Environmental Impact Assessment Report

Volume 1
Non-Technical Summary

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

Oval Target Limited

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Non-Technical Summary

Note:

This document includes additional information following Dun Laoghaire - Rathdown County Council (DLR CC) decision to request Further Information dated 25th March 2026 in respect of LRD26A/0051/WEB. In the interest of clarity and transparency, the additional information is shown as tracked changes to this document including any deletions arising from changes made on foot of the further information request.

1 Introduction

This Environmental Impact Assessment Report (EIAR) has been prepared in support of a planning application for a "residential development at Lands at 'St. Teresa's, Temple Hill, Monkstown, Blackrock, Co. Dublin.

This document is a summary of the information contained in the EIAR. For detailed information and key mitigation and remedial measures please consult the full EIAR document.

Introduction and Terms of Reference

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

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) 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, a new café and residential amenity space. 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 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) – an uplift of 3 no. residential units in total. Amendments will include minor revisions to overall height of the building (remains 3 storeys overall) and revisions to elevations and building footprint.
    - 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, 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 overall height of the building (remains 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 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 in total.
    - 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 in total.
    - The omission of previously permitted Block E2 (5 storeys overall) comprising 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, 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 (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.
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) 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.

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

The Guidelines on the Information to be contained in an Environmental Impact Assessment Report, Environmental Protection Agency, 2017, provide the following definition of an Environmental Impact Assessment Report (EIAR):

"A statement of the effects, if any, which proposed development, if carried out, would have on the environment."

The EIAR is prepared by the developer and is submitted to a CA (Competent Authority) as part of a consent process. The CA uses the information provided to assess the environmental effects of the project and, in the context of other considerations, to help determine if consent should be granted. The information in the EIAR is also used by other parties to evaluate the acceptability of the project and its effects and to inform their submissions to the CA.

The EIAR consists of a systematic analysis and assessment of the potential effects of a proposed project on the receiving environment. The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and these factors must be addressed in the EIAR.

The EIAR should be prepared at a stage in the design process where changes can still be made to avoid adverse effects. This often results in the modification of the project to avoid or reduce effects through redesign".

1.1 Requirement for an EIAR EIA Legislation

Directive 2011/92/EU, as amended by Directive 2014/52/EU (the "EIA Directive"), requires Member States to ensure that a competent authority carries out an assessment of the likely significant effects of certain types of projects, as listed in the Directive, prior to development consent being given for the project. The Environmental Impact Assessment (EIA) of the proposed development will be undertaken by An Bord Pleanála as the competent authority, in compliance with the provisions of EU and Irish law and guidance.

Projects needing environmental impact assessment are listed in Schedule 5 of the Planning and Development Regulations 2001, as amended (Regulations). Schedule 5 (Part 1) of the Regulations transposes Annex 1 of the EIA Directive directly into Irish land use planning legislation. The EIA Directive prescribes mandatory thresholds in respect to Annex 1 projects.

Annex II of the EIA Directive provides EU Member States discretion in determining the need for an EIA on a case by-case basis for certain classes of project having regard to the overriding consideration that projects likely to have significant effects on the environment should be subject to EIA.

Schedule 5 (Part 2) of the Planning Regulations sets mandatory thresholds for each project class. Sub-section 10(b) (i) to (iv) addresses 'Infrastructure Projects' and requires that the following relevant class of project be subject to EIA:

- Category 10(b)(i) Construction of more than 500 dwelling units.
- Category 10(b)(iv) Urban development which would involve an area greater than 2 hectares in the case of business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

In summary, the development consists of a residential development of 414 no. units (all apartments), along with ancillary residential amenities, and provision of a childcare facility, residential tenant amenity space and café. The proposed residential units comprise 8 no. studio units, 164 no. 1-bedroom units, 159 no. 2-bedroom units, and 83 no. 3-bedroom units.

The proposed development therefore falls below the thresholds set out above for mandatory Environmental Impact Assessment.

However, section 172 of the 2000 Act also sets out the basis on which an EIA will be required for such a "sub-threshold" development. An EIA is required where a sub-threshold development is likely to have significant effects on the environment and therefore should be subject to EIA. Whether or not a proposed development will have a 'significant effect' is not determined by reference to relevant quantity, area or other limit thresholds but involves a consideration of factors such as the nature and location of a project. On review of the likely potential environmental effects, it is considered that the Proposed Development may result in significant adverse effects on the landscape and visuals of St. Louise's Park.

Having regard to the potential for significant adverse effects on the surrounding environment, it is concluded that a mandatory Environmental Impact Assessment Report (EIAR) is required for the Proposed Development. On this basis, the developer decided to prepare an EIAR in respect of the proposed Large Scale Residential Development.

The following components are addressed on the EIAR:

No	Title	Content
1	Introduction	Sets out the purpose, methodology and scope of the document.
2	Site Context and Description of the Development	Sets out the site context for the proposed development, sets out the context for the subject site and surrounding are, description of the site, design and scale of development, considers all relevant phases from construction through to existence and operation.
3	Planning Context	This chapter has been prepared to consider the relevant planning polices that relate to the development site, the wider Dún Laoghaire-Rathdown County and National development objectives.
4	Consideration of Alternatives	Evaluation of the reasonable alternatives studied by the developer including alternative locations, designs and processes considered; and a justification for the option chosen taking into account the effects of the project on the environment.
5	Population and Human Health	Describes the demographic and socio-economic profile of the receiving environment and potential impact of the proposed development on population, i.e. human beings, and human health.
6	Biodiversity	Describes the existing ecology on site and in the surrounding catchment and assesses the potential impact of the proposed development and mitigation measures incorporated into the design of the scheme.
7	Lands, Soils, Geology, Hydrogeology & Utilities	Provides an overview of the baseline position, the potential impact of the proposed development on the site's soil and geology and impacts in relation to land take and recommends mitigation measures.
8	Hydrology	Provides an overview of the baseline position, the potential impact of the proposed development on water quality and quantity and recommends mitigation measures.
9	Noise and Vibrations	Provides an overview of the baseline noise environment, the potential impact of the proposed development and recommends mitigation measures.
10	Air Quality	Provides an overview of the baseline air quality, the potential impact of the proposed development, the vulnerability of the project to air quality, and recommends mitigation measures.
11	Climate	Provides an overview of the baseline position of climatic environment, the potential impact of the proposed development to climate change and recommends mitigation measures.
12	Wind and Microclimate	This chapter assesses the potential effects of the proposed development on the pedestrian level wind microclimate around the proposed buildings and open spaces, and in the area immediately surrounding the site, and recommends mitigation measures
13	Landscape and Visual Impact	Provides an overview of the baseline position, the potential impact of the proposed development on the landscape appearance and character and visual environment and recommends mitigation measures.

14	Material Assets – Traffic and Transport	Describes the existing transport services and infrastructural service requirements of the proposed development and the likely impact of the proposed development on these material assets.
15	Material Assets – Waste Management	Describes the existing services and infrastructural service requirements of the proposed development and the likely impact of the proposed development on waste management.
16	Archaeological and Cultural Heritage	Provides an assessment of the site and considers the potential impact of the proposed development on the local archaeology and cultural heritage; and recommends mitigation measures.
17	Architectural Built Heritage	Provides an assessment of the site and considers the potential impact of the proposed development on the local Architectural and built Heritage in the area and recommends mitigation measures.
18	Risks of Major Accidents and/or Disasters	This chapter identifies the potential of unplanned but potential events that could occur during construction and operation of the proposed development.
19	Interactions	Describes the potential interactions and interrelationships between the various environmental factors.
20	Summary of Mitigation Measures	Sets out the key mitigation and monitoring measures included in the above chapters of the EIAR Document for ease of reference.

Table 1.1 – Scoping and Chapters of this EIAR

In addition to the above a series of standalone reports have been prepared to accompany the application and which have helped inform the above chapters of the EIAR where relevant. We refer to the covering letter enclosed herewith for full detail on the relevant enclosures.

The scope of this EIAR has also been informed by the following:

- European Union (Planning and Development) (Habitats and Environmental Impact Assessment) Regulations 2022.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018.
- Guidelines on the information to be contained in environmental impact assessment reports, EPA, May 2022.
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems – Key Issues Consultation Paper, Department of the Environment, Community and Local Government, 2017.
- Circular letter PL 1/2017 – Advice on Administrative provisions in advance of Transposition (2017)
- The requirements of Part X of the Planning and Development Act, 2000, as amended, and Part 10 of the Planning and Development Regulations, 2001 (as amended);
- The requirements of the Dun Laoghaire-Rathdown Development Plan 2022-2028;
- Relevant Regional and National Planning Policy Documents;
- Issues raised during pre-application consultation meetings with Dun Laoghaire-Rathdown Development Plan 2022-2028 and An Comisiún Pleanála;
- Consultation process with statutory bodies and local stakeholders as referenced in the individual chapters; and
- Previous relevant planning history and applications that have been submitted on the subject and adjoining lands

1.2 Objectives of this EIAR

The primary purpose of this EIAR is to assist in the EIA process, by identifying likely significant environmental impacts resulting from the proposed development, to describe the means and extent by which they can be reduced or mitigated, to interpret and communicate information about the likely impacts and provide an input into the decision-making planning process.
The fundamental principles to be followed when preparing an EIAR are:

- Anticipating, avoiding and reducing significant effects
- Assessing and mitigating effects
- Maintaining objectivity
- Ensuring clarity and quality
- Providing relevant information to decision makers
- Facilitating better consultation.

The EIA process was iterative and progressed in tandem with the project design process. The EIAR document captures this assessment process and describes its outcomes.
The EIAR documents the consideration of the environmental effects and provides transparent, objective and replicable documentary evidence of the EIA evaluation and decision-making processes.

The EIAR document provides information on any identified effects arising as a consequence of the proposed development and which are:

- Environmentally based;
- Likely to occur; and,
- Have significant effects.

It also documents how the selected project design incorporates mitigation measures; including impact avoidance, reduction or amelioration; to explain how significant adverse effects will be avoided.

The key purpose of this EIAR document is to enable the competent/consent authorities to reach a decision on the acceptability of the proposed development in the full knowledge of the project's likely significant impacts on the environment, if any. This EIAR document describes the outcomes of the iterative EIA process which was progressed in parallel with the project design process. This forms the first part of the EIA process which will be completed by the competent authority, which in turn will be required to examine, analyse and evaluate the direct and indirect effects of the development on the various factors listed under Section 171A of the Planning and Development Act 2000, as amended.

The amended EIA Directive prescribes a range of environmental factors which are used to organise descriptions of the environment and the environmental impact assessment should identify, describe and assess in an appropriate manner, in the light of each individual case, the direct and indirect significant effects of a project on the prescribed environmental factors which are:

a) population and human health;
b) biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC;
c) land, soil, water, air and climate
d) material assets, cultural heritage and the landscape;
e) the interaction between the factors referred to in points (a) to (d).

This EIAR documents the assessment process of the prescribed environmental factors in relation to the proposed LRD residential development at 'St. Teresa's', Temple Hill, Monkstown, Blackrock, Co. Dublin.

1.3 Format and Structure of an EIAR

The formation of an EIAR necessitates the co-ordination and collation of associated, yet diverse specialised areas of assessment. The EIA approach involves the examination of each environmental factor, describing the existing baseline environment, the subject proposal, its likely impacts and direct and indirect significant effects pertaining to the environmental factor and mitigation measures, where appropriate. The topics examined in this EIAR are categories under the environmental factors prescribed under the 2014 EIA Directive as follows:

- Population and Human Health
- Biodiversity
- Land & Soils, Geology, Hydrogeology & Utilities
- Hydrology
- Noise & Vibration
- Air Quality & Climate
- Material Assets
- Archaeological & Architectural Cultural Heritage
- Landscape & Visual Assessment

The structure used in this EIAR document is the Grouped Format structure and is summarised below:

No	Proposed Content	Consultant
1	Introduction	Brock McClure
2	Site Context and Description of the Development	Brock McClure
3	Planning Context	Brock McClure
4	Consideration of Alternatives	Brock McClure / OMP
5	Population and Human Health	Brock McClure
6	Biodiversity	DNV
7	Lands, Soils, Geology, Hydrology & Utilities	AWN Consulting Ltd.
8	Hydrology	AWN Consulting Ltd.
9	Noise and Vibrations	AWN Consulting Ltd.
10	Air Quality	DNV
11	Climate	DNV
12	Wind and Microclimate	B Fluid
13	Landscape and Visual Impact Assessment	Modelworks
14	Material Assets – Traffic and Transport	NRB
15	Material Assets – Waste Management	AWN Consulting Ltd.
16	Archaeological and Cultural Heritage	Franc Myles
17	Architectural and Built Heritage	CONA

18	Risks of Major Accidents and/or Disasters	Brock McClure
19	Interactions	Brock McClure
20	Summary of Mitigation Measures	Brock McClure
NO	**Volume 3- Appendices**	**Responsibility**
21.	Appendices	Brock McClure to Colate with input from all EIAR consultants.

Table 1.2 - Format and Structure of the EIAR

1.4 Methodology Employed to Evaluate Each Environmental Topic

An outline of the methodology employed consistently in each chapter of the EIAR to examine each environmental topic is provided below. All inputs received have adhered to this structure as closely as possible:

Introduction	Provides an overview of EIAR and relevant terms of reference.
Study Methodology	The study methodology outlines the method by which the relevant information has been gathered and compiled.
The Existing Receiving Environment (Baseline Situation)	The receiving environment details the baseline condition for the site and references, the context, character, significance and sensitivity of the baseline receiving environment. Any factors for consideration in the immediate area are set out.
Characteristics of the Proposed Development	The characteristics of the development are set out as they relate to each discipline and should include reference to site location, size, design and appearance of the project, use of natural resources, the production of waste, emissions and nuisances.
Potential Impact of the Proposed Development	This section provides a description of the specific, direct and indirect, impacts that the proposed development may have. This is provided with reference to both the Receiving Environment and Characteristics of the Proposed Development sections while also referring to the (i) magnitude and intensity, (ii) integrity, (iii) duration and (iv) probability of impacts. The assessment addresses whether the impacts are direct, indirect, secondary or cumulative in nature, it also looks at the timescale of such impacts e.g., are they short, medium, long-term, and are they of a temporary, permanent, continuous or intermittent nature, and are they positive or negative impacts. The impact interactions are also addressed.
Potential Cumulative Impact	This section allows for a qualitative assessment of the addition of many minor or significant effects, including the effects of other projects, to create larger more significant effects.
Do Nothing Scenario	In order to provide a qualitative and equitable assessment of the proposed development, this section considers the proposed development in the context of the likely impacts upon the receiving environment should the proposed development not take place
Risks to Human Health	This section will consider human health effects resulting from the construction and operation of a project and will concern the commissioning, operation and decommissioning of the project. The assessment of impacts on population and human health will refer to assessments of those factors under which human health might occur, as addressed elsewhere in the EIAR e.g., under the environmental factors of air, water, soil etc.

Mitigation Measures	Avoidance, remedial and mitigation measures describe any corrective or mitigative measures that are either practicable or reasonable, having regard to the potential impacts of the scheme. This includes avoidance, reduction and remedy measures as set out in Section 4.7 of the Development Management Guidelines 2007 to reduce or eliminate any significant adverse impacts identified.
Residual / Predicted Impacts of the Proposed Development	This section allows for a qualitative description of the resultant specific direct, indirect, secondary, cumulative, short, medium and long-term, temporary, permanent, continuous, or intermittent, positive and negative effects as well as impact interactions which the proposed development may have, assuming all mitigation measures are fully and successfully applied.
Monitoring	This involves a description of monitoring in a post-development phase, if required. This section addresses the effects that require monitoring, along with the methods and the agencies that are responsible for such monitoring.
Reinstatement	While not applicable to every aspect of the environment considered within the EIAR, certain measures may need to be proposed to ensure that in the event of the proposal being discontinued, there will be minimal impact to the environment
Interactions	This section provides a description of impact interactions together with potential indirect, secondary and cumulative impacts
Difficulties Encountered in Compiling	This section provides an indication of any difficulties encountered by the environmental specialist in compiling the required information.
References	This section will include the list of sources used to complete the assessment.

Table 1.3 - Methodology for Evaluation

2 Site Context & Development Description

2.1 Site Context

The site has a mature landscaped setting and is bounded by Temple Hill Road to the north; Rockfield Park to the south; existing residential development to the East (St. Vincent's Park); and existing residential development (St. Louise's Park and Barclay Court) and the Alzheimer's Society of Ireland to the west.

The site is within 1km of Blackrock Village and has high accessibility to public transport. The proposal is located adjacent to a proposed Bus Priority Route at Temple Hill (N31) and is proximate to DART stations at Seapoint (6m walk) and Blackrock (11 min walk) and is therefore well placed in terms of exceptional public transport accessibility.

