

FURTHER INFORMATION RESPONSE REPORT

Large Scale Residential Development

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

On behalf of

Oval Target Limited.

**Dún Laoghaire Rathdown Co. Co.
Reg Ref – LRD26A/0051/WEB**

May 2026



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1.0 INTRODUCTION

Oval Target Limited, 10 Ely Place, Dublin 2 have instructed Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, to prepare this Further Information Response Report to address a Further Information Request issued by Dún Laoghaire Rathdown County Council under Reg. Ref LRD26A/0051/WEB on 25th of March 2026. Following a request, an extension of time for submission of the Further Information Response was issued noting that the period for submission of the Further Information response was extended by a period of 4 months to 24 September 2026 (Decision P/0761/26 refers). This response is submitted within this timeframe.

This report is prepared to respond to the overall Further Information Request and should be read in conjunction with all other material prepared and submitted by the wider design team as part of this formal Further Information response submission. In this regard, reference is made within this report to specific material prepared by other consultants which should be referred to where directed.

The formal request issued sought a digital copy of the response to be submitted online via the E-Planning Portal.

A response to the Further Information request is now set out herein as follows: -

Section 2 -	Key Updates
Section 3 -	Item No. 1 – Environmental Impact Assessment Report
Section 4 -	Item No. 2 – Chapter 7 of the Environmental Impact Assessment Report
Section 5 -	Item No. 3 – Natura Impact Assessment
Section 6 -	Item No. 4 – Transportation
Section 7 -	Item No. 5 – Uisce Éireann
Section 8 -	Item No. 6 – Residential Standards
Section 9 -	Item No. 7 – Land Ownership

The applicant and design team have endeavoured to positively respond to each of the items requested.

We confirm that all matters raised by the Planning Authority have now been fully addressed by the following contributors:

- Brock McClure Planning and Development Consultants (BMC)
- O' Mahony Pike Architects
- DNV Consultants
- Mitchell + Associates
- NRB Consulting Engineering
- AWN Consulting Ltd.
- Tree File Ltd.
- JJ Campbell & Associates

We consider that all items have been adequately addressed to the satisfaction of the Planning Authority.

2.0 KEY UPDATES

For the convenience of the Planning Authority, and the relevant technical departments, we have set out below the key updates to the documentation lodged as a result of the preparation of a Further Information response.

Design Revisions

We wish to highlight that there are no design changes to the development proposal arising from the Further Information Request. All key development and design parameters such as the overall quantum of development, unit mix, heights, scale and massing, density, open space, and parking remain unaltered.

With regard to design specifically, only minor changes were applied to bulky storage proposals as response to Item 6b of the Further Information request. For further details we refer to Section 8 of this report.

Environmental Impact Assessment Report Updates

The Further Information Response has resulted in the preparation of an updated Environmental Impact Assessment Report (EIAR). For clarity, a fully updated EIAR has been prepared and submitted for completeness. 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. All the changes are clearly marked in red in the relevant chapters subject to revision. Where a change of previously provided information was required, the original text is struck through and replaced with the updated narrative.

The EIAR has been updated as follows:

Volume 1 - Non-technical Summary

Revised with tracked changes.

Volume 2

Chapters requiring updates:

- Chapter 6: Biodiversity
- Chapter 7: Land, Soils, Geology and Hydrogeology
- Chapter 14: Material Assets – Traffic and Transport
- Chapter 20: Summary of Mitigation Measures

No updates required to other chapters.

Volume 3 - Appendices

Appendices requiring updates/ New Appendices

- Chapter 6 – 6-3 Bat Survey Metadata (updated)
- Chapter 6 – 6-4 Comparison Table (new)
- Chapter 6 – 6-5 Static Detector Summary Output Extract* (St. Teresa's House) (new)
- Chapter 6 – 6-6 Woodland Management Plan (new)
- Chapter 15 – Traffic and Transport Assessment (updated)

No updates required to other appendices.

