deliver residential development at a High Capacity Public Transport Node or Interchange location.



11.2 Traffic Circumstances

As set out previously, from a Transportation perspective the requirement for the dismantling / deconstruction and relocation / reconstruction of the Gate Lodge in a new location remains unchanged to that of the parent permission.

For clarity, access to the development generally remains as permitted under SHD ABP-303804-19, which provides for works to the existing entrance to the overall site via Temple Hill to deliver the realignment and upgrade of the existing signalised junction, associated footpaths and to provide for improved and safer vehicular access/egress to the site and to/from St. Vincent's Park. Emergency vehicular access and pedestrian/cycle access also remains as permitted via a secondary and long-established existing access point along Temple Hill. There are no works proposed to the existing gates (Protected Structure) at this location. Minor improvements are also sought to the overall junction layout to align with bus connects proposals.

The extent of the current proposals subject of this amendment application relate to minor modifications proposed to the northeastern boundary walls and access gateway to 'Carmond' to facilitate alignment improvements for safe access/egress serving St. Vincent's Park.

The traffic opinion informing this report has been prepared by NRB Consulting Engineers and is enclosed herewith as Appendix A of this report. NRB have also cooperated on a preparation of this report and provided an additional narrative.

We consider the key points of this submission to be as set out below:

- NRB has set out that the current layout has been developed by way of a detailed design review process, which included significant liaison and consultation with officials in Dun Laoghaire Rathdown County Council Traffic and Transportation Department.
- NRB believe that in order to provide an acceptable vehicular access, the Gate-lodge must be removed and relocated as there is inadequate space to safely provide the required footprint for the road/footpaths and cycle lanes to serve the site and the lands to the rear, if the Gate-lodge is to be maintained in the current location.

In addition, there are also other significant Road Safety, Alignment and Traffic Capacity benefits brought about by the proposed relocation of the Gate-lodge and the creation of the proposed junction.

In support of the current access proposal, NRB note the following points for consideration:

- The above proposed redesign of the junction facilitates a very significantly safer junction for all road users (There are currently a significant cluster of historic accidents at this junction (refer to RSA database) that a redesign will likely remedy. We accept that there do not appear to have been fatal accidents here to date based on available data).
- The Junction accords with the Bus Connects proposal and provides only minor modifications to layout permitted under ABP-303804-19, in terms of accessing the subject site as well as facilitating access to the remainder of the lands within St Catherine's.
- The preferred design facilitates an improved straighter alignment in a traditional cross-roads with no stagger, with the N31 to Dún Laoghaire opposite the subject site, with significant phasing/staging benefits and associated capacity benefits.
- The design provides for 'normal' opposing right turning movements, with no stagger as currently exists, which facilitates traditional opposing right turn filter arrows and a much more efficient junction as a result.



- It allows the provision of the highest quality pedestrian and cyclist facilities according with current Design Guidance that is ordinarily applied to housing applications by DLRCC, facilitating the most efficient form of crossing with filters allowing 'walk-with- red.
- It allows a significantly improved access to St Vincent's, with the option to close the existing left-in entry to St Vincent's.

In summary, there is significant support for the current access strategy as proposed. The current junction arrangement is one, which is supported by the Roads Department of DLRCCO, previously permitted and will ultimately lead to the release of lands at St. Teresa's and St. Catherine's (at a future date).

11.3 Conservation Circumstances

As part of the main Architectural Impact Heritage Assessment Cathal O'Neill Architects (enclosed herewith) have considered the matter of relocation in some detail.

The following excerpts are considered relevant for the purpose of this report:

1. The extent to which the structure in question is linked to its location

The following is set out by the Conservation Architect:

"The structure is in its original location, as is its parent structure, and a link does therefore remain. However, the context of this location has changed irreversibly for reasons outside the control of its owners. The gatehouse was originally (c.1867) located some meters inside a very wide (30m/100 ft) entrance gateway having two pairs of gates and a double driveway or avenue, with a second lodge serving another house located on the opposite side of the double avenue. The gate lodge was conceived as a composition of three distinct structures each having a particular relationship with the boundary and public road and with each other. That context has now been lost and the link to the location much weakened as a result.

Since the completion of the Blackrock town bypass in 1982, this visual relationship has been destroyed. The centrepiece of the composition, the gateway, has been removed and reassembled at another location at the north-western corner of the site and the opposite gate-lodge and parallel avenue have been removed. Furthermore, the boundary of the site has been moved southwards, so that instead of the lodge being located some meters inside the boundary walls, as was traditional, the building now sits awkwardly on top of an inappropriately detailed new boundary wall. A poorly designed lean-to extension has been constructed to the rear. The slates are now of artificial material and the rainwater goods of plastic. A galvanised steel railing has been installed close to the entrance door in a position where no such boundary previously existed. A pastiche 19th century gateway was constructed some distance behind the lodge, bearing no particular relationship to it and further detracting from its setting.

The lodge is at the corner of a dangerously convoluted cross roads with multiple traffic lanes, turning lanes and cycle lanes and fifteen traffic light poles with safety barriers which further detract from its original parkland setting."