The subject site is bounded by Temple Hill to the north; Rockfield Park to the south; a residential development known as St. Vincent's Park to the east; the Alzheimer's Society of Ireland and residential developments at St. Louise's Park and Barclay Court to the west.

The lands are within the bounds of Dun Laoghaire-Rathdown County Council and are approximately 1KM from the heart of Blackrock Village. There is a host of public amenities close by including the Frascati Shopping Centre and Blackrock Park along the seafront which are within easy walking distance. The site is intensively serviced by public transport and the N31 is designated as a proposed Quality Bus Corridor (QBC). Blackrock Dart station and Seapoint Dart station are between 550 - 700m distance from the site.

2.1.1 Protected Structures

The portion of the site within the applicant's control extends to c. 3.99 ha (the main site area). This is the main development site, which 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 of the site (RPS 398).

2.1.2 Other Buildings Associated with St. Teresa's

In addition to the above, there are existing later extensions and ancillary buildings to the side and rear of St. Teresa's and The Gate Lodge, which are not considered of any architectural merit in this case. The dismantling/deconstruction and relocation of the existing St. Teresa's Lodge (67.1 sq m) and demolition of a lean-to extension (28.5 sq m) has been previously permitted under SHD ABP-303804-19. The current proposal again seeks permission for the dismantling/deconstruction of the lodge and simply seeks permission to relocate and reconstruct St. Teresa's Lodge in a new location (the south-east portion of the subject site) with the further extension of this building and change of use from residential to café.

2.1.3 St. Teresa's House

St. Teresa's House is a 2 - storey over basement detached country house, of five bays with central projecting granite porch, and semi-circular end bays.
It is important to set out that there are no new works proposed to St. Teresa's House under this current pre-application submission. Rather, development for this building remains as permitted under the parent permission SHD ABP-303804-19

2.1.4 St. Teresa's Lodge ('The Gate Lodge')

The existing gate lodge building is a single storey double fronted lodge with a hipped roof.
The dismantling/deconstruction and relocation of the existing St. Teresa's Lodge (67.1 sq m) and demolition of a lean-to extension (28.5 sq m) has been previously permitted under SHD ABP-303804-19. The current proposal again seeks permission for the dismantling/deconstruction of the lodge and simply seeks permission to relocate and reconstruct St. Teresa's Lodge in a new location (the south-east portion of the subject site) with the further extension of this building and change of use from residential to café.

2.1.5 Zoning

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 permitted in principle under this zoning include ***'Residential', 'Childcare Facility'*** as currently proposed. We note that the proposed residential uses, crèche facility are therefore permitted in principle under the zoning.
'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 as **Objective 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. ."

Objective 'INST': *'To protect and/or provide for Institutional Use in open lands'* is noted.

3 no. protected structures are identified at the subject site as follows:
(a) 'St. Teresa's House' or Centre; RPS Reference 398
(b) 'St. Teresa's Lodge' known as 'The Gate Lodge', RPS Reference 1960; and
(c) Entrance Gates along the north of the site, RPS Reference 398

Tree Preservation

There is also an objective on the site *"To protect and preserve Trees and Woodlands".* The Tree File Arborists have been retained for the purposes of this proposal and they have confirmed that all tree impacts at the subject site can be appropriately managed and mitigated. In addition to the above, we note that the Landscape Plan prepared by Mitchell & Associates fully considers the Tree Preservation Objective and will provide an enhanced landscaped setting for both the existing and proposed development.

2.1.6 Surrounding Area

The site of the proposed St. Teresa's LRD extends to c. 4.56 ha with 3 no. Protected Structures in a mature landscaped setting adjoining Rockfield Park. The site is bounded to the north by Temple Road, with mature residential development to the East and the Alzheimer's Society of Ireland to the West.
The site is within 1km of Blackrock Village and has high accessibility to public transport. The N31 (Temple Road) is designated as a proposed QBC and both Blackrock and Seapoint DART stations are within easy walking distance.
The buildings on site consist of St Teresa's (A Protected Structure), which is a 3 storey Victorian House with associated Gate Lodge (also a Protected Structure) and Gateway–also a Protected Structure) at the main entrance to the site off Temple Road. There are a number of ancillary buildings linked to St Teresa's, which are later additions of no particular architectural character or merit in this case.

The portion of the site within the applicants control extends to c. 3.9 ha (the main site area) is the main development site. The remainder of the lands are controlled by:

- Dun Laoghaire-Rathdown County Council i.e., lands along Temple Hill and at St Vincent's Park.
- Lands at the 'Alzheimer's Society of Ireland' i.e., a building bounding the shared boundary.
- Lands at Carmond, Temple Hill by Dualton Ltd.

The site is identified, in the relevant development planning context as being capable of accommodating residential development of the form and quantum currently proposed, by way of the residential zoning governing the site. The proposed LRD will not have any significant effect on the surrounding land uses in that the proposed development has been designed to integrate with surrounding development. Specifically, residential amenities both within the development and adjacent to the site are protected and maintained.

2.2 Planning History

The key planning history of relevance to the site is identified below for the convenience of the Planning Authority at this stage. There are 2 key developments of note as follows:

- The Parent SHD permission (ABP-303804-19)
- The SHD application (ABP-312325-21) - remitted case ABP-320285-24 (currently with An Coimisiún Pleanála)

2.3 Development Description

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

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) 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, a new café and residential amenity space. 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 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) – an uplift of 3 no. residential units in total. Amendments will include minor revisions to overall height of the building (remains 3 storeys overall) and revisions to elevations and building footprint.

    - 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, 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 overall height of the building (remains 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 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 in total.

- 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 in total.
- The omission of previously permitted Block E2 (5 storeys overall) comprising 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, 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 (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.
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) 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.

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

2.3.1 Part V Provision

The proposed amended scheme includes a revised Block E2, comprising 50 units, located in the west of the site adjacent to the Woodland Park and Rockfield Park.
The proposed amended scheme includes for the provision of 41 no. Part V social housing apartments located within Block E2. The Part V units will be provided on 1st floor to 5th floor in Block E2.

2.3.2 Demolition

In circumstances where those structures have been demolished pursuant to the previous permission granted, the within application seeks permission for the demolition of the following extant structures:

Total Gross Floor space of proposed demolition is 207 sq.m as follows:

01	Ground floor lean-to in A.S.O.I. garden	20.0 sq.m.
02	Ground floor switch room	24.9 sq.m.
03	Ground floor structures NW of St Teresa's House	26.8 sq.m.
04	Basement boiler room NW of St Teresa's House	17.0 sq.m.
05	Ground floor structures NE of St Teresa's House	22.0 sq.m.
06	Basement stores NE of St Teresa's House	67.8 sq.m.
07	Ground floor rear extension to gate lodge	28.5 sq.m.

2.3.3 Density

A residential density of 119 units/ha is proposed on this site. This density is based on 414 units over the net site area of 3.5 ha. The density proposed is considered acceptable given the mandate in national planning policy for compact urban growth and the direct connectivity to high-capacity and high-frequency public transport within walking distance to the site in the line with the Sustainable Residential Development and Compact Settlements Guidelines, 2024. We refer the Planning Authority to Section 9.1 of this report for a detailed assessment of the subject site classification and applicable density range.

We note specifically that Appendix B of the Sustainable Residential Development and Compact Settlements Guidelines, 2024, state that when calculating residential densities within mixed use schemes, planning authorities shall exclude the % of non-residential uses in proportion to the net site area, i.e.:

- Calculate Net Site Area
- Calculate the overall GFA
- Differentiate between the % of residential and non-residential GFA
- Reduce net site area by the percentage of non-residential GFA
- Divide number of dwellings by reduced site area.

SRSCG Appendix B Density Calculations	Proposed Development
Calculate net site area	3.5 ha
Calculate overall GFA	46,535.6 sqm
Non-residential GFA	468.4 sqm
Residential GFA	46,067.2 sqm
Residential as a portion of Development	99%
Site Area for Density Purposes	3.5 ha x 99% = 3.48 ha
No. Units	414
Net Density	c. 119 dph

Table 2.1 – Density Calculation as per Appendix B SRSCG

Where non-residential floor space is removed from calculations the proposed net residential density is identified as 119 units per ha.

Height

The proposed building heights will range from 2 to a maximum of 8 storeys high particularly along the south of the site and along Temple Hill

	Height	No. units	Unit mix
Block C1	3	10	4 no 1 Bed, 6 no. 2 Bed (4P),
Block C2	3	6	2 no. 1 Bed, 4 no. 2 Bed (4P).
Block C3	1 over a basement	Residential Amenity 451 sqm	Residential amenity 451 sqm
Block D1	7 over a basement	125	19 no. 1 Bed, 68 no 2 Bed (4p), 38 no. 3 Bed
Block E1	7	61	7 no. Studio, 6 no. 1 Bed, 26 no. 2 Bed (4p), 22 no. 3 Bed
Block E2	6	50	1 no. studio, 25 no. 1 Bed, 10 no. 2 Bed, 10 no. 2 Bed (4p) 4 no. 3 Bed
Block G	1	Café	N/A

Table 2.2 – Proposed Heights

2.3.4 Land Use Requirements

Blocks A1, B1-B4 and H remain as permitted under the parent permission ABP-303804-19, including their residential mix.

Unit Mix of Amended Blocks:
The residential development mix provides for 252 no. units in amended blocks as follows:

- 8 x studio units (3.2%)
- 56 x 1-beds (22.2%)
- 10 x 2-bed (3p) (4%)
- 114 x 2-bed (4p) (45.2%)
- 64 x 3-beds (25.4%)

Overall Unit Mix
The overall proposed mix provides for 414 no. units is as follows:

- 8 x studio (1.93%)
- 164 x 1-beds (39.61%)
- 10 x 2-bed (3p) (2.42%)
- 149 x 2-bed (4p) (35.99%)
- 83 x 3-beds (20.05%)

The new residential mix of blocks subject to revisions reflects the requirements of the current Dun Laoghaire Rathdown Development Plan 2022-2028 when they are considered both, independently and in total

Access

The subject site will have a vehicular access off Temple Hill road. The Design of the Access Junction was previously permitted under SHD ABP-303804-19. The current proposal remains unaltered in principle, with minor alignment improvements:

- The provision of a single lane exit as specifically requested by DLR CC
- Improved and safer vehicular access/egress to the site and to/from St. Vincent's Park

Emergency access remains unaltered as permitted via a secondary and long-established existing access point along Temple Hill while providing an unrestricted bicycle and pedestrian access.

The subject site is located within walking distance to DART stations, local services, facilities and amenities.

The overall proposal delivers a network or pedestrian and cycle paths connected to an existing infrastructure to support active travel.

Extra attention was paid to permeability and access to Rockfield Park. Additional 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 2). All other pedestrian connections remain as permitted under SHD ABP-303804-19.

2.3.5 Open Space and Landscaping

Provision is made for approximately 14,858 sq. m sqm of open space in the form of a woodland park, central parkland, formal courtyards, gardens and communal open space. Each area of open space has been thoughtfully designed to provide for a high-quality landscaped environment for perspective users of all age groups. The breakdown is as follows:

Zone F Lands*	2022 sqm
Public Open Space without Zone F Lands	9216 sqm
Public Open Space Total	11238 sqm
Communal Open Space	3620 sqm

Table 2.3 – Proposed Open Space

*Zone F Lands are zoned 'Open Space' in the Dun Laoghaire – Rathdown County Development Plan. They have been excluded from Public Open Space, however, they will form a part of a woodland park.

Car Parking

Overall a revised total of 244 car parking spaces are proposed (a decrease of 28 no. spaces)
A total of 236 no. residential car parking spaces are proposed (ratio 0.57): 148 no. proposed at basement level and 88 no. proposed at surface level.
Basement car parking is divided into 3 parking areas as follows:

- Area A (Level -1) - 44 spaces*
- Area B (Level 0) - 36 spaces*
- Area D (Level -1) - 68 spaces

*No amendments proposed to Area A and Area B.
19 no. spaces out of of 236 no. residential car parking spaces will be designated for visitors.
Additional 8 no. spaces are designated for use by the crèche facility.
Accessible parking is provided at a rate of 5% of spaces, which is 16 spaces across the scheme proposal.
20% of all car parking spaces is proposed for EV charging, while all other spaces will have ducting for EV chargers provided.

Motorcycle Parking
20 no. motorcycle parking spaces are provided in basement level of Block A and D. This remains as originally permitted.

Bicycle Parking

A total of 962 bicycle parking spaces are proposed (an uplift of 296 spaces) within the development as follows:

Residential element:

- 1 no. long term space per bedroom and 1 no. short term space per 2 no. units
- 739 no. long term parking and 207 no. visitors parking

Non-residential element:

- Creche: 4 no. staff parking, 6 no. visitor parking
- Café: 2 no. staff parking, 2 no. visitor parking

These are provided in a combination of Sheffield stands and double stacked bays. 19 no. cargo bicycle parking spaces are provided within long term bicycle parking spaces.
All cycle spaces are conveniently located for ease of access for residents and close to lift/ stair cores.

3 Planning Context

This chapter has been prepared to consider the relevant planning polices that relate to the development site, the wider Dún Laoghaire-Rathdown County and National development objectives. It considers strategic and local level plans relevant to the subject development and a review of the national and regional policy context inclusive of local statutory plans in place to govern the sustainable development of Blackrock.

The following relevant planning documents were considered by the project design team during the planning process:

Strategic Planning Policy Documents:

- National Planning Framework – Project Ireland 2040
- Delivering Homes, Building Communities 2025-2030
- Regional Spatial & Economic Strategy for the Eastern and Midland Region 2019-2031
- Transport Strategy for the Greater Dublin Area 2016-2035

Ministerial Guidelines

- Guidelines for Planning authorities on Childcare Facilities (2001)
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (January 2024)
- Urban Development and Building Height Guidelines (2018)
- Sustainable Housing: Design Standard for New Apartments (2023 & 2025)
- Furthermore, following documents are acknowledge and compliance with them is addressed as listed
- The Planning System and Flood Risk Management (2009) – addressed in the Flood Risk Assessment prepared by JBA and Chapter 7
- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (2009) – addressed in the Appropriate Assessment Screening Report prepared by DNV and Chapter 6.
- Design Manual for Urban Roads and Streets 2019 – addressed in the Design Manual for Urban Roads and Streets Compliance Statement prepared by NRB and Chapter 14.
- Statutory Planning Document
- Dún Laoghaire Rathdown County Development Plan 2022-2028

4 Consideration of Alternatives

4.1 Introduction

Chapter 4 of the EIAR sets out why the final layout was selected and provides summary details of alternative layouts considered throughout the design and consultation process. This serves to indicate the main reasons for choosing the layout as proposed.

The requirement to consider alternatives within an EIAR is set out in Annex IV (2) of the amended EIA Directive (2014/52/EU) which states;

"*A description of the* ***reasonable alternatives*** *studied by the person or persons who prepared the EIAR, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the proposed development on the environment.*"

The Schedule 6, para. 2 (b) of the Planning and Development Regulations 2001 as amended implement this requirement by requiring the following information –
(b) a description of the reasonable alternatives (for example in terms of project design, technology, location, size and scale) studied by the person or persons who prepared the EIAR, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects;
Reasonable alternatives may include project design proposals, location, size and scale, which are relevant to the proposed development and its specific characteristics. The Regulations require that an indication of the main reasons for selecting the preferred option, including a comparison of the environmental effects to be presented in the EIAR.

The subject proposal has evolved during the design phase of the project in response to input from the appointed EIAR team, Inspector's Report and decision on ABP-303804-19 and ABP-312325-21.

The evolution of the scheme has been brought about by engagement with the Planning Authority of Dun Laoghaire-Rathdown County Council. The Applicant and Design Team formally engaged in preliminary discussions with the Planning Authority presenting a draft outline of the proposed development under Reference PAC/LRD1/006/25 and a meeting was held on 27th May 2025. A S32C preplanning meeting was held on the 18th of September 2025, PAC/LRD2/007/25 refers. Subsequently, a S32D opinion was issued on 16th October 2025. All feedback from Dun Laoghaire-Rathdown County Council has been closely considered and addressed, where possible, in the design of the proposal.

This process highlighted matters that informed the consideration of alternative layouts and designs including set back distances, open space provision, permeability and connections, height of the proposed blocks etc. multiple alternative schemes were considered before confirming the final Masterplan. The evolution of the design and various layouts and design considered are summarised below.

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4.2 Alternative Layout & Designs

The design approach for the proposed development is presented in the Design Statement prepared by O'Mahony Pike Architects.

The subject proposal has evolved during the design phase of the project in response to input from the appointed EIAR team, advice received at the pre-planning stage of the process with Dun Laoghaire Rathdown County Council, advice received during pre-planning discussions with the Planning AUthority, and the formal opinion that issued from Dun Laoghaire – Rathdown County Council under Ref. PAC/LRD2/007/25.

The process highlighted matters that informed the consideration of alternative layouts and designs including set back distances, open space provision, permeability and connections hight of the proposed blocks etc.

