6.6 APPENDIX TO CHAPTER 6 – Woodland Management Plan

PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT ON LANDS AT ST. TERESA'S, TEMPLE ROAD, MONKSTOWN, BLACKROCK, CO. DUBLIN

Woodland Management Plan

Oval Target Ltd.

Report no.: 001, Rev. 002
Date: 22/05/2026

Project name:	PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT ON LANDS AT ST. TERESA'S, TEMPLE ROAD, MONKSTOWN, BLACKROCK, CO. DUBLIN	DNV Markets & Risk Ecology Department Block 71, The Plaza, Parkwest, Dublin Tel: 01 565 4730
Report title:	Woodland Management Plan	
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Date of issue:	22/05/2026	
Project no.:	10624848	
Organisation unit:	Energy Systems	
Report no.:	001, Rev. 002	

Applicable contract(s) governing the provision of this Report:

Objective:

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Keywords

Rev. no.	Date	Reason for issue	Prepared by	Verified by	Approved by
001	12/05/2026	Issue 01	CBH	CBH	SOD
002	22/05/2026	Issue 02 (minor updates)	CBH	CBH	SOD

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Table of Contents

Table of Figures

1 INTRODUCTION

1.1 Background

DNV was commissioned by Brock McClure, on behalf of Oval Target Ltd. to prepare a Woodland Management Plan for a Proposed Modifications to the Permitted (2019) Residential Development on lands at St. Teresa's, Temple Road, Monkstown, Blackrock, Co. Dublin, hereafter referred to as 'Proposed Amendments' or 'Site', when referring to the application Site area: 2019 application ref: D19A/0398.

This Woodland Management Plan (WMP) has been prepared to support the planning application for the Proposed Amendments relating to the Proposed Large-Scale Residential-led Mixed Use Development (LRD) on lands at St. Teresa's, Temple Hill, Monkstown, Blackrock, Co. Dublin. The WMP has been developed in accordance with current planning policy, including the Dún Laoghaire-Rathdown County Development Plan 2022–2028 and the Dún Laoghaire-Rathdown Biodiversity Action Plan 2021–2025, which place a strong emphasis on the protection, enhancement, and integration of biodiversity and green infrastructure within new developments. In particular, the County Development Plan recognises the importance of woodlands, hedgerows, and other semi-natural habitats as key ecological corridors, supporting species movement, ecological connectivity, and overall biodiversity resilience within an urban setting.

In light of the presence of a small area of woodland (c. 0.4 hectares) within the lands, and the relative scarcity of this habitat type within the Blackrock area and wider Dún Laoghaire-Rathdown County, the preparation of a Woodland Management Plan is considered necessary to ensure the appropriate protection, management, and long-term enhancement of this resource as part of the proposed development. The WMP forms part of the wider ecological strategy for the site and aligns with the objectives of the County Development Plan to protect existing ecological assets and contribute to the delivery of an integrated green infrastructure network.

This report should be read in conjunction with the Landscape Plan (Mitchell and Associates, 2025), the Biodiversity Chapter of the EIAR (DNV, 2026), and the Tree Impact Assessment (The Tree File, 2025) prepared for the proposed development.

The measures set out herein are intended to ensure that all works within and adjacent to the woodland are carried out in accordance with national and European biodiversity legislation, relevant best-practice guidance, and the policies and objectives of Dún Laoghaire-Rathdown County Council (DLRCC).

1.2 Aim & Objectives

This HMP provides a comprehensive framework of actions and guidelines designed to maintain the ecological integrity of the existing woodland habitat on Site, to ensure that the woodland retained within the lands at St. Teresa's is protected from damage during the construction phase of the Proposed Development, and that it continues to function as an ecologically functional and diverse woodland following completion of the Proposed Development, through targeted management practices, ensuring long-term sustainability of green infrastructure on Site. Objectives set out to achieve this include:

- To retain the tree flora of the retained woodland throughout the construction phase of the Proposed Development.
- To ensure that the woodland remains suitable for local protected fauna through the implementation of wildlife-supportive management regimes.
- Monitor and adapt management measures to ensure long-term biodiversity benefits.

1.3 Quality Assurance and Competence

All surveying and reporting have been carried out by qualified and experienced ecologists and environmental consultants. CBH is the author of this report.