AA Screening/ Natura Impact Statement Updates

The Further Information Response resulted in the updated AA Screening/ Natura Impact Statement. Only minor updates were necessary to provide clarification where requested by the Planning Authority. A list

of the European Sites which may be excluded and sites which may not be excluded was updated. Conclusions of the NIS remain unaltered. All updates are clearly marked in red.

On the whole, the updated documents now presented deliver an appropriate response to all matters raised by the Planning Authority in the request issued.

Presentation of the Further Information Response

Each of the items subject of the Further Information Request are set out below on a section by section basis. The request by the Planning Authority is outlined in bold followed by the response on behalf of the applicant.

3.0 ITEM NO. 1 – ENVIRONMENTAL IMPACT ASSESSMENT REPORT

We note that response to Item no. 1 should be read in a conjunction with the document entitled “Memorandum – Further Information Response – Ecology (May 2026)” prepared by DNV, the appointed ecology consultant.

A revised EIAR Chapter 6: Biodiversity is required to address the following points below and all matters raised by the Biodiversity Officer:

ITEM 1(A)

1. A revised EIAR Chapter 6: Biodiversity is required to address the following points below and all matters raised by the biodiversity officer:

- (a) The revised EIAR Biodiversity Chapter must clearly outline any changes in the impact of the amended design changes and any changes in the findings of previous ecological documentation (submitted under the parent application) including any changes in proposed mitigation measures. Justification for any proposed changes to mitigation must be included to ensure continuity.***

APPLICANT'S RESPONSE

An updated EIAR Chapter 6 forms a part of this FI Response.

A detailed comparison of the EclA accompanying the parent application ABP-303804-19 and the current EIAR Chapter 6 Biodiversity is now provided in Appendix 6-4 of the EIAR. It provides a side-by-side assessment of these two documents and sets out any changes in proposed mitigation measures and their justification. It confirms that, while design amendments have been made, there is no material change in the type or significance of ecological impacts.

For a detailed response to this item, we refer to the Memorandum – Further Information Response – Ecology (May 2026) and an updated EIAR Chapter 6, both prepared by DNV and enclosed herewith.

We trust that this response is now accepted by the Planning Authority.

ITEM 1(B)

Inclusion of the Woodland Management Plan in the revised EIAR Biodiversity Chapter is required.

APPLICANT'S RESPONSE

A Woodland Management Plan has been prepared by DNV and is included as an Appendix to EIAR Chapter 6 Biodiversity. The measures included in this document are integrated into the overall ecological mitigation and management strategy for the Proposed Development. Cross-references have been provided within the Biodiversity Chapter to ensure clarity and continuity between the assessment and the prescribed management measures.

For a detailed response to this item, we refer to the Memorandum – Further Information Response - Ecology and an updated EIAR Chapter 6, both prepared by DNV and enclosed herewith.

We trust that this response is now accepted by the Planning Authority.

ITEM 1(C)

Potential impacts to non-EU designated sites are not assessed in this chapter due to them having been 'assessed and mitigated for in the accompanying AA Screening and NIS reports by proxy'. Potential impacts to these designated sites should be assessed separately, in the EIAR Biodiversity Chapter. The

applicant is asked to complete a separate assessment of potential impacts to these non-EU designated sites within the EIAR biodiversity chapter.

APPLICANT'S RESPONSE

Potential impacts to non-EU designated sites were assessed in the AAS and NIS by proxy originally to reduce unnecessary repetition, however, the EIAR biodiversity chapter has now been updated to include assessment of non-EU designated sites as requested. Please see Section 6.4.10 specifically for full details.

For a detailed response to this item, we refer to the Memorandum – Further Information Response - Ecology and an updated EIAR Chapter 6, both prepared by DNV and enclosed herewith.

We trust that this response is now accepted by the Planning Authority.

ITEM 1(D)

The results of the bat static detector survey deployed at St Teresa's House are not provided. The applicant is asked to provide the results of this bat static detector survey. Details of weather conditions during deployment should also be provided.