The evolution of the design and various layouts and design considered are summarised below.

The design of the proposed development began with consideration of the previously permitted scheme and an examination of the potential for increased densities and heights across the site. The overall site masterplan of the approved scheme presented what, in our opinion, was an optimum layout for this site with emphasis placed on creating a careful composition of new residential buildings placed around St. Teresa's House and the existing natural landscape. The approach taken in the design of the original scheme led to a site layout that remains St. Teresa's House as a focal point in the development with ample open space immediately in front of the house and with visual and physical connections through to Rockfield Park and distant landscape beyond.

It was considered that there was potential to increase residential densities and heights booth by modification to the permitted buildings and by the inclusion of the new buildings. An entirely new masterplan was not considered in this instance because the permitted scheme had successfully evolved throughout its own design process into a site masterplan that is appropriate and fitting tor this development site and its unique context. The existing natural landscape and the proposed new landscaped areas around the buildings offer a sensitive and attractive new setting for the residential development and it was considered that none of the quality open spaces should be significantly imposed upon or sacrificed for greater site coverage.

Each area of the approved site and buildings was examined, and potential modifications were appraised. The appraisal involved further examination of site sections extending beyond the site into surrounding residential area and 3 dimensional modelling of the development.

4.2.1 Site Masterplan

The approved site masterplan was broadly adhered to with a proposal for several new buildings to be integrated into the site without requiring significant change to the site layout.

4.2.2 Temple Hill Road frontage.

There were no modifications proposed to Blocks A1, B1, B2, B3, B4 forming a Temple Hill Road Frontage. These blocks were considered to create a strong frontage and delivering appropriate heights and density.

4.2.3 Blocks D1, E1 and E2.

Located in the southern part of the site between Rockfield Park and the central open space at the front of St Teresa's House, it was considered that there was potential to propose new building designs in this area in order to intensify the development and make better use of this extensive development site. The 291-unit scheme's building footprints were slightly smaller and were more numerous. Some floor plans were not particularly efficient e.g. 3 per core in E blocks and therefore improvements could be made to extend the development using more efficient building floor plates.

Additional height is also considered to be appropriate as the presence of the existing mature tree belts assists in providing partial screening from the public park and from adjoining residential properties. Sunlight, daylight and overshadowing analysis demonstrate that increased footprint buildings and additional height does not have a significant negative impact on any existing residential amenities.

The proposed new building footprints include a number of apartments that were orientated towards the northwest and therefore towards St. Louise's Park , a small enclave of houses adjacent to the subject site. Floor plans and elevations were studied and modified to mitigate against direct overlooking of these properties

4.2.4 St. Teresa's House.

There is no proposed change to St. Teresa's House or its immediate surrounds in the current scheme.

The current proposal, however, does seeks to locate the resident amenity uses in a newly designed building (Block C3) located to the north of St Teresa's House. A number of alternative locations within the site and types of resident amenity were considered but none provided what was deemed to be required to successfully and satisfactorily serve the future residents. It was decided to locate the resident amenity facilities in one centrally located building. The function of the amenity building is to provide additional facilities to residents and in doing so to provide a social space where residents will encounter others and over time a sense of community can be developed. The proposed Block C3 design emerged after several options were considered.

Initially an option was considered that utilised St. Teresa's House as resident amenity together with a modified (1 storey over a basement) Block C3 addressing the plaza.

4.2.5 Alternative Locations for Gate Lodge

St Teresa's Lodge, the gatehouse building that under the extant permission would be dismantled, relocated and reconstructed at a new location within the site, was given further consideration in the course of the design process. Alternative locations for the reconstruction of the gatelodge were considered and appraised in conjunction with the conservation architect. A significant change from approved scheme is the proposal to change the use of the gatelodge from residential to café use. The location as previously proposed was in an area that was located along the main access road into the development. It was considered that with a proposed new public use, a better location could be found where both residents and public could more easily access the building and benefit from an improved setting away from traffic. A number of locations were proposed, and it was concluded that a location along the southern boundary with Rockfield Park would be suitable.

4.2.6 Conservation Alternatives Layouts

Cathal O'Neill Architects sets out the conservation alternatives considered:

- Retain gate-lodge in-situ and repair and restore it.
- Demolish the lodge and dispose of the fabric off-site.
- Dismantle the gate-lodge and move it to a position in Rockfield Park which would bear the original relationship to the monumental gateway, when those are eventually relocated to the position specified in the Local Area Plan, as it had before the construction of the Blackrock by-pass in 1988. However, it should be noted that it is an objective of the Local Area Plan that only the gateway is relocated to the park.
- Dismantle and relocate the lodge to a position relating to the public access point to Rockfield Park from St Teresa's lands at the south corner of the site.

4.2.7 Conclusion

The proposed layout was carefully developed, taking into consideration the existing neighboring properties, the conditions along Temple Hill Road, as well as local environmental conditions such as orientation, wind, noise and overshadowing.

The scheme aims to maximize the efficiency and quality of the proposed apartments blocks while minimizing the impact on existing properties and provide a coherent, pleasant and fully accessible permeable public realm.

5 Population and Human Health

5.1 Introduction

Chapter 5 of the EIAR document focuses primarily on the potential likely and significant impact on Population, which includes Human Beings as required under the Schedule 6 of the Regulations, and Human Health in relation to health effects/issues and environmental hazards arising from the other environmental factors. The following key factors are considered, population trends, population profile, land use, housing, employment, commuter factors, economy, social service provision, and childcare audit.

Within the electoral division of Blackrock-Temple Hill, of a total 1,336 people were recorded as being within employment in the Census 2022. 6 electoral divisions in total were identified within a 1km radius of the subject site: of Blackrock-Central, Blackrock-Temple Hill, Blackrock-Seapoint, Blackrock-Monkstown, Blackrock-Carysfort and Blackrock-Newpark. The total population of the six electoral division in 2022 was 2,810. The industries people are working in are illustrated on the Figure below. Commerce and Trade represent the largest sector, followed by Professional Services.

Within the Study Area, of a total 1,301 people were recorded as being within employment in the Census 2022. The industries people are working in are illustrated on the Figure below. Commerce and Trade represents the largest sector, followed by Professional Services.

The study area has a wide range of social and community infrastructure facilities including further education facilities, community facilities, parks, sports clubs, healthcare, religious institutions, nursing homes and emergency services.

The proposed development will generate economic activity in the locality during the construction period. It is anticipated that apartment building management and other associated jobs will be generated, with spin-off economic activity created for local retail and service providers together with wider benefits in the aggregate extraction (quarry) sector, building supply services, professional and technical professions etc. during the construction phase. These beneficial impacts on economic activity during the construction phase will be largely temporary in nature.

The construction phase of the project may have some short-term negative impacts on local businesses/residents during the construction phase. Such impacts are likely to be associated with construction traffic and possible nuisances associated with construction activity. Such impacts will be short term and in the longer term, the completed scheme will have long-term beneficial impacts for local businesses, residents and the wider community. The construction methods employed, and the hours of construction proposed have been designed to minimise potential impacts.

While this proposal is providing a childcare facility, a childcare facilities assessment was carried out in order to determine the capacity of existing childcare operators in the area., which has been limited to a 2km radius of the subject site. It is recognised that there is also the option for families to avail of childcare facilities outside of this 2km radius due to a preferred location near workplaces, or schools that older children in the family may be attending.

5.2 Human Health – The Potential Impacts

5.2.1 Lands, Soils, Geology, Hydrology, Utilities

Construction Stage

A reduction in soil quality via unmitigated pollutants entering the soil has the potential to lead to negative impacts on human health and populations. Hydrocarbons and petroleum products for example have a risk for humans by inhaling the fumes / dust from contaminated soil. Depending on the type of contaminant and the level of exposure, soil contamination can have serious health implications. No hazardous waste has been identified within the vicinity of the Proposed Development or its surrounding areas.

Given the historical and current use of the land—primarily greenfield—it is unlikely that hazardous waste or soil contamination is present within the site or surrounding areas.
In the absence of mitigation measures the potential impacts during the construction phase on land, soils and geology are **negative**, **significant** and **short term**.

Operational Stage

There is no sensitive economic, or historical geology at the site. During the operational phase of the Proposed Development there is no potential for impact on human health and populations due to changes in land, soil, and geology.

Therefore, on this basis in the absence of mitigation measures the potential impacts during the operational phase on human health and populations due to the potential for contamination of soils are **neutral**, **imperceptible** and **long term**.

5.2.2 Noise and Vibration

Construction Stage

The potential impacts on human beings in relation to the generation of noise and vibration during the construction phase in the absence of mitigation is that high levels of noise and vibration could cause a degree of nuisance to people in nearby sensitive locations. Implementation of the mitigation measures set out in this EIAR, and the CEMP will ensure that the residual impact on human health will be short-term, slight to moderate negative in nature.

Operational Stage

During the operational phase, plant selections designed to achieve the relevant noise criteria will result in a residual impact that is long-term, imperceptible and neutral to people in nearby noise sensitive locations.

5.2.3 Air Quality and Climate Factors

Construction Stage

It can be determined that the demolition and construction stage traffic will have a *direct, short-term, negative* and *imperceptible,* i.e., not significant, effect on air quality and human health, which is overall not significant in Environmental Impact Assessment (EIA) terms.

Operational Stage

Emissions of air pollutants are predicted to be significantly below the ambient air quality standards which are based on the protection

5.3 Mitigation Measures

Construction Phase

A bespoke and detailed Construction Management Plan (CMP) to provide a mechanism for implementation of the construction phase mitigation measures which are described in the EIAR. The purpose of this report is to summarise the measures to be implemented during the construction phase.

All personnel will be required to implement the requirements of the CMP and shall be required to comply with all legal requirements and best practice guidance for construction sites.

Project supervisors for the construction phase will be appointed in accordance with the Health, Safety and Welfare at Work (Construction Regulations) 2013 and a Preliminary Health and Safety Plan will be formulated during the detailed design stage which will address health and safety issues from the design stages, through to the completion of the construction phases.

Adherence to the construction phase mitigation measures presented in this EIAR will ensure that the construction of the proposed development will have an imperceptible and neutral impact in terms of health and safety.

Operational Phase

The proposed development has been designed to avoid negative impacts on population and human health through;

- The inclusion of a childcare facility within the proposed development;
- Landscaping to mitigate against issues arising from microclimate conditions;
- The inclusion of a comprehensive foul and surface water management system;
- Energy efficient measures; and,
- High quality finishes and materials.

6 Biodiversity

An assessment of how the Proposed Development might affect biodiversity (plants and animals) was carried out by qualified ecologists between 2023 and 2025. This included detailed surveys of habitats and species on the site, followed by an evaluation of potential impacts during construction and operation, and identification of measures to avoid or reduce these impacts. Opportunities to enhance biodiversity were also incorporated into the design.

The site reflects a historic parkland character within an urban setting and supports a range of habitats, including dry meadow (GS2), broadleaved woodland (WD1), scattered trees and parkland (WD5), scrub (WS1), buildings and artificial surfaces (BL3) and small areas of amenity grassland (GA2). Treelines (WL2) and hedgerows (WL1) were also present. No rare or protected habitats, or Schedule III invasive species under the Habitats Directive were recorded on-Site throughout any visits. A total of two low-impact, invasive, non-native plant species were recorded in the middle of the cluster of buildings at the Site, namely, Spanish bluebell and three-cornered garlic. While a single, medium impact invasive species was recorded within the broadleaved woodland on Site, namely Sycamore.

These habitat features provide ecological connectivity in an otherwise built-up landscape. Woodland areas in the southwest are considered of Local Importance (higher value) due to the presence of mature trees and understory habitat, which provide foraging and commuting opportunities for birds, bats and small mammals, as do the other linear habitats on Site, such as the hedgerow and treeline habitats that bound the Site.

Surveys confirmed low bat activity on site, with five species recorded (Common pipistrelle, Soprano pipistrelle, Myotis spp., and Nathusius and Leisler's bat) using treelines and woodland edges for commuting and foraging. No bat roosts were found in existing building or trees, nor was any presence of same observed during the internal building assessment in 2025 of St. Teresa's House. Bird surveys recorded common garden and woodland species, with the exception of Herring Gull, an SCI species of the Northwest SPA (Site code: 004236) which was observed nesting on the roof of St. Teresa's House during the 2025 breeding season. Herring Gull is also an amber listed species of conservation concern (BoCCI). Swift was the only red-listed species of conservation concern (BoCCI) observed on Site. It was observed feeding overhead but confirmed not to be nesting on Site, but in the immediate vicinity. No evidence of otter, or other protected mammals was found, though the Site could support hedgehog and pygmy shrew. There is no suitability for otter or other aquatic species on Site, while it is considered there is some suitability for reptiles (common lizard) while amphibians and wintering waterbirds are unlikely due to lack of suitable habitat present on Site.

Construction could lead to vegetation clearance, disturbance to birds and bats, and risks to small mammals. Operational impacts may include lighting and increased human activity. These effects are considered minor and can be managed through mitigation.

Measures include timing works outside the bird nesting season, pre-construction checks for bats, nesting Herring Gull, and mammals including badger, ecologist supervision during clearance, invasive species control, and a bat-friendly lighting strategy for both the construction phase and the operational phase of the proposed development. Mitigations for badger are also included in the design of the proposed development, including retention of the existing boundary wall with gaps allowed to maintain connectivity to the wider landscape and protection of badger habitat Site. Sustainable drainage systems (SuDS) will manage surface water. Enhancements will include native tree and shrub planting, wildflower meadows, green and blue roofs, swift bricks, and bat boxes, insect hotels, log piles, reptile hibernacula, and hedgehog highways. These measures aim to improve ecological connectivity and provide new habitats for wildlife.

Provided all measures are implemented, no significant residual negative effects are expected. The development will deliver biodiversity improvements, resulting in a slight positive impact overall.

7 Land, Soils, Geology, Hydrogeology and Utilities

7.1 Introduction

This chapter of the EIAR has been prepared by AWN Consulting Ltd. in order to assess and evaluate the likely significant impacts of the proposed development on the land, soil, geological and hydrogeological aspects of the site and surrounding area.

7.2 Baseline Environment

The proposed development site is located at Temple Hill, Monkstown, Blackrock, Co. Dublin and covers an area of approximately 4.56 hectares. The Proposed Development will consist of revisions to development previously permitted under SHD ABP-303804-19 (291 no. units permitted) to provide for a new residential scheme of 414 no. residential units in total (an uplift of 123 no. units overall). The Proposed Development is bounded to the north by the N31 national road, while to the west and southeast the site is bounded by existing residential properties. The Rockfield Park playing pitches are located to the south of the Proposed Development. The site is currently a partially vegetated greenfield, with a convent building occupying a portion of the site.

Site investigations were carried out in December 2018 and November 2020 encountering cohesive deposits of brown/light brown slightly sandy gravelly CLAY ranging in depth of 0.55 to 6.8 mbgl with occasional cobbles and boulders.

GSI (2025) mapping indicates that the principal subsoil type comprises Limestone till Carboniferous (TLs; i.e. Till derived from limestones), which is a low-permeability cohesive deposit and that the bedrock aquifer underlying the site is classified as a Poor Aquifer (Pl).
The bedrock geology underlying the proposed development is comprised of granite with microcline phenocrysts.

According to GSI regional mapping, the majority of the subject site has a 'High' groundwater vulnerability rating, corresponding to a general overburden depth potential of 3–5 m, while a western portion of the site is classified as 'Moderate', corresponding to an overburden depth potential of 5–10 m.

According to EPA mapping the KIlcullen groundwater body has a WFD status of "Good" (WFD Period: 2019-2024) and a WFD risk score (3rd Cycle) of "At Risk" of not achieving good status.

7.3 Potential Impacts of the Proposed Development

7.3.1 Demolition Stage

Due to the surface level nature of the ~~only~~ demolition works and the absence of excavation during this stage, the impacts on the site's soils, geology and hydrogeology ~~is~~ are likely to be **neutral**, **imperceptible** and **short-term**.

7.3.2 Construction Phase

In the absence of mitigation measures, the construction phase presents potential for impact on soils, geology and hydrogeology associated with the following activities:

- Excavation and Infilling
- Site run off and accidental spills on site

Without the consideration and employment of mitigation measures the potential impacts during the construction phase the sites soils, geology and hydrogeology are **short-term**, **significant to slight** and **negative.**

7.3.3 Operational Phase

In the absence of design and mitigation measures, the operation phase presents potential impacts associated with the following activities:

- Surface water run off
- Increase in hardstanding

Without the consideration and employment of mitigation measures the potential impacts during the operational phase the sites soils, geology and hydrogeology are **long-term, significant to imperceptible and neutral- negative.**

7.4 Mitigation and Residual Effects (Post-Mitigation)

7.4.1 Demolition phase

Demolition waste will be dealt with in accordance with regional and national legislation.
The predicted impact on the soils, geological and hydrogeological environments during the demolition phase are predicted to be **neutral**, **imperceptible** and **short-term**.