CBH is a Senior Ecologist with DNV and has a BSc. (Hons) in Wildlife Biology from Munster Technological University (formerly ITT). CBH has a wealth of experience in desktop research, literature review and reporting, as well as practical field and laboratory experience including experience in surveying habitats, plants, bats, birds, mammals, and invasive species. CBH is experienced in the preparation of PEA, EcIA, and Stage I/Stage II AA Reports, as well as ornithology reports for renewable energy projects (wind and solar technology). Additionally, CBH has completed, and supported the preparations of several Biodiversity Chapters for Environmental Impact Assessment Reports (EIAR). CBH is also a Qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

1.4 Description of Proposed Amendments

1.4.1 Site Location

The application pertains to Proposed Amendments to a Permitted LRD Development which is located at St. Teresa's, Temple Hill, Temple Road, Monkstown, Blackrock, Co. Dublin. The Site is bounded to the north by Temple Road, with mature residential development to the East (St. Vincent's Park) and the Alzheimer's Society of Ireland and existing residential development (St. Louise's Park and Barclay Court) to the West. The Site is within 0.5 km of Blackrock Village and has high accessibility to public transport. The extent of the overall Site (4.56 ha) includes additional lands along Temple Hill as shown in Figure 1 below. These extra lands along Temple Hill are included to provide for appropriate access proposals as permitted.

1.4.2 Proposed Amendments Description

Oval Target Limited intends to apply for permission for development of a Large-Scale Residential Development comprising amendments to the previously permitted application (ABP-303804-19) on lands at 'St. Teresa's House' (A Protected Structure), and 'St. Teresa's Lodge' (A Protected Structure) and associated entrance gates (A Protected Structure) all on a site of approx. 4.56 ha at Temple Hill and Temple Road, Monkstown, Blackrock, Co. Dublin.

The proposed development will consist of revisions to a development previously permitted under SHD ABP-303804-19 (291 no. residential units, a crèche facility and heights of 1-8 storeys) to provide for a new residential and mixed use development (1 – 8 storeys overall) of 414 no. residential units in total (a proposed uplift of 123 no. residential units) with associated crèche facility, a new café and residential amenity space.

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 Block C1 from previously permitted building (3 storeys overall) 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) including minor revisions to height (remains 3 storeys overall) and revisions to elevations and building footprint – an uplift of 3 no. residential units in total.

    - A revised building design for Block C2 from previously permitted building (3 storeys overall) 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 and 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 including minor revisions to height (remains 3 storeys overall), and revisions to elevations and building footprint – an uplift of 2 no. residential units and increased crèche floor area size by approx. 115 sq m.

    - 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 comprising 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.

    - The omission of previously permitted Block E1 (5 storeys overall) comprising 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.

- The omission of previously permitted Block E2 (5 storeys overall) comprising 15 no. apartments 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.
- 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, Block H (St. Teresa's House) remain as originally permitted with no further amendments as part of this proposal (162 no. units in total 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) (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.
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 SHD ABP-303804-19.
5. A revised total of 244 no. car parking spaces (a decrease of 28 no. spaces); 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 SHD 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.

This planning application is accompanied by a Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR).

See Figure 2 below for Site Layout.

1.4.2.1 Surface water

Existing Surface Water Drainage

Surface water from St Teresa's is currently conveyed through the combined sewer network within the Site boundary. The public surface water drainage network on Temple Hill Road conveys storm water west to discharge onto the culverted Carysfort-Maretimo stream. The Site generally drains South-East to Northwest (JJC, 2025a). There is also an existing 900Ø combined sewer running along the west boundary of the Site.

Proposed Surface Water Drainage

It is proposed to separate the storm runoff from the existing and proposed buildings and to use SuDS techniques, as per the Greater Dublin Strategic Drainage Study (GDSDS), to control stormwater discharge from the Site. (Figure 3).

A storm water carrier pipe will be provided around the Site to intercept runoff and, where located within filter drains, will be perforated pipe. Because of the sloping topography of the Site, it is proposed to make two surface water connections serving two zones each comprising approximately 50% of the Site area. A petrol interceptor will be installed to serve underground car parks. The Site's drainage system will connect to the existing public sewer on Temple Road. (JJC, 2025a, JJC, 2025b).

The Site's stormwater drainage system has been designed using the modified rational method, in accordance with the following standards and guidelines:

- Greater Dublin Strategic Drainage Study (GDSDS).
- Greater Dublin Regional Code of Practice for Drainage Works.
- Irish Water's Code of Practice for Wastewater Infrastructure, Connections and Developer Services.
- CIRIA C753 – The SUDS Manual.
- Causeway Storm Water Analysis software was used to model and design the stormwater network.