2. Whether the protected structure can be removed and relocated intact

The following is set out by the Conservation Architect:

"We are of the opinion that it is a relatively straightforward operation to carefully dismantle this very small building and to re-use the original materials to reassemble it in its proposed new position. It will be possible to re-use all roof timbers which are not completely rotten, and all windows and shutters, shutter boxes and fire surrounds. The granite cills and plinths can be re-



used without any expected loss. The external and internal walls would be rebuilt using the original stone of which it would be expected to salvage approximately 80% of the original pieces."

3. Whether the protected structure can be disassembled without any significant change in its conservation status apart from the locational context referred to above

The following is set out by the Conservation Architect:

"We believe the above works can be carried out without affecting the conservation status of the building. We note that the building has not been the subject of an historical analysis and that its special interest under any of the eight categories specified in the legislation, (architectural, historical archaeological, artistic, cultural, scientific, technical or social) has not been assessed. Significantly, the most important element of the ensemble, the gateway, has already been disassembled and reconstructed and it is an objective of the planning authority to disassemble this structure again and to relocate it. In the proposed new location the lodge would mark the entrance to the St Teresa's grounds and have a more direct architectural relationship with the main house than is the case at present."

4. The extent to which its designed use is capable of being fulfilled in its existing location

The following is set out by the Conservation Architect:

"The designed use of the lodge was to provide a modest residence for a member of staff of the household who would presumably carry out maintenance duties on the property and provide a level of security by screening or observing callers and closing the gates at night. This use is assumed to have changed, or possibly ceased, around the time of the establishment of St Teresa's in 1925."



12 CONCLUSION

Clear consideration has been given to:

- The existing condition of the Gate Lodge
- Alternatives
- Proposed development
- Precedent
- Impact of the proposal on the Gate Lodge

Furthermore, we are of the view that circumstances exist in this case for favourable consideration of the proposal to relocate the Gate Lodge in question:

Planning and Design

- There is significant development potential associated with overall lands at St. Teresa's given the residential zoning governing the site and proximity to public transport and Blackrock Village.
- There is significant Development Plan policy and National policy, which requires the release of appropriately zoned lands for residential development and the current site is considered a rare and unique opportunity to deliver residential development at a lands within 1,000 metres (1km) walking distance of an existing high capacity urban public transport node.
- The principle of dismantling and relocation of the Gate Lodge has been permitted within the parent permission ABP-303804-19.
- The integration of the Gate Lodge 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 Gate Lodge back into use and allow the public to enjoy this important piece of architectural heritage.
- A careful consideration has been given to massing and sitting of proposed blocks in the immediate surrounding of the Gate Lodge.

Traffic

- NRB Consulting Engineers have clearly set out that following significant investigation and detailed analysis on junction arrangements, improvements required and potential access proposals to serve St. Teresa's, the current junction arrangement is reflective of the preferred access strategy for this site and this is one that is supported by the Transportation Department of Dun Laoghaire Rathdown County Council.
- NRB believe that in order to provide an acceptable vehicular access, the Gate-lodge must be removed and relocated as there is inadequate space to safely provide the required footprint for the road/footpaths and cycle lanes to serve the site and the lands to the rear, if the Gate-lodge is to be maintained in the current location.

In addition, there are also other significant Road Safety, Alignment and Traffic Capacity benefits brought about by the proposed relocation of the Gate Lodge and the creation of the proposed junction.

Conservation

- The Conservation Consultant's report has identified a number of considerations which are of particular relevance to the consideration of this matter:



- (a) the extent to which the structures in question are linked to their location of special architectural, historical, cultural or other association;
- (b) whether the protected structure can be removed and re-located intact;
- (c) whether the protected structure can be dis-assembled without any significant change in its conservation status (apart from the considerations of locational context referred to above);
- (d) the extent to which its designed use is capable of being fulfilled in its existing location.



Appendix A - Traffic Engineering Statement in Support of the Proposal

22 Jan 2026
25-048/ER

NRB Consulting Engineers Ltd
5th Floor,
40 Mespil Road,
Dublin 4,
D04 C2N4

+353 1 292 1941
info@nrb.ie
www.nrb.ie

Brock McClure
Planning and Development Consultants
63 York Road
Dun Laoghaire
Co. Dublin

For the Attention of Linda McEllin

Dear Linda,

GATE LODGE CONSERVATION REPORT

As you are aware we have been involved in developing a safe and acceptable vehicular access to the subject site. The current layout has been developed through a Design Review process including liaison and consultation with Officials in Dún Laoghaire-Rathdown County Council (DLRCC) Traffic/Transportation Department.

Following on from this process, we believe that in order to provide an acceptable vehicular access, the Gate-lodge needs to be removed & relocated for the following primary reason; -

- There is inadequate space to safely provide the required footprint for the road/footpaths and cycle lanes to serve the site and the lands to the rear, if the Gate-lodge were to be maintained in the current location.

In addition to the above, there are also other significant Road Safety, Alignment and Traffic Capacity benefits brought about by the proposed relocation of the Gate-lodge and the creation of the proposed junction.

Please contact the undersigned if you have any queries in relation to the above or the attached.

Thank you.

Yours sincerely,

Eoin Reynolds
Chartered Engineer
Director