7.4.2 Construction Phase

In order to reduce impacts on the soils, geological and hydrogeological environment, the contractor will be obliged to work in compliance with a Construction Environmental management plan (CEMP) which includes a number of mitigation measures to be adopted as part of the construction works on site:

- Segregation and proper disposal of waste
- Control of soil excavation
- Control of aggregates and fill
- Fuel and chemical handling
- Control of surface water during construction

The predicted impact on the soils, geological and hydrogeological environments during the construction phase are predicted to be **neutral**, **imperceptible**, **short-term** and **negligible**.

7.4.3 Operational Phase

During operation, all employees will be trained and equipped to respond to emergency events and the proper handling and storage of fuels.

Surface and ground water will be handled through the use of sustainable drainage system (SuDS) and the surface water drainage strategy, which will will minimise the risk of contaminants entering into the receiving ~~environmnet~~ environment and regulate flow rates.

The predicted impact on the soils, geological and hydrogeological environments during the operational phase are predicted to be **neutral**, **imperceptible**, **long-term** and **negligible**.

7.5 Cumulative Impact of the Proposed Development

Table 7.4 provides a list and description of developments with a 2km radius of the site which have received permission for development and may overlap during the demolition, construction and operational phases of the proposed development.

7.5.1 Demolition phase

During the demolition phase the development will adhere to its own CEMP and mitigation plans. Overall, the extent of demolition occurring on the proposed development will be minimal.

Therefore, the cumulative impacts for the demolition phase are expected to be **neutral**, **imperceptible**, **short-term** and **negligible.**

7.5.2 Construction Phase

During construction of the~~is~~ proposed and permitted developments there will be removal of soil cover and installation of hardstand and some potential for localised accidental construction related oil spills and or alkaline discharges form cement works. Increase in hardstand and installation of drainage systems will reduce recharge to ground. All developments will have to incorporate

measures to protect soil and water quality in compliance with legislative standards for receiving water quality (European Communities Environmental Objectives (Groundwater) Regulations (S.I. 9 of 2009 and amendments).
Therefore, the cumulative impact for the construction phase is considered to be **neutral**, **imperceptible**, **short-term** and **negligible.**

7.5.3 Operational Phase

During operation, there is expected to be a slight change in the localised recharge to the aquifer due to the increase in hardstanding, however through mitigation measures the effects upon the soils, geological and hydrogeologycal environments will result in minimal cumulative impacts.
Therefore, the cumulative impact for the construction phase is considered to be **neutral**, **imperceptible**, **long-term** and **negligible.**

8 Hydrology

8.1 Introduction

This chapter of the EIAR has been prepared by AWN Consulting Ltd. in order to assess and evaluate the likely significant impacts of the proposed development on the hydrological aspects of the site and surrounding area.

8.2 Baseline Environment

The proposed development site is located at Temple Hill, Monkstown, Blackrock, Co. Dublin and covers an area of approximately 4.56 hectares. The Proposed Development will consist of revisions to development previously permitted under SHD ABP-303804-19 (291 no. units permitted) to provide for a new residential scheme of 414 no. residential units in total (an uplift of 123 no. units overall). The Proposed Development is bounded to the north by the N31 national road, while to the west and southeast the site is bounded by existing residential properties. The Rockfield Park playing pitches are located to the south of the Proposed Development. The site is currently a partially vegetated greenfield, with a convent building occupying a portion of the site.

The Proposed Development site lies within the Liffey and Dublin Bay (Catchment 9), and the Dodder_SC_010 (WFD Sub-catchment 09-16). According to the most recent EPA online mapping, the nearest surface water body is the Carysfort-Maretimo Stream (European Code: IE_EA_09B130400, also known as Brewery Stream), which flows along the northwestern boundary of the Proposed Development towards the Dublin Bay Coastal Water Body (European Code: IE_EA_090_0000), located c. 300m north of the Proposed Development, which hosts SAC, SPA and NHA habitats.

According to EPA (2025), Carysfort-Maretimo Stream has a WFD status (2019-2024) of 'Poor' and a WFD risk score at 'Review'. This 'Poor' status assigned to the Carysfort-Maretimo Stream is due to its poor ecological status or potential and moderate phosphorous conditions. However, it should be noted that this status was estimated using modelling techniques (i.e., without water quality data, as there are no EPA water quality stations on this waterbody) and therefore, its confidence is 'medium' according to the EPA.

The Dublin Bay Coastal Water Body has a WFD status (2019-2024) of 'Good' and a WFD risk score of 'Not at risk' of not achieving good status.

The nearest Recreational Waters, Bathing Waterbodies, or Surface Water Drinking RPA to the proposed development is Seapoint (Bathing Waters ID: IEEABWC090_0000_0100) located c. 700m east in the Dublin Bay Coastal Water Body and is classified as achieving Excellent Water Quality in 2024 based on the assessment of bacteriological results for the period 2021 to 2024.

The majority of the proposed development is considered to be located within flood zone c, with the Northern section of the site considered to be at risk of fluvial flood. It should be noted however that this section of the Carysfort-Maretimo Stream has existing flood defenses up to a 1% AEP event.

Transport Infrastructure Ireland (TII) rate the the hydrological features in the are associated with the proposed development as of "Very High" importance. This is due to the floodplain adjacent to the Northwest boundary of the site and the indirect hydrological connection to South Dublin Bay and River Tolka Estuary SAC European Site. It should be noted that the site is protected by already existing flood defense up to a 1% AEP flood event

8.3 Potential Impacts of the Proposed Development

8.3.1 Demolition Stage

Due to the surface level only activities and the absence of excavation during this stage the impacts on the soils, geology and hydrogeology is likely to be **neutral**, **slight** and **short-term**.

8.3.2 Construction Phase

In the absence of mitigation measures, the construction phase presents potential for impact on the hydrological environment associated with the following activities:

- Increased surface run-off due to soil compaction and gradual hardstanding introduction and sediment loading in run-off.
- Accidental spills or leaks of hydrocarbons from construction vehicles, on-site toilet and wash facilities or alkaline water from cement works impacting run-off.
- Soil excavation and removal.

Without the consideration and employment of mitigation measures the potential impacts during the construction phase to the soils, geology and hydrogeology are **short-term**, **slight** and **negative**.

8.3.3 Operational Phase

In the absence of design and mitigation measures, the operation phase presents potential impacts associated with the following activities:

- Surface water run off
- Increase in hardstanding
- Decreased recharge to the aquifer
- Increased wastewater to Ringsend WWTP

Without the consideration and employment of mitigation measures the potential impacts during the operational phase to the soils, geology and hydrogeology are **short-term**, **slight** to **significant** and **negative**.

8.4 Mitigation and Residual Effects (Post-Mitigation)

8.4.1 Demolition phase

Demolition activities on the site of the proposed development are not expected to have any impact upon the immediate or surrounding hydrological environment.

The predicted impact on the soils, geological and hydrogeological environments during the demolition phase are predicted to be **neutral**, **imperceptible**, **short-term** and **negligible**.

8.4.2 Construction Phase

In order to reduce impacts on the soils, geological and hydrogeological environment, the contractor will be obliged to work in compliance with a Construction Environmental management plan (CEMP) which includes a number of mitigation measures to be adopted as part of the construction works on site:

- Control of excavated soil from entering waterways.
- Control of aggregates and fill from entering waterways.
- Fuel and chemical handling to mitigate against suspended solids entering waterways.
- Control of surface water during construction to mitigate against suspended solids entering waterways.
- Control of foul water discharges.
- Ensuring the statuses of waterbodies are not impacted during construction.

The predicted impact on the soils, geological and hydrogeological environments during the construction phase are predicted to be **neutral**, **imperceptible** and **short-term**.

8.4.3 Operational Phase

During operation, all employees will be trained and equiped to respond to emergency events and the proper handling and storage of fuels.

Surface and ground water will be handled through the use of sustainable drainage system (SuDS) and the surface water drainage strategy, which will minimise the risk of contaminants entering into the receiving environmnet and regulate flow rates.

The predicted impact on the hydrological environment during the operational phase are predicted to be **neutral, imperceptible and long-term.**

8.5 Cumulative Impact of the Proposed Development

Table 8.2 provides a list and description of developments with a 2km radius of the site which have received permission for development and may overlap during the demolition, construction and operational phases of the proposed development.

8.5.1 Demolition phase

During the demolition phase the development will adhere to its own CEMP and mitigation plans. Overall, the extent of demolition occurring on the proposed development will be minimal with no impact upon the immediate or surrounding hydrological environment.

Therefore, the cumulative impacts for the demolition phase are expected to be **neutral, imperceptible, short-term and negligible.**

8.5.2 Construction Phase

During construction of this and proposed and permitted developments, there will be removal of soil cover and installation of hardstand and some potential for localised accidental construction related oil spills and or alkaline discharges from cement works. Increase in hardstand and installation of drainage systems will reduce recharge to ground and increase the amount of surface water runoff. Contractors for the proposed development will be contractually required to operate in compliance with a Construction Environmental Management Plan (CEMP). All developments will have to incorporate measures to protect soil and water quality in compliance with legislative standards for receiving water quality (European Communities Environmental Objectives (Groundwater) Regulations (S.I. 9 of 2009 and amendments).

Therefore, the cumulative impact for the construction phase is considered to be **short-term, neutral, imperceptible** and **negligible.**

8.5.3 Operational Phase

During operation, there is expected to be a slight change in the localised recharge to the aquifer due to the increase in hardstanding, however through mitigation measures the effects upon the hydrogeological environment will result in minimal cumulative impacts. The increased hardstanding will also result in an increase in surface water run off discharging to surface water bodies. Through the use of SuDs the potential run off rates will be mitigated against. Foul water will be piped to Ringsend WWTP, which Uisce Éireann has confirmed capacity for.

Therefore, the cumulative impact for the operational phase is considered to be **long-term**, **neutral**, **imperceptible** and **negligible**.

9 Noise and Vibration

AWN Consulting Limited has been commissioned to conduct an assessment of the likely noise and vibration effects associated with the proposed residential development St Theresa's, Temple Hill, Monkstown, Blackrock, Co. Dublin, potential impacts have been assessed based on the cumulative assessment of the permitted development (previously permitted under SHD ABP-303804-19) and the proposed developments combined.

The existing noise climate in the vicinity of the proposed development has been surveyed. Prevailing noise levels are primarily due to local road traffic.

The noise impact assessment has focused on the potential outward impacts associated with the construction and operational phases of the proposed development on its surrounding environment.

During the main construction phase involving site clearance, piling, general construction, night time works, road works/landscaping, the assessment has determined that, while there is potential for temporary and short term significant to very significant effects while works are ongoing near the closest sensitive receivers adjacent to the site, the construction noise criteria can be complied with during the majority of the programme. A schedule of good practice measures including noise limits and screening will all be employed to reduce any noise and vibration effects during this phase. For the majority of time construction works will take place at distances greater than 35m from the receptors. Hence, the effect can be considered negative, moderate to significant and short term.

Vibration effects of impact during the construction phase will be neutral, imperceptible and short-term.

During the operational phase, the outward noise impact to the surrounding environment will include additional traffic on surrounding roads and plant noise from plant items serving the development. The impact assessment has concluded that additional traffic from the proposed development will have an neutral, imperceptible and long-term effect on the surrounding noise environment and that plant items will be designed to ensure any noise and vibration effects during this phase will not exceed the recommended limit values. The resulting effect is neutral, imperceptible and long-term.

In addition the potential for inward noise effect on the proposed development has been assessed. The assessment was carried out with reference to the guidance contained in Professional Practice Guidance on Planning & Noise (ProPG), BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings (BSI); and the local and national Noise Action Plans relevant to the area. Due to the noise environment from the M50, some residential and office building facades are expected to require enhanced sound insulation specifications for glazing to achieve suitable internal noise levels. Courtyards and other external amenity areas are accessible in the vicinity of the proposed residential buildings within the recommended range of noise levels from ProPG between 50 – 55 dB LAeq,16hr. It is considered that the objectives of achieving suitable external noise levels is achieved within the overall site.

10 Air Quality

10.1 Introduction

The air quality chapter examines the potential for the Proposed Development to affect air quality within the vicinity of the site. This assessment was undertaken by DNV, who evaluated potential effects and informed the identification of appropriate mitigation measures.

10.2 Potential Impacts and Mitigation Measures

A construction phase dust assessment has been carried out in accordance with the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction (2024). The risk of dust impacts has been assessed separately for demolition, earthworks, construction and trackout and the dust emission magnitude has been classified for each of the four activities (this is known as 'Step 2A' of the dust assessment), using the definitions outlined for each activity within the IAQM guidance. The dust emission magnitude is based on the scale of the anticipated works and is classified as small, medium and large. The sensitivity of the area was determined for dust soiling and human health impacts, respectively, as per the guidance (this is known as 'Step 2B' of the dust assessment). In accordance with the IAQM guidance, the dust emission magnitude (Step 2A) and sensitivity of the area (Step 2B) have been combined and the risk of impacts from demolition, construction, earthworks and trackout have determined (before mitigation is applied) (this is known as 'Step 2C' of the dust assessment). This risk has then been used to inform the selection of appropriate mitigation measures.

Potential Impact	**Sensitivity**	**Magnitude**			
		Demolition	**Earthworks**	**Construction**	**Trackout**
		Small	**Medium**	**Large**	**Medium**
Dust Soiling	High	Medium Risk	Medium Risk	High Risk	Medium Risk
Human Health	Medium	Low Risk	Medium Risk	Medium Risk	Low Risk
Ecology	Low	Negligible	Low Risk	Low Risk	Low Risk

Table 10-1. Summary of Unmitigated Risks

The IAQM recommends that significance is only assigned to effect after considering the construction activity mitigation. The risk of dust impacts has been determined in Step 2C and the appropriate dust mitigation measures identified, and the final step is to determine whether there are significant effects arising from the construction phase of the Proposed Development. The proposed mitigation measures will reduce the effects to be not significant.

Assessment of Specified Infrastructure Projects – PE-ENV-01106 (TII, 2025), states that road links meeting one or more of the following criteria can be defined as being 'affected' by a Proposed Development and should be included in the local air quality assessment. While the guidance is specific to infrastructure projects the approach can be applied to any development that causes a change in traffic.

- Annual average daily traffic (AADT) changes by 1,000 or more;
- Heavy duty vehicle (HDV) AADT changes by 200 or more;
- Daily average speed change by 10 kph or more;
- Peak hour speed change by 20 kph or more; or
- A change in road alignment by 5m or greater.

The construction stage traffic will not change by more 1,000 annual average daily traffic (AADT) or 200 heavy duty vehicle (HDV) AADT and does not meet the above scoping criteria. As a result, a detailed air assessment of construction stage traffic emissions has been scoped out from any further assessment as there is no potential for significant effects to air quality.

It can be determined that the demolition and construction stage traffic will have a *direct, short-term, negative* and *imperceptible,* i.e., not significant, effect on air quality and human health, which is overall not significant in Environmental Impact Assessment (EIA) terms.
There is the potential for traffic emissions to affect air quality in the long-term over the operational phase. The operational phase traffic has been reviewed, and a detailed air quality assessment has been scoped out as none of the road links affected by the Proposed Development satisfy the Transport Infrastructure Ireland (TII) scoping assessment criteria.

It can be determined that the construction stage traffic will have a *direct, long-term, negative* and *imperceptible* effect on air quality and human health, which is overall not significant in EIA terms.

In terms of dust, no significant effects are predicted; good construction practice, which incorporates the implementation of the identified mitigation measures, will be employed at the site.
Assessment of road traffic emission impacts on air quality involved traffic data which is inclusive of traffic associated with other existing and permitted developments on the road networks surrounding the site. Therefore, cumulative effects have been assessed in this regard and the effect on ambient air quality has been determined as not being significant.

It is considered that the cumulative effect will be 'short-term', 'imperceptible' and 'negative', i.e., not significant.

No negative residual effects in the context of air quality are anticipated regarding the Proposed Development.

11 Climate

11.1 Climate Non-Technical Summary

This Chapter was prepared by Leah Moloney, Environmental Consultant, DNV. Leah has a BA of Science (Hons) degree. Leah has worked as an Environmental Consultant with Enviroguide since 2024. This Chapter of the EIAR addresses the potential climate impact of the proposed development at Temple Road, Blackrock, Co. Dublin.

The climate chapter examines the potential for the Proposed Development to impact upon climate (for example greenhouse gas emissions) and its vulnerability to climate change.
The methodology adopted in this chapter covers two separate assessments – a greenhouse gas assessment (GHGA) and a climate change risk assessment (CCRA).