As previously stated, the design incorporates Sustainable Urban Drainage Systems (SUDS) principles and complies with local authority and Irish Water requirements to ensure sustainable and effective stormwater management. Stormwater Attenuation and Discharge will be per the following:

- Attenuation Volume: 1,800 m³, including a 20% climate change allowance.
- Maximum Discharge Rate: Limited to 8.17 litres/second.
- Detailed calculations are provided in Annexes D, E, and F of the main drainage planning report.
- Additional Infrastructure

(JJC, 2025a).

SUDS Strategy

Sustainable urban drainage is a concept that incorporates long term environmental and social factors into drainage design. It takes account of both the quantity and quality of runoff as well as the amenity value of surface water in the urban environment.

All storm drainage work within the Proposed Amendments lands shall be designed as constructed in accordance with the following:

1. GDSDS.
2. CIRIA SuDS Manual (C753).

The criteria set out in the above will help confirm the surface water strategy and SuDS management train of the development.

- A **Green and Blue Roof** at topmost apartment roofs**, Blue Roof** at stepped terraces and **Green Roof** on ancillary single-story buildings is proposed throughout the development, at a minimum of 70% of the flat roof surface area

and will be installed as per Appendix B in Dun Laoghaire Rathdown Development Plan 2022 – 2028. See drawing C11 for calculation of areas. The Green and Blue Roofs / Blue Roofs and Green Roofs will be a Beton / ACO system, or similar, details of which are included in Appendix B to this report. This system allows for the installation of photovoltaic panels above the Green and Blue roof with minimal loss of effective area of the roof. The Green and Blue will provide interception storage and will attenuate storm water at roof level which will then be connected to the new surface water system. Access to the roofs for maintenance will be via the automatic opening vents at the top of the stairwells in each building. Secondary access to the roofs will be by a cherry picker from the adjoining roads for maintenance (JJC, 2025b).

- **Dry swales / infiltration trenches** are a useful and natural means of surface water collection and treatment of the first 5mm of runoff. The application of swales / infiltration trenches was examined as part of the design process. Because of the mature trees, to be retained as part of the development, the widespread use of swales cannot be implemented as the necessary trenches would damage the tree root systems, but swales / infiltration trenches shall be installed where they do not damage existing mature trees (JJC, 2025b).

  Similar issues could potentially arise regarding traditional pipe drainage in trenches, however, the piped drainage system for the development Site has been designed to avoid heavily rooted areas, particularly along the main access avenue. It is anticipated that the road surface along the access avenue will be replaced as part of the development. As part of the surface replacement works, a cross-fall will be incorporated into the road surface so that rainwater will be directed onto landscaped areas and thereby flow overland to the drainage system. This ensures that low intensity rainfall on the avenue will not reach the drainage system as it will be infiltrated directly into the soil and that any water reaching the drainage system will have a degree of pre-treatment before entering the drainage system. Provision has been made at two key points along the avenue to collect water from the road surface in order to prevent flooding on the avenue from significant rainfall events (JJC, 2025b).

- **Permeable paving** will intercept the first 5mm of runoff from all impermeable areas of the Site. 50% of the onsite soakaways passed and 50% had poor / failed infiltration, a high-level perforated overflow pipe will be provided from the permeable pavements and will connect to the new gravity storm network, some infiltration will take place in the stone below the areas with poor / failed infiltration and the overflow pipe will retain flow which will slowly infiltrate or evaporate (JJC, 2025a).

1.4.2.2 Potable Water

Existing Watermain Installation

The existing Site is connected to an existing IW 400Ø watermain located on Temple Hill Road.

Proposed Watermain Installation

A new 200 mm internal diameter distribution watermain is proposed to serve the development. This new main will be connected to the existing 400 mm Irish Water watermain located on Temple Hill Road. The existing watermain supplying the adjacent St. Catherine's lands, originally laid in 1943, will be replaced along St. Teresa's Avenue due to its age and nearing the end of its service life. All watermain installation and replacement works will be carried out in accordance with the Irish Water publication (JJC, 2025a).