- Greenhouse Gas Emissions Assessment (GHGA) – This evaluation estimates the greenhouse gas emissions generated by the project throughout its entire lifespan (60 years). It then compares these emissions against pertinent Irish carbon budgets, targets, and policies to help gauge their significance.; The Transport Infrastructure Ireland (TII) Carbon assessment tool and the Irish Green Building Councils (IGBC) Lifecycle Assessment Tool have been used for this assessment. This assessment has been undertaken in line with the Institute of Environmental Management and Assessment (IEMA) guide 'Assessing Greenhouse Gas Emissions and Evaluating their Significance', 2nd Edition, 2022 and
- Climate Change Risk Assessment (CCRA) – This analysis examines how a changing climate could affect a project and its surrounding environment. The assessment considers a projects vulnerability to climate change and identifies adaptation measures to increase project resilience. It has been conducted in accordance with Transport Infrastructure Ireland (TII) (2022a) PE-ENV-01104: Climate Guidance for National Roads, Light Rail and Rural Cycleways (Offline & Greenways) – Overarching Technical Document

11.2 Existing Environment

In 2023, Ireland's GHG emissions are estimated to be 58.82 million tonnes carbon dioxide equivalent (Mt CO_2eq), which is 6.1% lower (or 3.79 Mt CO_2eq) than emissions in 2022 (62.26 Mt CO_2eq) and follows a 3.0% decrease in emissions reported for 2022. Emissions are 3.3% below the historical 1990 baseline for the first time in 33 years.

Impacts to the proposed Project as a result of climate change involve increases in temperatures and increases in the number of rainfall days per year. Ireland has observed increases in the annual rainfall in the north and west of the country, with small increases or decreases in the south and east including in the region where the proposed development will be located.

11.3 Impact Assessment

11.3.1 Do Nothing Scenario

If the proposed development were not to proceed, greenhouse gas emissions and climate conditions at the site will remain as per the baseline and will change in accordance with trends within Irelands Greenhouse Gas performance and climate changes (including influences from potential new developments in the surrounding area, changes in road traffic etc). Under the Do-Nothing Scenario construction works associated with the proposed development will not take place. Impacts from embodied carbon, increased traffic volumes and associated emissions from the proposed development will also not occur. Therefore, the do-nothing scenario is considered neutral in terms of climate.

11.3.2 Construction Phase

11.3.2.1 Construction CCRA

A detailed CCRA of the construction phase has been scoped out, as discussed in Section 13.6.4.5, which state that there are no residual medium or high-risk vulnerabilities to climate change hazards and therefore a detailed CCRA is not required. However, consideration has been given to the proposed development's vulnerability to the following climate change hazards with best practice mitigation measures proposed.

11.3.2.2 Construction GHG Emissions

The total embodied carbon for the construction phase, including the maintenance and replacement of materials throughout the development's lifetime, has been calculated at 28,033 tonnes CO2e (see Figure 1 below). Since the overall GHG emissions from the development cannot be directly compared to a single sector's 2030 carbon budget, the emissions are categorised into different assessment areas.

When annualised over the proposed development's 50-year lifespan, the estimated total GHG emissions amount to 0.001% of Ireland's total GHG emissions in 2022 and 0.002% of Ireland's non-ETS 2030 emissions target. Specifically, emissions from transport-related activities account for 0.009% of the 2030 Transport budget, construction waste emissions represent 0.06% of the Waste budget, and industry-related emissions comprise 0.01% of the 2030 Industry budget.

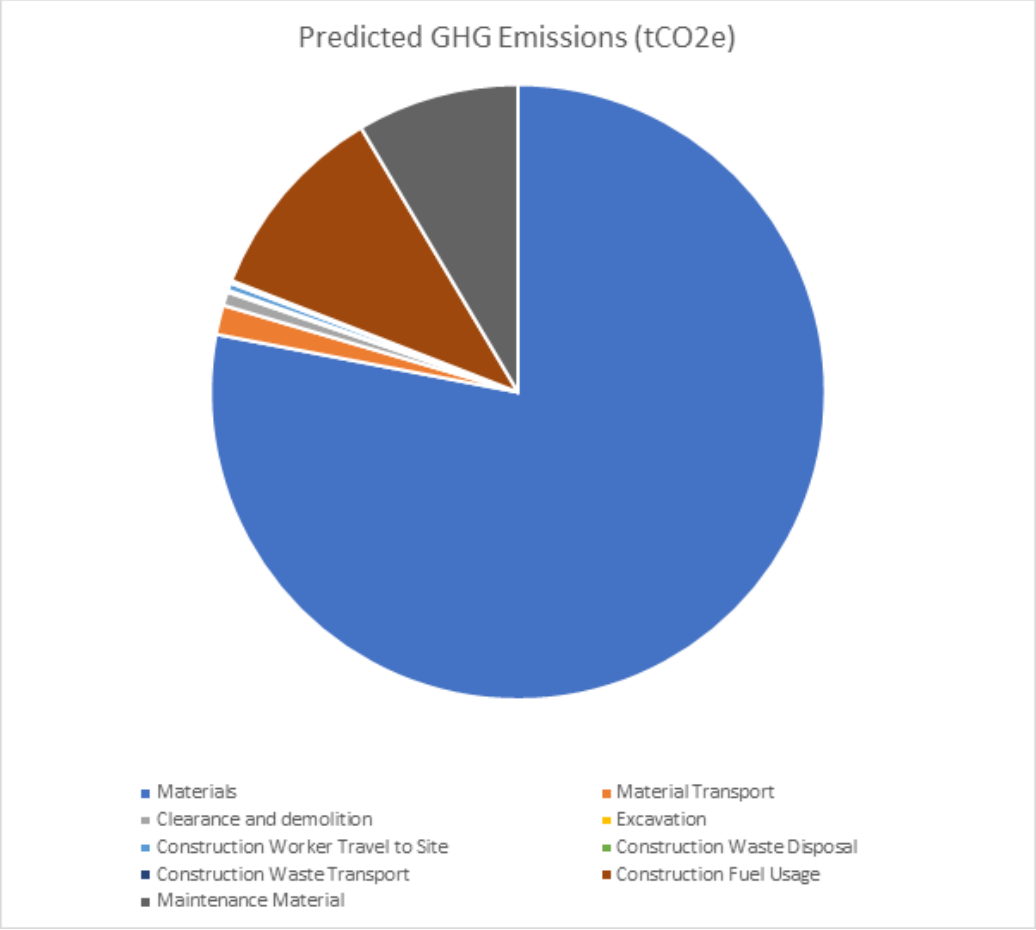

Figure 11.1: Construction Categories Greenhouse Gas Emissions tCO_2e

11.3.3 Operational Phase

11.3.3.1 Operational Phase CCRA

A screening CCRA i.e. vulnerability assessment, did not identify any residual medium or high risks to the proposed development as a result of climate change (See table 2 below). Therefore, a detailed CCRA for the construction and operational phase were scoped out. While a CCRA for the construction phase was not required, best practice mitigation against climate hazards is still recommended within the climate chapter.

Table 11. 1: Climate Change Vulnerability Assessment/Climate Screening

Climate Hazard	Sensitivity	Exposure	Vulnerability
Flooding (Coastal, Pluvial, Fluvial)	1 (Low)	2 (Medium)	2 (Low)
Extreme Heat	1 (Low)	1 (Low)	1 (Low)
Extreme Cold	1 (Low)	1 (Low)	1 (Low)
Wildfire	1 (Low)	1 (Low)	1 (Low)
Drought	1 (Low)	1 (Low)	1 (Low)
Extreme Wind	1 (Low)	1 (Low)	1 (Low)
Lightning & Hail	1 (Low)	1 (Low)	1 (Low)
Landslides	1 (Low)	1 (Low)	1 (Low)
Fog	1 (Low)	1 (Low)	1 (Low)

11.3.3.2 Operational Phase GHG assessment

There is the potential for a number of greenhouse gas emissions to the atmosphere during the operational phase of the development. The main sources of GHG emissions from the operational stage of the development arise from heating, domestic hot water, and lighting.

The estimated total GHG emissions, when annualised over the 50-year Proposed Development lifespan, are equivalent to 0.0003% of Ireland's total GHG emissions in 2022 and 0.0006% of Ireland's non-ETS 2030 emissions target. The total GHG emissions associated with residential-related activities are 0.004% of the 2030 residential budget.

11.3.3.3 Cumulative Impact

The TII PE-ENV-01104 (2022) states that a typical cumulative assessment in Environmental Impact Assessment (EIA) is not applicable for GHG assessments because the impacts on global climate are not geographically constrained. However, by evaluating a project's GHG impact in relation to Ireland's net zero goals and sectoral carbon budgets, the assessment inherently becomes cumulative. This approach helps demonstrate the project's potential influence on Ireland's ability to meet its national carbon reduction targets.

Cumulative effects, which result from the combined effects of the proposed development and other existing or planned developments, can intensify climate-related risks and environmental pressures. Understanding these interactions is crucial for developing effective mitigation and adaptation strategies that align with broader sustainability objectives. It is considered that there are no other potential significant cumulative impacts associated with the proposed development and considered offsite permitted developments.

11.4 Mitigation

11.4.1 Construction Phase

11.4.1.1 Construction Phase Climate Change

Regarding the development's resilience to climate change, the Contractor will be required to mitigate the effects of extreme weather, such as heavy rainfall, flooding, windstorms, and temperature fluctuations, through site risk assessments and method statements. The Contractor will also address risks associated with fog, lightning, and hail through appropriate risk assessments and mitigation plans.

11.4.1.2 Pre/Construction Phase GHG mitigation

Embodied carbon of materials and construction activities is the primary source of climate impacts during the construction phase.
Pre-construction carbon Avoidance, Remedial & Mitigation Measures include:

Design for Performance

- Request a Design for Performance approach from design teams and contractors.
- Include contractual targets for whole life carbon with a focus on Net Zero and nature-positive goals where possible.

Circularity in Design

- Require design teams to develop a circularity concept for projects, focusing on adaptability, disassembly, and reuse.
- Set a target for a percentage of reused and recycled materials in designs.

Building Lifecycle Report

- Ensure the building lifecycle report is regularly reviewed and updated in line with current policy and best practice for sustainable construction.

Carbon Literacy

- Develop carbon literacy within design and construction teams by providing training on carbon literacy, ESG reporting, and disclosure.
- Incorporate sustainability and carbon considerations into site team talks, construction targets, and reporting.
- Include training clauses for contractors and sub-contractors to upskill their teams in low-energy construction techniques.

Building Renovation Passports (BRPs)

- Request Building Renovation Passports for this asset as part of the roadmap to decarbonise each asset.

Cement Reduction

- Specify the minimum amount of cement needed in concrete and substitute where feasible to reduce cement usage.

Sustainable Procurement

- Review sustainable procurement and material choices during detailed design to identify and implement lower embodied carbon options.
- Request Environmental Product Declarations (EPDs) and prefer products with EPDs where possible within procurement restrictions.
- Drive demand for EPDs by increasing the percentage of products used in the project with EPDs.

European Framework for Sustainable Buildings

- Commit to using key indicators from the European Framework for sustainable buildings, Level(s), with support from the IGBC.
- Focus on indicators such as Life Cycle Assessment (LCA), Life Cycle Cost (LCC), Indoor Air Quality (IAQ), and Circularity.

Energy and Carbon Performance Reporting

- Plan to disclose the operational energy and carbon performance of the project in your annual reporting.

Post-Occupancy Evaluation

- Allow for post-occupancy evaluation of completed developments to ensure feedback is passed to the design team.

Demolition and Construction Waste Management

- Create a demolition and construction programme allowing sufficient time to determine reuse and recycling opportunities for demolition waste.
- Appoint a competent demolition contractor to undertake a pre-demolition audit detailing resource recovery best practice and identifying materials for reuse and recycling.
- Reuse materials on site in the new build areas where possible.

EU Taxonomy Compliance

- Commit to complying with EU taxonomy requirements on the circular economy, specifically reuse, recycling, and material recovery of demolition and construction waste.
- Review and ensure compliance with the EU Taxonomy Regulation (EU) 2020/852 regarding circular economy practices for demolition and construction waste.

Local Material Sourcing

- Source materials locally where possible to reduce transport-related CO_2 emissions.

Building Certifications

- Aim for building certifications such as HPI (Home Performance Index), LEED (Leadership in Energy and Environmental Design), or equivalent, to ensure sustainable and high-performance standards are met throughout the project.

During the construction phase the following best practice measures shall be implemented on site to prevent significant GHG emissions and reduce impacts to climate:

- **Energy-Efficient Equipment:** Use energy-efficient machinery and equipment on-site. Regular maintenance and proper operation can also help reduce fuel consumption and emissions.
- **Renewable Energy:** Incorporate renewable energy sources, such as solar panels, to power construction activities. This can significantly reduce reliance on fossil fuels
- **Reduce Idling**: Prevention of on-site or delivery vehicles from leaving engines idling, even over short periods.
- **Sustainability Awareness**: Ensure that sustainability and carbon specifically is incorporated into site team talks, construction and reporting targets. Integrate training clauses for contractors and sub-contractors to upskill their onsite personnel including sub-contractors in low energy construction skills. Appoint sustainability champions to ensure that the project continues to perform in a sustainable manner.
- **Sustainable Transportation**: Encourage carpooling, use of public transportation, or electric vehicles for workers commuting to the site.
- **Monitoring and Reporting:** Regularly monitor and report GHG emissions from the construction site. This helps in identifying areas for improvement and ensuring compliance with environmental standards Sustainability spot checks should be added to ongoing site inspections and feedback shared with all onsite to ensure measures are being adopted.
- **Maintenance**: Ensure all plant and machinery are well maintained and inspected regularly.
- **Waste Management:** Implement a robust waste management plan to reduce, reuse, and recycle construction waste. Proper waste management can significantly cut down on emissions Minimising waste of materials due to poor timing or over ordering on site will aid to minimise the embodied carbon footprint of the site. Application of the waste hierarchy to all waste material generated.
- **Sustainable Procurement:** Sourcing low carbon materials locally where possible to reduce transport related CO_2 emissions.

11.4.2 Operational Phase

11.4.2.1 Operational Phase Climate Change mitigation

A number of measures have been incorporated into the design of the development in order to mitigate against the impacts of future climate change. For example, adequate attenuation and drainage have been incorporated into the design of the development to avoid potential flooding impacts as a result of increased rainfall events in future years. These measures have been considered when assessing the vulnerability of the proposed development to climate change.

11.4.2.2 Operational Phase GHG Mitigation

The proposed development has been designed to reduce the impact on climate as a result of energy usage during operation. The Energy and Sustainability Report prepared by OCSC Consulting Engineers and Building Lifecycle report prepared by Aramark and submitted under separate cover with this planning application details a number of incorporated design mitigation measures that have been incorporated into the design of the development to reduce the impact on climate wherever possible.

Such measures included in the proposed development to reduce the impact to climate from energy usage are:

- The development will be in compliance with the requirements of the Near Zero Energy Building (NZEB) Standards.
- A renewable energy rating (RER) of 20% will be achieved to comply with Part L (2021) of the NZEB regulations.
- A Building Energy Rating (BER) of A2/A3 is being targeted.
- Improved building thermal transmittance (U-Values), air permeability and thermal bridging.
- Use of air source and exhaust heat pumps.
- Sustainability information provided to building occupants
- Smart building technologies

In addition, electric vehicle and bicycle parking will be provided within the development which will promote the use of more sustainable modes of transport and reduce potential transport emissions. Full descriptions of the measures proposed, and their benefits are outlined within the Building Lifecycle Report submitted with this application.

11.5 Residual Impacts

The proposed development will result in some impacts to climate through the release of GHGs. IEMA (2022) state that the crux of assessing significance is "not whether a project emits GHG emissions, nor even the magnitude of GHG emissions alone, but whether it contributes to reducing GHG emissions relative to a comparable baseline consistent with a trajectory towards net zero by 2050". The proposed development has proposed some best practice mitigation measures and is committing to reducing climate impacts where feasible, the development will comply with the do-minimum standards set through regulation (NZEB and Part L 2021). As per the assessment criteria the impact of the proposed development in relation to GHG emissions is considered **long-term, minor adverse and not significant.**

In relation to climate change vulnerability, it has been assessed that there are no significant risks to the proposed development as a result of climate change.

11.6 Monitoring

11.6.1 Construction Phase

To optimise the reuse and recycling of demolition materials, a digital tracking system should be established to monitor materials identified for reuse or recycling. Weekly progress reports and regular on-site inspections are recommended to ensure proper handling and storage of materials. The demolition contractor's performance should be periodically reviewed to ensure adherence to the resource recovery plan and environmental standards.

To comply with EU taxonomy for the circular economy, comprehensive documentation and independent third-party audits are necessary. Monitoring greenhouse gas (GHG) emissions reduction measures include appointing sustainability champions, monitoring idle times for vehicles and machinery, maintaining digital logs for equipment, and tracking material waste minimization.

Waste management should be optimised through regular waste segregation audits and monthly waste management reports. To reduce transport-related emissions, a supplier distance monitoring database and transport-related carbon footprint analysis are recommended.