1.4.2.3 Foul Drainage

Existing Foul Water Drainage

Foul water from St Teresa's is currently conveyed through the combined sewer network within the Site boundary. Temple Hill Road is served by a 1200mmØ combined sewer. The combined sewers within St Teresa's Lands discharges to the 1200mmØ combined sewer in Temple Hill Road. This trunk main is routed to the Dun Laoghaire West Pier pumping station where it is pumped to Ringsend Wastewater Treatment Plant (WwTP) (JJC, 2025a).

Proposed Foul Water Drainage

Domestic effluent from the Site will discharge to the existing foul drainage system located on Temple Hill Road. The connection will be made via an existing 300 mm pipe to a 1200 mm diameter combined sewer. Flow rates are based on the Irish Water Code of Practice for Wastewater. Foul water drainage calculations are detailed in Section 3.0 of the main drainage planning report. All existing drains will be surveyed prior to construction to confirm invert levels and ensure compatibility with the proposed drainage system (JJC, 2025a).(Figure 3).

FIGURE 1. SITE LOCATION.

FIGURE 2. PROPOSED SITE LAYOUT (O'MAHONY PIKE, 2025).

FIGURE 3. PROPOSED SURFACE WATER AND FOUL WATER DRAINAGE (JJC, 2025B).

2 PROPOSED LANDSCAPE PLAN

The proposed landscape design by Mitchell and Associates (2025) shown below, establishes a high-quality, integrated green infrastructure network for the development, with the existing woodland forming a central ecological feature. The woodland is preserved and incorporated into the scheme through the designation of a Habitat Preservation Area.

FIGURE 2. PROPOSED LANDSCAPE PLAN FOR THE DEVELOPMENT AT ST. TERESA'S (MITCHELL AND ASSOCIATES, 2025).

3 TIMEFRAME

The Woodland Management Plan will apply for the duration of the construction phase and extend for a period of ten years post-construction. A formal review will be undertaken at Year 5 to evaluate the effectiveness of the measures implemented and to determine whether the objectives set out in Section 1.2 are being achieved. The review will also identify any necessary amendments to management actions to ensure the continued delivery of the Plan's objectives.

4 KEY PERSONNEL

The contacts for the management of the woodland on Site are as follows:

- Dún Laoghaire-Rathdown County Council Biodiversity Officer – Martina O' Brien martinaobrien@DLRCOCO.IE 01 205 4700
- Consultant Ecologist – DNV +353 1 565 4730 Szekeres, Gabrielle Gabrielle.Szekeres@dnv.com
- Landscape Architects – Mitchell and Associates 01 454 5066 isabel@mitchell.ie
- Arborist – The Tree File 01 283 3500 thetreefile@eircom.net

The DLRCC Biodiversity Officer will be contacted for relevant advice prior to the following:

- Ground works and soil removal (provide min of 7 days' notice prior to this) during construction
- Invasive Species removal during construction
- Monitoring of habitats, invasive species, bats and badger
- Replacement planting of trees and undergrowth within the woodland
- Coppicing or clearance of woodland trees

The advice of the Consultant Ecologist will be sought in advance of:

- Conduct of works within woodland & demarcating sensitive areas on site
- Commencement of works within woodland
- Tree felling/woodland works (7 days' notice required)
- Wildlife Monitoring
- Replacement planting of trees and undergrowth within the woodland

The Landscape Architect will be contacted regarding:

- Soil removal (provide min of 7 days' notice prior to this)
- Woodland Works Specification Queries
- Landscape queries

The Arborist will be contacted for advice regarding:

- Arboricultural works
- Tree protection measures

- Woodland tree planting queries

5 WOODLAND MANAGEMENT PLAN MEASURES

5.1 General Management Measures

The following general management measures are noted:

- The Woodland Management Plan is to be implemented by Oval Target Ltd.'s landscape contractor.
- The Consultant Ecologist shall be notified at least seven days in advance of any construction or landscaping works proposed within the woodland. The Consultant Ecologist will, where required, inform the Dún Laoghaire-Rathdown County Council (DLRCC) Ecologist accordingly.
- The appointed contractor shall ensure that tree protection measures are implemented prior to the commencement of any groundworks. These measures shall include the installation of temporary protective fencing at an appropriate distance from retained trees to safeguard root protection areas. The extent and specification of protection measures shall be agreed in advance with the Project Arborist.
- All materials, equipment, and machinery shall be stored outside of the woodland area and beyond the root protection areas of all trees associated with the woodland.
- No excavation, movement of plant or vehicles, handling or storage of materials shall take place within the woodland unless agreed in advance with the Project Arborist and Consultant Ecologist. Any such agreed works shall be communicated to the DLRCC Ecologist prior to commencement.
- The woodland shall not be used as a route for access or movement between different parts of the site, except where expressly agreed, in order to avoid unnecessary disturbance, including noise, vibration, trampling, or contamination from litter or spoil.
- Particular care shall be taken to avoid disturbance to badgers and their setts. Setts are present within the woodland, two of which are confirmed active. Prior to any works, a 30 m exclusion zone shall be maintained around all sett entrances, within which no machinery shall operate. Any works proposed within this buffer—including tree works - shall be subject to prior notification to, and agreement with, the Consultant Ecologist, who will liaise with the DLRCC Ecologist as required. While a designated Woodland Preservation Area will be established prior to any construction works commencing on Site.
- The existing woodland understorey will be retained and managed to maximise ecological value, with habitat connectivity maintained along site boundaries.
    - Understorey and scrub areas will be managed with minimal intervention to encourage natural structure, plant diversity, and provision of food and shelter for wildlife.
    - A largely continuous vegetated margin will be established around the site to maintain connectivity with the surrounding landscape.
    - Management will follow a sensitive approach, including restricted cutting, rotational maintenance, and avoidance of works during the bird nesting season (1 March–31 August), in accordance with the Wildlife Act 1976 (as amended).
    - Native species such as bramble and ivy will be retained where present to support pollinators and other fauna, and invasive species will be controlled.
    - Woodland understorey will not be over-managed, ensuring sufficient flowering, fruiting, and habitat availability for associated fauna.

- No herbicides or pesticides will be used within or within close proximity to areas of biodiversity enhancement including the woodland understory layer. This will protect local pollinators and wildlife and maximise the biodiversity value of these enhancement features.
- Vegetation removal within the retained woodland will be avoided. Where limited works are required within proximity to the woodland, these will be undertaken in accordance with the Wildlife Act 1976 (as amended), and outside the bird nesting season (1st of March–31st of August), to prevent disturbance or harm to breeding birds.
    - Where works within this period are unavoidable, a suitably qualified Ecologist will carry out a pre-works inspection. Any active nests identified will be protected, and works will not proceed in that area until breeding activity has concluded.
    - Any necessary vegetation works will be localised and carried out sensitively, including phased or directional working where appropriate, to minimise disturbance and allow fauna to disperse from the area.

5.2 Construction Phase Management Measures

1. The Consultant Ecologist shall be notified a minimum of seven days in advance of any works within or adjacent to the woodland. Prior to these works, the Ecologist shall undertake an updated inspection for invasive species. This survey should be carried out during the optimum identification period (typically March to May). Identified invasive species will be targeted for appropriate control (e.g. manual removal) by the appointed landscape contractor under ecological supervision.
2. Following commencement of works, and subject to ongoing monitoring of badger activity, the Consultant Ecologist shall implement appropriate measures to avoid disturbance to badgers. This includes pre-construction measures such as:
    a. Conduct detailed badger surveys within 50m of the Site boundary (extend to 150m if piling or blasting is planned).
    b. Surveys should be completed no more than 10–12 months before construction and repeated immediately prior to Site clearance.
    c. Optimal survey period: November to April, with peak territorial activity from mid-January to March.
        i. Seasonal Restrictions:
            1. No interference with active setts during the breeding season: December to June inclusive.
            2. Any sett closure or disturbance must be preceded by monitoring to confirm inactivity.
3. All trees identified as having potential bat roost features shall be subject to inspection by a suitably qualified Ecologist prior to any tree works. Where access to features at height is required, appropriate equipment (e.g. Mobile Elevated Work Platform) shall be provided. Tree works shall be timed to avoid the bat maternity and hibernation periods, where practicable, and carried out in accordance with current best-practice guidelines.
4. Where works are required within the woodland during the bird breeding season (1st of March to 31st of August, inclusive), the Consultant Ecologist shall be notified in advance. Pre-works surveys for nesting birds shall be undertaken within the relevant work areas. Where no active nests are identified, works shall proceed within a short timeframe following survey. Where active nests are present, an appropriate exclusion zone shall be established (extent dependent on species), and no works shall take place within this area until breeding activity has concluded.

5. The Consultant Ecologist shall oversee and verify the implementation of all ecological mitigation and enhancement measures at the appropriate stages of construction, including during the landscape installation phase. This includes liaison with DLRCC, as required, in relation to habitat creation measures such as planting and, where appropriate, supplementary seeding strategies.

5.3 Operation Phase Management Measures

1. Following completion of landscaping, the Consultant Ecologist shall inspect fencing in the vicinity of badger setts to confirm that adequate screening has been established and exclusion of public access to the preservation area. Where necessary, supplementary planting or adjustments will be implemented to achieve appropriate cover, in consultation with the Dún Laoghaire-Rathdown County Council (DLRCC) Biodiversity Officer.

2. Post-installation, the Consultant Ecologist shall verify that external lighting within and adjacent to the woodland complies with the approved lighting specifications. This includes ensuring minimal light spill, with lighting levels not exceeding 1 lux above ground level and 2.5 lux at footpath level where applicable, in order to protect sensitive fauna such as bats.

3. In the first year following completion of landscaping works, canopy gaps within the woodland shall be infilled with a suitable mix of native species, such as hazel (Corylus avellana), wild cherry (Prunus avium), downy birch (*Betula pubescens*), and oak (*Quercus robur*), to enhance structural diversity and long-term woodland resilience.

4. Replacement planting and woodland enhancement shall be undertaken on a phased basis over a ten-year period following completion of the development. This will include the gradual replacement of non-native or dominant species (e.g. sycamore) with a diverse range of native species, as well as the replenishment of any failed planting and management of trees in poor condition, in line with good arboricultural practice.

5. Deadwood shall be retained within the woodland, where safe to do so, to provide valuable microhabitats for invertebrates and other fauna. Deadwood may be retained in situ where possible or relocated to discrete habitat piles away from paths and areas where it may pose a safety risk.

6. Post-construction management of the woodland shall adopt a low-intervention approach. The use of machinery (e.g. lawnmowers or vehicles) within the woodland shall be avoided where practicable in order to prevent soil compaction and disturbance to fauna such as badgers. The woodland understorey shall be allowed to develop naturally, with no routine mowing or intensive maintenance, thereby promoting a diverse ground flora and supporting habitat structure, including species such as woodrush (*Luzula sylvatica*) and native seasonal flora.

5.4 Ecological Monitoring Measures

1. Following commencement of works, the Consultant Ecologist shall undertake regular site inspections to ensure that all woodland and treeline protection measures (including fencing, root protection zones, and working area restrictions) are correctly installed and maintained throughout the construction phase.

2. Monitoring of grassland verge and edge habitats shall be undertaken in Years 1, 3, and 5 post-completion, during the period June–September. Surveys shall comprise fixed or representative quadrats (e.g. 1 m × 1 m relevés) across the site to assess species richness and composition. Where a decline in species diversity is identified, adaptive management measures (e.g. revised cutting regimes or seeding) shall be recommended.

3. Bat activity monitoring shall be undertaken within the woodland in Years 1, 3, and 5 post-completion. This shall include:

    a. Verification of lighting performance, including measurement of light spill at ground level and at approximately 2 m height;

b. At least two bat activity transect surveys during the peak activity season (May–August), spaced at least one month apart.

c. Monitoring results shall be reviewed to confirm that lighting and habitat measures are functioning as intended.

4. A monitoring report shall be prepared by the Consultant Ecologist following each monitoring year and submitted to the DLRCC Biodiversity Officer within one month of survey completion. The report shall summarise findings, assess performance against objectives, and include recommendations for any required adaptive management.