These strategies aim to ensure the project meets its environmental commitments, supports sustainability goals, and complies with regulatory requirements through regular reporting, inspections, and audits.

To ensure the proposed development meets its environmental objectives, an Environmental Management Plan (EMP) with adaptive management principles is recommended. This includes robust climate change resilience plans, ongoing monitoring of weather trends, and regular reviews of resilience measures.

Key monitoring strategies include:

1. **Climate Change Mitigation**: Regular inspections of attenuation and drainage systems, and periodic reviews of climate vulnerability assessments to ensure effectiveness and adequacy of mitigation measures.
2. **Energy Efficiency and Climate Impact Reduction**: Continuous monitoring to ensure compliance with Near Zero Energy Building (NZEB) standards, achieving energy performance at least 10% lower than NZEB requirements, and verifying the implementation of renewable energy systems. Regular energy audits and thermal performance monitoring are also recommended.
3. **Renewable Energy Systems**: Regular inspections and maintenance of air source heat pumps, and providing comprehensive sustainability information to building occupants.
4. **Sustainable Transport Initiatives**: Monitoring the usage of electric vehicle charging stations and bicycle parking, and assessing the impact of these facilities on reducing transport emissions.

These strategies aim to mitigate climate change impacts, enhance energy efficiency, and promote sustainable transport, aligning with best practices and regulatory requirements. Regular inspections, energy performance assessments, and occupant engagement are crucial for achieving the desired environmental outcomes.

11.6.2 Operational Phase

Monitoring recommendations are designed to ensure that the development's climate change mitigation measures, energy efficiency initiatives, and sustainable transport provisions are effectively implemented and maintained throughout the lifecycle of the project. By adhering to these strategies, the development will not only comply with relevant regulatory requirements but also contribute to broader environmental sustainability goals. Regular inspections, energy performance assessments, and occupant engagement will be crucial to achieving the desired environmental outcomes.

12 Wind and Microclimate

12.1 Introduction

Wind and Micro-climate assessment have been carried out to identify the possible wind patterns around the proposed development Lands at 'St. Teresa's' Temple Hill, Monkstown, Blackrock, Co. Dublin considering mean and peak wind conditions typically occurring in Dublin. The criteria of Lawson's Wind Comfort and Distress have been adopted to define if a specific area of the development could be comfortable and safe to pedestrians for its designated activity (i.e. standing/walking/strolling).

The assessment examined how wind conditions currently affect the site and how these conditions may change during construction and once the development is operational.

The assessment focused on:

- Pedestrian comfort and safety at ground level,
- Use of public and private open spaces, including courtyards and entrances,
- Wind conditions on balconies and terraces,
- Potential effects on surrounding streets and neighbouring properties.

The assessment was undertaken using recognised computer-based wind modelling methods and applied established pedestrian comfort and safety criteria.

12.2 Methodology

The assessment has been carried out considering the impact of wind on the following configurations:

- The "Existing Receiving Environment (Baseline)": in this case the assessment has considered the impact of the local wind on the existing area / buildings prior to construction of the proposed development. For this assessment, a statistical analysis of 30 years of historical weather wind data has been carried out to find the most critical wind speeds and directions and the frequency of occurrence of the same.

- The "Potential Impact": in this case the assessment has considered impacts of wind on the existing environment area, the proposed Development, and its immediate vicinity, with the aim to identify potential impacts on future nearby buildings. For this scenario, The Development will introduce no negative wind effect on adjacent or nearby developments within its vicinity. Wind modelling of future phases around this development will need to be performed for all future phase developments.

The site is located within a suburban residential area containing surrounding buildings and vegetation which already provide shelter from strong winds. The assessment found that:

- Existing wind conditions are typical for the area,
- No locations currently experience wind conditions that would cause safety concerns or unacceptable discomfort,
- Existing footpaths, open spaces and surrounding roads are suitable for their intended use.

12.3 Potential and Cumulative Impacts

12.3.1 On-Site Pedestrian Areas

Once completed, the development will alter wind patterns locally due to the presence of new buildings. The assessment found that:

- Wind conditions at ground level will be generally calm and suitable for everyday pedestrian activities such as sitting, standing and walking,
- Courtyards and amenity spaces are well sheltered,
- Localised increases in wind speed may occur in limited areas, primarily on the south-west side of the site.

These localised effects are minor, occur infrequently, and are addressed through landscaping and tree planting. No areas are predicted to experience unsafe or unacceptable wind conditions.

12.3.2 Balconies and Private Outdoor Spaces

Some balconies exposed to prevailing winds may experience higher wind speeds at certain times. However:

- All predicted wind conditions remain within acceptable comfort and safety limits,
- No adverse effects on residential amenity are predicted.

12.3.3 Effects on Surrounding Area

The assessment confirms that the proposed development:

- Will not give rise to adverse wind conditions on adjacent streets or footpaths,
- Will not negatively affect nearby residential properties,
- Will not pose wind-related safety risks to pedestrians, cyclists, or vulnerable users.

12.4 Mitigation Measures

Where minor wind effects were identified, mitigation has been incorporated into the design, including:

- Landscaping and tree planting,
- Building layout and spacing designed to reduce wind acceleration.

These measures have been tested as part of the assessment and are effective in reducing wind impacts.

12.5 Residual Effects

With mitigation in place:

- No significant residual wind or microclimate effects are predicted,
- All areas are suitable for their intended use.

12.6 Conclusion

The Wind and Microclimate Assessment concludes that the proposed development:

- Will provide a safe and comfortable environment for pedestrians and residents,
- Will not result in significant adverse wind effects during construction or operation,
- Will not adversely affect surrounding streets or neighbouring properties.

The development is therefore considered acceptable from a wind and microclimate perspective.

13 Landscape and Visual Impact Assessment

13.1 Introduction

Chapter 13 assesses the potential effects of the proposed development on the landscape character and visual amenity of the receiving environment. It should be read in conjunction with the verified photomontages contained in Appendix 13.1 of the EIAR.

13.2 The Existing Receiving Environment (Baseline)

13.2.1 The Site

The site is a disused institutional property zoned for residential use (apart from a small part zoned for open space), located at the edge of Blackrock town centre and fronting the N31/Temple Road. The site has some 230m frontage to the N31 as it enters Blackrock from the east.

The site was historically the demesne of Craigmore House, a Victorian mansion built in 1862. The house and gate lodge remain on the site. In 1935 the property was acquired by the Daughters of Charity of St Vincent de Paul and renamed St Teresa's, and for the remainder of the 20th century it was used as a school, monastery, and retreat centre. The buildings constructed for those purposes have now been demolished in preparation for the site's redevelopment, leaving only the original house and gate lodge intact (although the house is in poor condition). The property also retains parts of its historic demesne woodland, most notably inside its south east and south west boundaries.

Parts of the original demesne are now excluded from the site, including the former walled garden, in which the National Office of the Alzheimer Society was built in 2009.

Due to the sparsity of built form on the site (other than the centrally positioned Craigmore House and the gate lodge), it is the site's vegetation that is most prominent in the landscape, and contributes most to the landscape character of the area. Along the N31 frontage, a line of trees protrudes above the tall stone boundary wall at the roadside. These trees were mostly planted after the construction of the N31 Blackrock Bypass in the late 1980s. Some of the trees in the north east corner of the site, around the gate lodge, are however remnants of the original demesne vegetation.

Immediately to the south of the site is Rockfield Park, a large public open space with playing pitches and a tennis club. The historic demesne woodland/trees on the site are a key element of the landscape and views of Rockfield Park, providing enclosure and visual amenity.

The trees inside the south and east boundaries of the site are also key features of the landscape and views of the neighbouring residential estates to the east and west. They form a backdrop to views from St Vincent's Park to the east and St Louise's Park to the west of the site.

13.2.2 Site Location

The site is located at the eastern edge of Blackrock town centre, which is classified a 'district centre' in the Dun Laoghaire Rathdown County Development Plan 2022-2028 (DRLDP). The site is walking distance (less than 500m) from Blackrock Main Street and the core shopping area (including Blackrock and Frascati shopping Centres), and 700m from Blackrock DART station.

The site has frontage to the N31/Temple Road, a major urban thoroughfare, at the road's entrance to Blackrock town centre. Its frontage to the road is one of the site's key attributes. The road provides direct access (vehicular, pedestrian and cycle) to Blackrock, as well as access to a Core Bus Corridor connecting the site to Dublin City Centre.

The N31's motorway-like specification (25m wide, with two lanes in each direction and central median with trees), in combination with the town centre location, creates potential

for development of urban character and scale on the site. The wide road provides favourable context for taller buildings, while the accessible location encourages high density use.

13.3 Surrounding Landscape Context and Potential Receptors of Change

The key landscape elements and areas surrounding the site, which may be affected by the proposed development, are as follows:

- Craigmore/St Teresa's House and grounds. Although zoned for residential development, the original house, the gate lodge and entrance gate are protected structures, and the remaining demesne trees/woodlands are a valuable landscape resource.
- N31/Temple Road. The N31 is a key element of the urban structure. The site's frontage to the road is one of its most important attributes, as the road (a) gives prominence to the adjacent lands and buildings, and (b) has an urbanising effect due to its width and specification. There are wide junctions outside both the north west and north east corners of the site, and the landscape is dominated by the road infrastructure. Where it passes the site, the road's status as a thoroughfare entering an urban district centre is not reflected in the adjacent built form - due to the absence of development on the site and the small scale of the houses across the road. Development on the site has the potential to change the character of an important stretch of Temple Road, and the road users are the largest cohort of potential visual receptors.
- Temple Road and Craigmore Gardens houses. Across Temple Road from the site is a row of houses, which face the site across the wide road corridor. Craigmore Gardens is a short cul-sac off Temple Road, also lined by 20th century houses. As residential receptors, these houses are relatively sensitive, although there must be some tolerance for change in their context due to the urban location.
- St Vincent's Park. To the south east of the site is the residential estate of St Vincent's Park. The estate is comprised of semi-detached dormer houses with low profiles. Some of the houses back onto the site's south east boundary. A row of tall trees on the site inside this boundary are a key feature of views from the estate. The trees also provide potential screening of development on the site.
- Alzheimer Society and St Louise's Park. The Alzheimer Society headquarters was built in the former walled garden of Craigmore House/St Teresa's. The subject site wraps around the neighbouring institutional property on its north, east and south sides. Adjacent to the Alzheimer Society is a small residential enclave, St Louise's Park (a former institutional property), which is similarly exposed to the site.
- Barclay Court and Prospect Hill. To the west of the Alzheimer Society and St Louise's Park is a residential neighbourhood comprised of two estates, Barclay Court and Prospect Hill. Barclay Court is a 20th century estate of semi-detached two storey houses. Prospect Hill is a recent development of townhouses alongside the refurbished and repurposed Prospect House, a period house which has been divided into apartments. This neighbourhood is buffered from the proposed development by St Louise's Park and the Alzheimer Society, but there are views towards the site over the roofs and trees in the intervening landscape.
- Rockfield Park and Quaker Cemetery. Rockfield Park is a large public open space directly to the south of the site. The park includes playing fields and parkland areas with a framework of trees/woodland. Like Temple Road on the other side of the site, Rockfield Park provides favourable context for building height/density. The open space provides 'breathing space' and vegetation screening for large buildings, as well as amenity for the future residents. To the east of the park, and south east of the site, is the Quaker Cemetery. This is a park-like cemetery enclosed by a dense framework of woodland.

The above are the areas potentially most affected by the proposed development due to their proximity to the site.

13.4 Recognised Site Development Potential

The site has been recognised for its residential land use potential for some time. The Blackrock Local Area Plan 2015-2021 (the BLAP, which was extended to March 2025 – now expired), identified the site (St Teresa's/ Craigmore) as a Potential Development Area. Regarding the combined area of St Teresa's (the subject site) and Dunardagh (to the south of Rockfield Park), the BLAP stated:

"*The site is considered to have substantial development potential having regard to its zoning, site size, proximity to Blackrock village core, public transport links and recreational facilities. The site presents an opportunity to consolidate and enhance the local built environment within the Plan boundary while providing additional housing within this attractive and desirable locality.*" (BLAP p. 28)

Regarding the site specifically (St Teresa's/Craigmore), the BLAP stated:

"*This area of the landholding lends itself to higher density development, such as apartments, given its proximity to the District Centre and a major public transport corridor.* (BLAP p. 18-29)

The BLAP has now expired, but it was part of the planning framework and contextual policy background when the current Dun Laoghaire Rathdown County Development Plan 2022-2028 (DLRDP) was in preparation. The DLRDP is also encouraging of high density development on sites such as the subject site. Table 1.4 of the DLRDP sets out the Five Strategic County Outcomes of the Plan, one of which is the following:

"***Creation of a Compact and Connected County**: One of the best ways to transition to a climate resilient County is to consolidate development within the existing urban footprint thus making best use of land. Sustainable planning policy has long been underpinned by the matching of land use and transport policies so that denser development takes place close to good quality public transport options and supporting services. This will allow those living, working and visiting the County easy access to amenities and services by way of high-quality public transport and the softer modes of walking and cycling.*" (emphasis added)

Policy Objective PHP18 of the DLRDP states: "*It is a Policy Objective to:*

- *Promote compact urban growth through the consolidation and re-intensification of infill/brownfield sites.*
- *Encourage higher residential densities provided that proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development.*"

The site, located adjacent to Blackrock town centre, walking distance from retail, employment and education facilities, with access to bus and DART services, and adjacent to high quality public open space, represents an important opportunity for the delivery of high density residential development.

13.4.1 Permitted Development on the Site

A Strategic Housing Development (SHD) application was lodged and permission was granted for the site's development in 2019 (ABP-303804-19). The permitted development (see Figure 13.17) includes 13 no. new apartment buildings (A1, B1-4, C1-2, D1, E1-5) up to eight storeys tall, and the repurposed St Teresa's House, containing a total of 291 no. residential units. The permitted development (ABP-303804-19) establishes the principle of the site's use for high density residential development.

13.5 Characteristics of the Proposed Development

For the purpose of the landscape and visual impact assessment, the following aspects and elements of the proposed amendment are most relevant – as they are potentially the most visible changes to the permitted development from the surrounding public realm:

- The omission of Blocks E1 (five storeys), E2 (five storeys), E3 (five storeys) and E4 (four storeys), and their replacement by Blocks E1 (seven storeys) and E2 (six storeys).
- The omission of Block F5 (four storeys), and amendments to Block D1 including the extension of its footprint, and an increase in height from five storeys to seven storeys.
- The relocation of the gate lodge (Block G, a protected structure) from its permitted location inside the site's south east boundary to a new location inside the southern boundary adjacent to Rockfield Park.

13.6 Potential Impact of the Proposed Development – Visual Effects

33 no. viewpoints were selected for assessment of the proposed development's potential visibility and visual effects, informed by verified photomontages. (The photomontages are provided in Appendix 13.1 of the EIAR.)

These are the same 33 no. views that were assessed for the 2019 SHD application (ABP-303804-19), and a subsequent SHD application in 2021. The viewpoints were selected with the input of Dun Laoghaire Rathdown County Council, and deemed adequate for the assessment of the proposed development's visual effects on the key receptors in the receiving environment.

The effects on each viewpoint are individually assessed in Chapter 13. The assessments should be read in conjunction with the verified photomontages provided in Appendix 13.1. For each viewpoint, the following views are provided:

- **Existing view** (a photograph taken in April 2025, before the trees came into summer leaf).
- **Baseline/Permitted view** (a photomontage of the permitted development ABP-303804-19).
- **Proposed view** (a photomontage of the proposed amended development).

The following table summarises the visual effects assessments in Sections 13.5.2.1-33 of the EIAR.

No	Viewpoint Location	Sensitivity	Magnitude of Change	Significance & Quality of Effects	
				Construction (Temporary)	Operation (Permanent)
1	N31 Frascati Rd, Blackrock town centre	Low	Negligible	Imperceptible neutral	Imperceptible neutral
2	N31 Frascati Rd approaching Temple Rd junction	Low	None	No effect	No effect
3	N31 Temple Rd approaching site from the west	Medium	Low	Imperceptible neutral	Slight neutral
4	Temple Rd approaching N31 from Blackrock town centre	Low	Low	Imperceptible neutral	Not significant neutral
5	N31 Temple Rd passing site, approaching Blackrock centre	Medium	Low	Imperceptible neutral	Not significant neutral
6	Newtown Ave approaching junction with Newtown Rd	Medium	Low-medium	Imperceptible neutral	Slight neutral

7	Temple Hill approaching the site and Blackrock from the SE	Medium	Low	Impercepible neutral	Slight neutral
8	Neptune House, Temple View	Medium	None	No effect	No effect
9	Monkstown Rd	Medium	Negligible	Not significant negative	Not significant neutral
10	Temple Hill to SE of site	Medium	None	No effect	No effect
11	Montpelier Place off Temple Hill to SE of site	Medium	Low-medium	Impercepible neutral	Slight-moderat neutral
12	St Vincent's Park	Medium-High	Medium	Slight negative	Moderate-neutral/ negative
13	Craigmore Gardens	Medium	Low	Impercepible neutral	Slight neutral
14	Newtown Villas	Medium	Low	Impercepible neutral	Not significant neutral
15	Access Road to Alzheimer Society and St Louise's Park	Low-Medium	Low	Impercepible neutral	Not significant neutral
16	St Louise's Park	Medium	Medium	Impercepible neutral	Moderate-significant neut al/ negative
17	Barclay Court	Medium	None	No effect	No effect
18	Prospect Hill	Medium	Low	Impercepible neutral	Slight neutral
19	Barclay Court at Entrance to Rockfield Park	Medium-High	Low	Impercepible neutral	Slight neutral
20	Barclay Court	Medium	Low	Impercepible neutral	Slight neutral
21	Rockfield Park near SW corner of site	Medium-High	Low	Impercepible neutral	Slight positive
22	Brookfield Court Entrance to Rockfield Park	Medium	Low	Impercepible neutral	Not significant neutral
23	Rockfield Park, southern field	Medium-High	Low-Medium	Slight negative	Moderate neutral
24	Rockfield Park, northern field	Medium-High	Low-Medium	Slight negative	Moderate neutral
25	Dunardagh Avenue	Medium-High	Low	Not significant negative	Slight neutral
26	Quaker Cemetery	Medium-High	Medium	Slight negative	Moderate neutral
27	Castlebyrne Park	Medium	None	No effect	No effect
28	Newtownpark Avenue	Medium	None	No effect	No effect
29	Convent Rd, west of site	Medium	None	No effect	No effect
30	Blackrock Park	Medium-High	None	No effect	No effect
31	Cross Ave, west of site	Medium	None	No effect	No effect
32	Southern end of Sandymount Strand	Medium	Negligible	Impercepible neutral	Impercepible neutral

33	Dun Laoghaire Harbour Wall	Medium	None	No effect	No effect

Table 13.1 Visual affects Assessments

13.7 Potential Impact of the Proposed Development – Landscape Effects

Construction Stage

The landscape effects of the proposed development during construction would be very similar to the effects of the permitted development during construction. This is due to the site area being the same, and the building positions approximately the same, so that a very similar construction process would be required for the two developments.

The site landscape would be disturbed by construction activities, and the incremental growth of the buildings. In the earlier stages, until the buildings reach substantial height above ground, the effects would be largely limited to the immediate environs (neighbouring properties, streets and open space). As the buildings begin to grow above ground level, the visual effects would become more widespread.

The magnitude of change to the landscape in the immediate vicinity of the site would be medium-high (although temporary), and the effects would reduce with increased distance from site. Overall, the sensitivity of the landscape can be classified medium (see below). Therefore, the effects on the landscape would be 'moderate' and negative in the immediate vicinity of the site, reducing in significance with distance from the site. The effects would be temporary.

Operational Stage

Landscape Sensitivity

The landscape sensitivity of the receiving environment can be classified 'medium'. (Medium sensitivity definition – see Table 13.1 above: *Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong, or has evidence of alteration, degradation or erosion of elements and characteristics. The landscape character is such that there is some capacity for change. These areas may be recognised in landscape policy at local or county level and the principal management objective may be to consolidate landscape character or facilitate appropriate, necessary change*.)

The medium sensitivity classification reflects the following:

- The site is located in the Dublin metropolitan area, adjacent to the mixed use town centre of Blackrock (classified as a 'district centre' in the DLRCDP). The site has frontage to a wide urban thoroughfare (the N31 Blackrock Bypass/Temple Road) as it enters/exits Blackrock town centre. The site context is thus urban.
- The site is zoned for residential development, and planning permission was previously granted for a development of comparable typology and scale to that now proposed on the site.
- The site is part brownfield and part greenfield. The brownfield area alongside Temple Road was previously occupied by a cluster of institutional buildings. The modern (20th century) institutional buildings have been removed in anticipation of the site's redevelopment, leaving this portion of the site in a disturbed condition.
- The original Craigmore/St Teresa's House (a protected structure) remains standing on the site, albeit in poor condition. The site also includes an original gate lodge (also a protected structure) beside Temple Road opposite the Newtown Avenue junction.
- The site includes a framework of woodland/trees remaining from the Craigmore demesne. These trees are a valuable local landscape feature, and also provide established vegetation screening for development on the site.
- The land uses and plot and building typologies around the site are typical of the urban location. The area includes commercial buildings (some of large scale) along the N31, institutional buildings, and areas of low density suburban style housing developed through the 20th century. The neighbouring residential streets and estates can be

considered sensitive receptors, although their urban location demands a degree of tolerance for change/development in their context.

- To the south, the site borders on a large public open space, Rockfield Park. Urban open spaces, like wide roads (the N31), provide favourable context for higher density development as the space provides 'breathing space' for taller buildings, and can benefit from the spatial enclosure/definition and passive surveillance provided by tall buildings.

Based on the above, the sensitivity of the receiving environment is classified medium. There are several landscape factors that indicate capacity to accommodate change (e.g. the urban location, the site's frontage to both a wide urban thoroughfare and a large open space, and the diversity of the surrounding land use and plot and building typologies). The site's planning history and the national and local planning/development policy of compact growth support this. There are also certain landscape/visual receptors that are sensitive to change. Most notable among these are the neighbouring lower density residential estates and streets, and the historic buildings and vegetation on the site.

13.8 Magnitude of Change and Significance of Landscape Effects

The proposed development, the subject of this assessment, is an amendment to an existing planning permission (ABP-303804-19). In order to assess the magnitude of change that would result from the proposed amendment, the landscape change that would result from the permitted development must first be understood. The effects of the permitted development on the landscape character of the receiving environment would be mixed:

- Its effects would be 'significant' along the N31 corridor, which would be transformed by the row of buildings of contemporary urban character and scale, at the road's entrance/exit to Blackrock town centre. This would have the effect of extending the town centre eastwards along the N31 as far as the Newtown Avenue junction. The design quality of the development is such that it would enhance the N31 corridor, counteracting the road's current dominance of its immediate environs. The landscape effects on the N31 corridor would thus be significant positive.
- The permitted development would have 'moderate' effects on the landscape context of (a) the houses across the N31 and on Craigmore Gardens to the north, and (b) the small estate of St Louise's Park, and Barclay Court to the west. These housing areas lie adjacent to the town centre and the N31, and the permitted development will reinforce their urban context – not inappropriately. The significance of the effects on these areas would thus be moderate neutral.
- The permitted development would have an effect of slight-moderate significance on the landscape context of St Vincent's Park to the east. The moderation of the height of Block D1, combined with its setback from the boundary and the retention of the trees inside the boundary, limit its visibility from the neighbouring estate. It will be visible but not prominent. The visibility of higher density development cannot be considered inappropriate in this location, and St Vincent's Park would retain a high level of visual amenity. The effect on this area would be of slight-moderate significance and neutral.
- The permitted development would have a similar effect on the landscape context of Rockfield Park to the south. For the most part, the moderation of the height of the buildings, their setback from the park boundary and the retention of the belt of mature trees inside the boundary, would limit the development's visibility, so that its effect would be slight neutral.

The proposed amendment seeks to increase the height of the D and E blocks inside the south (Rockfield Park and St Louise's Park) and south east (St Vincent's Park) boundaries, to achieve a greater yield of homes from the site.

The assessment of potential visual effects (summarised in the table above) shows that the proposed amendments would have no significant effect on (a) views form the N31 corridor

(Viewpoints 1-7), (b) the houses and residential streets across the N31 to the north (Viewpoints 13 and 14), (c) Barclay Court and Prospect Hill (Viewpoints 17-20), and (d) views from the wider environs (e.g. Viewpoints 27-33). The landscape effects of the proposed amendment on these areas - compared to the effects of the permitted development - would effectively be the same.

The main changes to the development's visual and landscape affects as a result of the proposed amendment would be to (a) Rockfield Park to the south, and (b) St Louise's Park to the west and St Vincent's Park to the east:

- The proposed amendment would increase the significance of the landscape effects on Rockfield Park from slight to moderate. The development (Blocks D1, E1 and E2 specifically) would be more visible/prominent above the retained tree belt along the park boundary, but the photomontages show that the effect would not be negative. The park is large enough to comfortably accommodate the building height with no sense of excessive enclosure. The screening/filtering of the buildings by the retained trees contributes to this. The park's amenity value derives from the open space and surrounding trees, which would be unaffected by the development. They would remain the defining elements of the landscape experienced in the park. As an urban open space, it cannot be expected that surrounding development should not be visible from the park. This would be unrealistic and unsustainable, and would limit the value of the park as a resource. Both green infrastructure and compact growth policy promote the maximum sustainable use of resources, including landscape assets such as Rockfield Park. The proposed development would derive new/greater value from the resource by the increase in the number of apartments alongside and overlooking the park. Importantly, this would be achieved with no detriment to the park's amenities. In summary, the proposed amendment would increase the significance of the landscape effects on Rockfield Park from slight to moderate - and the effect would be positive.

- The proposed amendment would increase the significance of the landscape effects on St Vincent's Park (see Viewpoint 12) from slight to moderate, and on St Louise's Park (see Viewpoint 16) from moderate to moderate-significant. The increased height of Blocks D1, E1 and E2 would increase the buildings' prominence in views from these neighbouring low density estates. The buildings' increased intrusion in the views towards the site, and the increased built/visual enclosure, would likely be considered by the residents of those estates to detract from their visual amenity. However, considered objectively, the buildings are of appreciably high design and material quality, so that (a) as stand-alone features they would be attractive, and (b) the views in which they feature (with other elements such as the estate houses, and trees) would not be unsightly. Additionally, due to their own low density, low rise typology, the neighbouring estates would retain large areas of sky space in views in all other directions; the built/visual enclosure would not be excessive.

- The resulting compositions of large-scale contemporary buildings juxtaposed with smaller scale, older buildings – as illustrated by the photomontages for Viewpoints 12 and 16 – are increasingly common in the city, and are an unavoidable consequence of compact growth policy. The introduction of high density typologies to previously low density areas inevitably leads to juxtapositions of development era, building scale and architecture - particularly at the edges of urban cores (such as Blackrock, Stillorgan, Dun Laoghaire, etc.). This cannot be avoided, and the perceived negative effects at the interface must be weighed against the sustainability benefits of increased density. Such diversity can also generate visual interest and character in the urban landscape.

13.9 Potential Cumulative Impacts

The planning permitted developments in the vicinity of the site with potential to interact with the proposed development were identified by the EIAR coordinator. None of these permitted developments is (a) so close to the subject site, and/or (b) of such large scale that they could

interact with the proposed development to result in landscape or visual impacts of greater significance than those predicted in Sections 13.5 and 13.6 of the EIAR.

However, a number of the permitted developments fall into the same broad category, of 'contemporary, multi-storey buildings', as the proposed development.

For the most part, it is unlikely that the proposed development would be seen side-by-side or one in front of the other with any of these developments; the proposed development is too far removed from them. However, in combination, these developments will all contribute to the ongoing, widespread trend of urban consolidation, densification and increased height in the city. This trend is plan-led, resulting from compact growth and building height policy at national and local level. As the trend progresses, it creates increasingly favourable context/conditions for similar development.

13.10 Mitigation Measures

Construction Stage

Apart from (a) the measures for tree protection (as recommended in the Arboricultural Report prepared by The Tree File Ltd), and (b) standard best practice construction site management (as set out in the Construction and Environmental Management Plan by JJ Campbell & Associates), no additional mitigation measures are proposed for landscape and visual effects.

Operational Stage

The only potential negative effects of the proposed amendment are in the views from St Vincent's Park and St Louise's Park, where the increased height of Blocks D1, E1 and E2 would increase these buildings' prominence, changing the character of these neighbouring estates' landscape context.

These existing low density estates are located adjacent to the subject site, which was identified in the Blackrock Local Area Plan 2015-2021 (the 'BLAP', which was extended to March 2025) as having *"substantial development potential having regard to its zoning, site size, proximity to Blackrock village core, public transport links and recreational facilities"*. The BLAP stated: *"The site presents an opportunity to consolidate and enhance the local built environment within the Plan boundary while providing additional housing within this attractive and desirable locality… This area of the landholding lends itself to higher density development… given its proximity to the District Centre and a major public transport corridor"*.

The Dun Laoghaire Rathdown County Development Plan 2022-2028 (DLRDP) is also encouraging of high density development on sites such as the subject site. Table 1.4 of the DLRDP sets out the Five Strategic County Outcomes of the Plan, including the following:

"Creation of a Compact and Connected County: One of the best ways to transition to a climate resilient County is to consolidate development within the existing urban footprint thus making best use of land. Sustainable planning policy has long been underpinned by the matching of land use and transport policies so that denser development takes place close to good quality public transport options and supporting services. This will allow those living, working and visiting the County easy access to amenities and services by way of high-quality public transport and the softer modes of walking and cycling." (emphasis added)

Accordingly, Policy Objective PHP18 of the DLRDP states: *"It is a Policy Objective to:*

- *Promote compact urban growth through the consolidation and re-intensification of infill/brownfield sites.*
- *Encourage higher residential densities provided that proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development."* (emphasis added)

The introduction of taller, high density building typologies to the landscape (and views from the surroundings, including pre-existing lower density areas) is an unavoidable – and not undesirable - consequence of compact growth policy, and is increasingly common in the city as former institutional and industrial lands are redeveloped for high density residential use. This was previously assumed to cause negative landscape/visual impacts, but there are now numerous examples of high density development that have taken place successfully in the urban landscape without unduly affecting the visual and residential amenities of neighbouring lower density areas. Policy PHP18 of the DLRDP speaks of ensuring a *balance* between protecting existing residential amenities and the need to provide high density residential development. The implication of this is that views in the urban area will change (as taller buildings are introduced); taller development will take place beside lower rise development; there will be juxtapositions in typology and scale. This is normal in the 21st century city, and the most appropriate locations for it are close to urban centres where public transport and the widest range of services and amenities are available.

A reduction in height of Blocks D1, E1 and E2 may reduce the landscape and visual effects of the development on St Vincent's Park and St Louise's Park, but this would reduce the housing yield from the valuable urban site. The preservation of the views and landscape character of the neighbouring estates must be weighed against the community gain of the increased provision of housing on the site.

14 Material Assets - Traffic and Transport

NRB Consulting Engineers Ltd were appointed to address the Traffic/Transportation issues associated with a planning application by Oval Target Ltd for a Residential Apartment Development on zoned Lands at Temple Hill, Monkstown, Blackrock, Co Dublin.

Being located adjacent a busy Bus Corridor, with high quality pedestrian and cyclist provision, and within a short walking distance of both Seapoint and Blackrock Dart Stations, the site is very well placed to take advantage of non-car modes of travel to support the increased scale of development.

The Updated Transportation Assessment Report (TA) prepared by NRB assesses the impact of 414 Apartment units on the same site, supported by an ancillary Creche and small Café. The Report addresses the Traffic and Transportation issues associated with the revised proposal, the capacity of the existing road network and the impact of the increased scale of development locally. It has been prepared in accordance with TII's Traffic & Transportation Assessment Guidelines and addresses the worst case traffic impact of the proposal.

The TA addresses the adequacy of the existing road network to safely and appropriately accommodate the worst case vehicular demands with the development fully occupied, taking account of the existing traffic demands locally and the proposed new access.

Comprehensive classified turning movement surveys of the existing affected roads and junctions were originally carried out during the weekday AM and PM Peak Hours in 2017 and 2020. These surveys were supplemented by additional validation traffic surveys undertaken in 2025, due to DLRCC implemented changes at the adjacent traffic signal controlled junction. These traffic surveys together formed the basis of the study. The analysis includes the effects of the existing traffic on the local roads and assesses the impact during the traditional peak commuter peaks periods. The assessment also takes account of the committed development locally.

~~A separate assessment was undertaken and included to determine and prove the ability of the proposed traffic signal controlled junction to accommodate the development of the entire St Catherines – St. Teresa's lands to the south.~~

~~The Transportation Assessment confirms that the road network and the amended vehicular access junction are more than adequate to accommodate the worst case traffic associated with the increased scale of development. The assessment also confirms that the construction and full occupation of the scheme will have a negligible and unnoticeable impact upon the operation of the adjacent road network.~~

~~Detailed analysis also confirms that there is adequate capacity in the proposed access junction to accommodate the additional demands associated with the development of the entire St Catherines – St. Teresa's lands including those to the south of the subject site.~~

The assessment of site access junction capacity included a comparison of "with" and "without" development traffic scenario results, which confirmed that there will be no material or noticeable change in operational performance at the junction as a result of the addition of the proposed development traffic. The assessment also confirms that the construction and full occupation of the amended scheme will have a negligible and unnoticeable impact upon the operation of the adjacent road network junctions.