6 SCHEDULE OF WOODLAND MANAGEMENT & MONITORING MEASURES

Measure / Action	Project Phase	Timing / Frequency	Responsible Party	Purpose / Outcome
Pre-Construction Phase Measures				
Notification of works within/adjacent to woodland	Pre-Construction / Construction	Minimum 7 days prior to works	Contractor / Consultant Ecologist	Ensure ecological oversight and coordination with DLRCC
Pre-works invasive species survey and control	Pre-Construction	Prior to groundworks (optimal March–May)	Consultant Ecologist / Landscape Contractor	Identify and control invasive species before disturbance
Installation of tree protection measures (fencing, RPZs, access restrictions)	Pre-Construction	Prior to commencement of groundworks	Contractor (overseen by Arborist/Ecologist)	Protect retained woodland and tree roots
Pre-works badger survey and monitoring	Pre-Construction	Prior to works and ongoing	Consultant Ecologist	Establish baseline activity and inform mitigation
Construction Phase Measures				
Badger mitigation (e.g. exclusion zone / preservation area, buffers, licensing)	Construction	As required, subject to licence	Consultant Ecologist (NPWS/DLRCC liaison)	Avoid disturbance or harm to badgers
Woodland protection compliance checks	Construction	Ongoing	Consultant Ecologist	Ensure protection measures remain effective
Restriction of access through woodland	Construction	Duration of works	Contractor	Prevent disturbance, trampling, and pollution
Bat roost inspection of trees	Pre-Construction / Construction	Prior to any tree works	Consultant Ecologist	Avoid impacts on bats and comply with legislation
Timing of tree/vegetation works (avoid sensitive periods)	Construction	As required	Contractor / Ecologist	Protect bats and nesting birds
Pre-works nesting bird checks (if in season)	Construction	March–August as required	Consultant Ecologist	Prevent disturbance to nesting birds
Supervision of ecological mitigation and works	Construction	Ongoing	Consultant Ecologist	Ensure mitigation is properly implemented
Operation Phase and Monitoring Measures				
Verification of landscaping and habitat measures	Construction / Early Operation	At landscaping stage	Consultant Ecologist	Confirm delivery of ecological design measures

Measure / Action	Project Phase	Timing / Frequency	Responsible Party	Purpose / Outcome
Woodland understorey retention and low-intervention management	Operation	Ongoing	Site Management Team	Promote biodiversity and natural regeneration
Maintenance of woodland connectivity (site boundaries)	Operation	Ongoing	Site Management Team	Support ecological corridors and species movement
Planting to enhance badger sett screening	Operation	Post-landscaping	Consultant Ecologist / Landscape Contractor	Reduce disturbance at sett locations
Lighting compliance checks (lux levels, spill)	Operation	Post-installation (Year 1)	Consultant Ecologist	Protect bats and nocturnal fauna
Canopy gap planting (native species)	Operation	Year 1 post-completion	Landscape Contractor (Ecologist oversight)	Improve woodland structure and resilience
Phased replacement of non-native species (e.g. sycamore)	Operation	Years 1–10	Site Management / Landscape Contractor	Enhance species diversity and long-term woodland quality
Deadwood retention and habitat creation	Operation	Ongoing	Site Management Team	Provide habitat for invertebrates and fauna
Avoidance of machinery in woodland	Operation	Ongoing	Site Management Team	Prevent soil compaction and disturbance
Hedgerow monitoring (species diversity)	Operation	Years 1, 3, 5	Consultant Ecologist	Ensure establishment and biodiversity targets
Grassland/verge monitoring (relevés)	Operation	Years 1, 3, 5 (June–Sept)	Consultant Ecologist	Assess species richness and inform management
Bat monitoring (activity + lighting validation)	Operation	Years 1, 3, 5	Consultant Ecologist	Confirm effectiveness of lighting and habitat measures
Monitoring reporting to DLRCC	Operation	Within 1 month of surveys	Consultant Ecologist	Provide oversight and enable adaptive management
Woodland Management Plan review	Operation	Year 5	Consultant Ecologist / Design Team	Assess effectiveness and update measures if required

7 CONCLUSION

This Woodland Management Plan (WMP) establishes a robust framework for the protection, management, and long-term enhancement of the retained woodland within the Site. The measures set out herein are designed to ensure that the woodland continues to function as a key ecological resource within the development, supporting biodiversity, maintaining habitat connectivity, and contributing to the wider green infrastructure network.

The Plan adopts a habitat-led and low-intervention management approach, supported by targeted enhancement measures and a structured programme of monitoring. This will facilitate the natural development of the woodland over time, while ensuring that any potential impacts arising from the development are appropriately managed and, where necessary, mitigated.

All measures outlined in this WMP shall be implemented in full. Where monitoring identifies that management objectives are not being achieved, an adaptive management approach will be applied, with appropriate remedial actions agreed in consultation with Dún Laoghaire-Rathdown County Council. The appointed management company shall maintain records of all management activities to ensure transparency and to facilitate auditing where required.

Overall, this WMP provides a clear and flexible framework to guide the long-term stewardship of the woodland, ensuring that its ecological value is not only protected but enhanced throughout the operational lifetime of the Proposed Development.

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