A comprehensive assessment of cycle and car parking provided, in terms of the requirements of the National Apartment Guidelines, has been undertaken and concludes that the quantum provided is entirely adequate.

The assessment includes a Preliminary Travel Plan for the site which is included within the TA as a separate report as ***Appendix H***.

We have prepared a Statement of Consistency with DMURS and confirm that the internal layout is compliant with the requirements, included as a separate report within the TA as ***Appendix I***.

An independent Quality Audit, including a Stage 1 Quality & Road Safety Audit, together with the Designer Feedback form, has been undertaken and is included within the TA as ***Appendix J***.

Based on our studies, we conclude that there are no adverse traffic/transportation capacity or operational issues associated with the construction and occupation of the proposed 414 Unit Residential apartment development, with ancillary creche and café, that would prevent planning permission being granted by the Planning Authority**.**

15 Material Assets - Waste Management

15.1 Introduction

AWN Consulting undertook the waste management assessment. The receiving environment is largely defined by Dún Laoghaire-Rathdown County Council (DLRCC) as the local authority responsible for setting and administering waste management activities in the area through regional and development zone specific policies and regulations.

There will be waste materials generated from site clearance works (demolition), excavations, construction of the new development and from the operation of the new development.

15.2 Potential Impacts and Mitigation Measures of the Proposed Development

15.2.1 Construction Phase

During the construction phase the mismanagement of waste, including the inadequate storage of waste, inadequate handling of hazardous waste, the use of inappropriate or insufficient segregation techniques, and the use of non-permitted waste contractors, would likely lead to negative impacts such as waste unnecessarily being diverted to landfill, litter pollution which may lead to vermin, runoff pollution from waste, fly tipping and illegal dumping of waste. In the absence of mitigation, the effect on the local and regional environment is likely to be **long-term, significant** and **negative**.

15.2.2 Operational Phase

The potential impacts on the environment during the operational phase of the proposed development would be caused by improper, or lack of waste management. In the absence of mitigation, the effect on the local and regional environment is likely to be **long-term, significant** and **negative**.

15.3 Residual Effect of the Proposed Development

15.3.1 Construction Phase

During the construction phase, typical construction waste materials will be generated which will be source segregated on-site into appropriate skips/containers, within designated waste storage areas and removed from site by suitably permitted waste contractors as required, to authorised waste facilities, by appropriately licensed waste contractors. While the accurate keeping of waste records will be undertaken. All waste leaving the site will be recorded and copies of relevant documentation maintained.

This will all be overseen by the main contractor, who will appoint a construction phase Resource Manager to ensure effective management of waste during the excavation and construction works. All construction staff will be provided with training regarding the waste management procedures on site.

A carefully planned approach to waste management and adherence to the site-specific Resource and Waste Management Plan (**Appendix 15.1**) and Chapter 15 during the construction phase, this will ensure that the effect on the environment will be **short-term, neutral** and **imperceptible**.

15.3.2 Operational Phase

During the operational phase, waste will be generated by the commercial tenants and residents. Dedicated waste storage areas (WSA) have been allocated for the development for use by the tenants and residents. The WSAs have been appropriately sized to accommodate the estimated waste arisings from the development. The WSAs have been allocated to ensure a convenient and efficient management strategy with source segregation a priority. Waste will be collected from staging/collections points, adjacent to the curtilage, by permitted waste contractors and removed off-site for re-use, recycling, recovery and/or disposal.

An Operational Waste Management Plan has been prepared and included as part of this submission as **Appendix 15.2**. This OWMP provides a strategy for segregation (at source), storage and collection of wastes generated within the development during the operational phase including dry mixed recyclables, organic waste, glass, mixed non-recyclables, garden/green waste, batteries, waste electrical equipment, printer cartridges, chemicals, lightbulbs, textiles, cooking oil, furniture and abandoned bicycles.

Provided the mitigation measures outlined in Chapter 15 are implemented and a high rate of reuse, recycling and recovery is achieved, the predicted effect of the operational phase on the environment will be ***long-term, neutral*** and ***imperceptible.***

15.4 Cumulative Impact of the Proposed Development

15.4.1 Construction Phase

There are existing residential and commercial developments close by, along with the multiple permissions remaining in place in the area. In a worst-case scenario, multiple developments in the area could be developed concurrently or overlap in the construction phase. Due to the high number of waste contractors in the Dublin region, as provided from the National Waste Collection Permit Office and the EPA, there would be sufficient contractors available to handle waste generated from a large number of these sites simultaneously, if required. Similar waste materials would be generated by all of the developments.

Other developments in the area will be required to manage waste in compliance with national and local legislation, policies and plans which will mitigate against any potential cumulative effects associated with waste generation and waste management. As such the cumulative effect will be ***short-term, imperceptible*** and ***neutral.***

15.4.2 Operational Phase

There are existing residential and commercial developments close by, along with the multiple permissions remaining in place. All of the current and potential developments will generate similar waste types during their operational phases. Authorised waste contractors will be required to collect waste materials segregated, at a minimum, into recyclables, organic waste and non-recyclables. An increased density of development in the area is likely improve the efficiencies of waste collections in the area.

Other developments in the area will be required to manage waste in compliance with national and local legislation, policies and plans which will mitigate any potential cumulative impacts associated with waste generation and waste management. As such the cumulative effect will be a ***long-term, imperceptible*** and ***neutral.***

16 Archaeological and Cultural Heritage

16.1 Introduction

Chapter 16 of the EIAR investigates the archaeology and cultural heritage of the proposed development site and the potential impacts occasioned by construction works should the planning application be successful. This was undertaken by Franc Myles MUBC MIAI of *Archaeology and Built Heritage Ltd.* using desk-based research, and incorporated a walk-over of the site on 7 December 2025. It was found that there is a ***Slight*** to ***Moderate*** risk of encountering archaeological material over the course of development.

The proposed development will comprise several apartment blocks, all of which will require ground reduction to formation level. Development works will also include the laying of service ducting and the provision of waste management facilities along with hard and soft landscaping.
In the absence of archaeological test trenches, it is likely that the granite bedrock is relatively close to the surface and will be exposed over the course of the development. Similar developments of this type usually involve ground reduction in the region of 1000-1500mm, however this will only occur under the footprints of the new builds.

16.2 Mitigation Measures

In mitigation, it is proposed to submit an application to the National Monuments Service course to excavate several test trenches. These will be opened to investigate for the presence, or otherwise, of cultural material across the locations of the proposed new builds and services. Should there be legible archaeological deposits present it is proposed that they be preserved by record with the agreement of the statutory authorities.

Where there is no archaeological material evident over the test trenching phase, it may be prudent to undertake a programme of licenced monitoring over the ground reduction programme until the level of undisturbed deposits is reached. This will serve to ensure that no archaeological strata or structures are impacted on by development works.

17 Architectural and Built Heritage

The site contains three historic structures which are included on the Record of Protected Structures. These are St Teresa's House, a detached two-storey over basement "country" house, its gatelodge, and a "monumental" gateway, which has been reconstructed away from its original location beside the gate lodge in order to facilitate the construction of the Blackrock Bypass. The house was originally set in an open parkland setting with a large, probably gravelled, apron, to its front, and expansive lawns beyond. To the rear, originally, was a modest two storey outbuilding. The house had long served as an institutional building and many c20th extensions, of up to three storeys, were added. All were substantially demolished in 2021, prior to which the main house served as a dwelling for about ten members of the religious order which ran the school. Generous planting which has matured over 175 years creates a setting described as "sylvan".

No works are proposed to the gateway which will be retained in-situ. The gatelodge is proposed to be relocated to another part of the site, necessitated by the requirement to alter the configuration of the site entrance for traffic safety reasons. The dismantling and reconstruction of the lodge has been accepted in principle by an Bord (now Coimisiún) Pleanála. It is proposed to convert the house into six no. apartments, two per floor, with the pair at lower ground floor level having independent external access. The historic features of the building will be retained and repaired in accordance with current conservation guidelines.

The major part of the development will comprise the construction of several three - seven storey apartment buildings with some basement parking and associated landscaping works. The design seeks to maintain the sense of the parkland setting and maintains many of the significant trees and an area of lawn to the front of the house. Distant views to the south will be retained through an open space formed between the two southern apartment blocks. Multiple potential locations for the reconstructed gatelodge were explored, and it is now proposed to located the building close to the boundary with the public park to the south (Rockfield Park), and to construct a modest extension (comparable to the size of the extension which already exits). The reconstructed building would be universally accessible and open to the public in its newly proposed use as a café.

18 Risks of Major Accidents and/or Disasters

Chapter 18 of the EIAR will identify the types of major accidents / natural disasters that the project is vulnerable to; whether major accidents or natural disasters and the responses to these give rise to significant adverse environmental impacts; the nature of these impacts and the measures needed to prevent or mitigate the likely adverse impact of such events on the environment.
The proposed development has been designed and will be constructed in line with best practice. Major accidents and / or natural disasters are therefore very unlikely. The identification, control and management of risk is an integral part of the design. The following section set outs a risk analysis, which addressed the identification, likelihood and consequence of major accidents and / or natural disasters.

Ranking	Classification	Likelihood
1.	Extremely Unlikely	May occur in exceptional circumstances. Once every 500 or more years.
2.	Very Unlikely	Is not expected to occur; and/or no recorded incidents or 'anecdotal evidence' and/or very few incidents in associated organisations, facilities or communities; and/or little opportunity, reason or means to occur; may occur once every 100-500 years.
3.	Unlikely	May occur at some time; and / or few, infrequent, random recorded incidents or little anecdotal evidence; some incidents in associated or comparable organisations worldwide; some opportunity; reason or means to occur; may occur once per 10-100 years.
4.	Likely	Likely to or may occur; regular recorded incidents and strong anecdotal evidence and will probably occur once per 1-10 years.
5.	Very Likely	Very likely to occur; high level of recorded incidents and/or strong anecdotal evidence. Will probably occur more than once a year.

Table 18.1 - Classification of Likelihood (Extracted from DoELG – A framework for major emergency management guidance document 1: A guide to Risk Assessment in Major Emergency Management 2010

The site is not in an area prone to natural disasters. Risks were reviewed through the identification of plausible risks in consideration with relevant specialists. The risks set out below are considered the most relevant potential risks.

Category	Risk Factor Type	Likelihood
Weather	Storms/Snow	3
Hydrological	Risk from Flooding	1
Geological	Made ground	3
Road	Traffic Accident	3
Industrial Accident	Seveso Site	1
Explosion	Natural Gas	1
Fire	Construction and Operation	3
Building Collapse	Structural Failure	1

Hazardous Substance Escape	Construction	2
Pollution	Construction	3

Table 18.2: Relevant Potential Risks

The likely significant effects are set out below.

Do Nothing Scenario

Where the proposed development does not proceed, it is likely that the permitted development of 294 no. residential unit (ABP303804-19), would be implemented with the permission within 10 years. The subject site has been zoned to fulfil a specific housing need by 2023. As such, a do-nothing scenario would mean that this objective of the Development Plan would not be met, and some 414 no. households would remain uncatered for. As such, the impact of the development not proceeding on population profile and trends in the area would be negative.

Furthermore, the positive nature of the development in terms of its close proximity to a number of centres of employment, and therefore the associated increase in sustainable commuter trips in the area, would be lost.

Construction Phase

The proposal will involve the management of invasive species on site; the excavation of a basement level; traffic management; use of equipment and machinery on site; and scaffolding.

Hazardous materials used during construction will be appropriate stored so as not to give rise to a risk of pollution.

In the event of storms or snow, construction activity shall be halted, and the site secured in accordance with any site risk assessments prepared for adverse weather conditions.

Operational Phase

The proposal provides for a residential development consisting of 414 units, a residential tenant amenity space, a creche and a café/restaurant.

The main risk associated with operational stage is fire. The proposed uses are considered normal hazard fire risks. The uses do not include any hazards, which would be regarded as presenting an increased fire risk. The risk for fire will be that all fire safety measures shall comply with the requirements of Part B (Fire) Of the Second Schedule of the Building Regulations 1997-2017.

The cleaning of windows in the buildings will be undertaken by a specialist contractor and risks of accidents will be minimised as a result.

There are no exceptional risks associated with technology.

The Flood Risk Assessment enclosed herewith sets out the following flood risk analysis for operational stage:

Source	Pathway	Receptor	Likelihood	Consequence	Risk	Mitigation Measure	Residual Risk
Fluvial	Carysfort-Maretimo which runs adjacent to the sites Northern Boundary.	Proposed development	Low	Moderate. water ingress into the building and basements	Low	None	Low
Coastal	Site is located 300m	Proposed development	Moderate	Low	Low	None	Low

	from the Coastline						
Surface Water (Pluvial)	Private and Public Drainage Network	Proposed development	Moderate	Low	Low	Appropriate drainage design, over land flood routing and setting of appropriate floor levels	Low
Human Mechanical Error (Pluvial)	Failure of SuDS measures (e.g., Hydrobrake failure)	Proposed development	Moderate	Medium	Medium	Additional SuDs measures have been incorporated into the design.	Low
Ground Water	Rising groundwater levels within the site	Proposed development	Moderate	Moderate. Ground water Ingress into Basement	Medium	To minimise the risk to the development, all finish floor levels, thresholds or basement entrances should be raised by 100mm from the surrounding hardstanding areas to risk of inundation.	Medium

Table 18.2: Flood Risk Assessment

As the flood risk from all sources can be mitigated, reducing the flood risk to low or very low, the proposed development is considered acceptable in terms of flood risk.

Risk No.	**Risk Event**	**Possible Cause**
Construction Stage		
1.	Accidents during construction	Traffic Working at Height Fire Ground Water Pollution
2.	Adverse Weather	Snow/Storms/Poor Weather System
Operational Stage		
3.	Fire Following Occupation	Inappropriate Use of Electrical Appliances
4.	Falls	Falling from Roof Gardens Window Cleaning

5.	Flooding	Tidal Fluvial Pluvial Ground Water Human/Mechanical Error

Table 18.3 Flood Risk during the Stages

19 Interactions

Consideration of impact interactions has been addressed during the preparation of the environmental assessment in each of the individual impact chapters. A detailed analysis of how each environmental factor is impacted holistically is addressed herein

Interactions	Population and Human Health		Biodiversity		Land, Soils, Geology & Utilities		Hydrology		Noise & Vibration		Air Quality		Climate		Wind and Microclimate		Landscape and Visual Impact Assessment		Material Assets- Traffic and Transport		Material Assets- Waste Management		Archaeology and Cultural Heritage		Architectual Buitt Heritage		Risks of Major Accidents and/or Disasters	
	CP	OP	CP	OP	CP	OP	CP	OP	CP	OP	CP	OP	CP	OP	CP	OP	CP	OP	CP	OP	CP	OP	CP	OP	CP	OP	CP	OP
Population and Human Health			x	x	✓	x	✓	x	✓	✓	✓	✓	✓	✓	x	x	x	x	x	x	x	x	x	x	x	x	✓	✓
Biodiversity					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	x	x	x	x	x	x	x	x	x	x	x	x	✓	✓
Land, Soils, Geology & Utilities							✓	✓	x	x	✓	✓	✓	✓	x	x	x	x	✓	✓	✓	✓	✓	✓	x	x	x	x
Hydrology									x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Noise & Vibration											x	x	x	x	x	x	x	x	✓	✓	x	x	x	x	x	x	✓	✓
Air Quality													x	x	x	x	x	x	✓	✓	x	x	x	x	x	x	✓	✓
Climate															x	x	x	x	✓	✓	x	x	x	x	x	x	✓	✓
Wind & Microclimate																	✓	✓	x	x	x	x	✓	✓	x	x	x	x
Landscape and Visual Impact Assessment																			x	x	x	x	✓	✓	✓	✓	✓	✓
Material Assets- Traffic and Transport																					x	x	x	x	x	x	✓	✓
Material Assets- Waste Management																							x	x	x	x	x	x
Archaeology and Cultural Heritage																									x	x	✓	✓
Archaeology Built Heritage																											x	x
Risk of Major Accidents and/or Disasters																												

Table 19.1 Interactions Table

20 Summary of Mitigation Measures

Chapter 20 of the EIAR provides a summary of the construction and operational phase mitigation measures proposed for each discipline throughout the EIAR document.

These are reflective of those measures identified in the Construction Environmental Management Plan (CEMP) which sets out construction phase mitigation measures for the proposed development. It will be a requirement that all personnel will understand and implement the final agreed CEMP.

A Construction and Demolition Waste Management Plan (CWMP) has also been prepared. Some disciplines have proposed monitoring following their assessment of impacts and implementation of proposed mitigation measures. Monitoring will take place after consent is granted in order to demonstrate that the project in practice conforms to the predictions made during the EIA process.

Monitoring provides assurance that proposed systems are operating as intended. This allows adjustments of operations to be made to ensure continued compliance with consent conditions such as emission limit values, conditions of operation, performance criteria/ indicators and detection of unexpected mitigation failures.