APPLICANT'S RESPONSE

Bat activity at St. Teresa's House was assessed using a static detector deployed as part of the survey programme carried on 12–13 August 2025. The results of the wider static detector surveys are now presented within the EIAR – newly added Appendix 6-5, which recorded 532 bat passes (SM01) and 988 bat passes (SM02), dominated by *Pipistrellus pipistrellus* (common pipistrelle) and *Pipistrellus pygmaeus* (soprano pipistrelle). This includes also detail on weather conditions.

For a detailed response to this item outlining the applied methodology, we refer to Memorandum – Further Information Response - Ecology prepared by DNV.

We trust that this response is now accepted by the Planning Authority.

ITEM 1(E)

Bat emergence surveys should be carried out in the appropriate season by a bat specialist and results updated to address limitations outlined in the EIAR.

APPLICANT'S RESPONSE

Additional bat emergence surveys have been carried out in the appropriate season (5th and 6th May and 26th and 27th May 2026) as requested and results of same have been included in the updated EIAR Chapter 6 to address limitations in the 2025 survey data.

Please note, as the 2026 emergence survey results determined no bats were roosting within the buildings or PRF-M trees on Site, no changes to baseline were observed, and additional mitigations were not required.

For a detailed response to this item, we refer to the Memorandum – Further Information Response - Ecology and an updated EIAR Chapter 6, both prepared by DNV and enclosed herewith.

We trust that this response is now accepted by the Planning Authority.

ITEM 1(F)

In Section 6.4.10.2 the habitat Dry Meadows and Grassy Verges (GS2) is said to be of local importance (higher value) due to it being locally infrequent. However, in Section 6.4.12, this habitat is said to be of 'local importance (lower value)'. The applicant is asked to confirm the ecological value of the Dry

Meadows and Grassy Verges habitat and provide reasoning for the evaluation. The applicant is asked to complete an assessment of potential effects to this habitat if deemed a Key Ecological Receptor.

APPLICANT'S RESPONSE

The Applicant acknowledges the inconsistency identified within the EIAR Biodiversity Chapter regarding the evaluation of the habitat Dry Meadows and Grassy Verges (GS2). The EIAR Biodiversity Chapter has now been updated to eliminate any inconsistencies.

Upon review, it is confirmed that this habitat should be classified as being of Local Importance (Lower Value). This revised evaluation is based on the following:

- The habitat present on site is largely semi-improved and influenced by historical management, with limited structural or species diversity.
- The species assemblage recorded is typical of common, widespread grassland communities in an urban/suburban context, with no evidence of Annex I habitat types or notable/protected plant species.
- While the habitat is locally present across the wider area, it does not exhibit characteristics of higher ecological value such as high botanical diversity, presence of indicator species, or strong ecological function beyond general amenity and low-level foraging use.
- As such, it does not meet the criteria for Key Ecological Receptor (KER) status under CIEEM guidelines.

Accordingly, the reference in Section 6.4.102 identifying this habitat as being of “Local Importance (Higher Value)” is superseded by this clarification and the assessment provided in Section 6.4.12.

For further details, we refer to the updated EIAR Chapter 6 prepared by DNV and enclosed herewith.

We trust that this response is now accepted by the Planning Authority.

ITEM 1(G)

Assessment of impacts to otter are not assessed further due to potential impacts to otter being assessed in the AA Screening and NIS reports. The applicant is asked to complete a separate assessment of potential impacts to otter in order to assess potential impacts to non-QI otter.

APPLICANT'S RESPONSE

In response to this Further Information request, the EIAR Biodiversity Chapter has been updated to include an expanded and dedicated assessment within the aquatic ecology section (Section 6.4.11.6.2), which explicitly considers otter alongside fish and other aquatic receptors. This updated assessment includes consideration of non-Qualifying Interest (non-QI) otter and provides a clear evaluation of potential impacts in accordance with EclA methodology.

For a detailed response to this item, we refer to the Memorandum – Further Information Response - Ecology and the updated EIAR Chapter 6, both prepared by DNV and enclosed herewith.

We trust that this response is now accepted by the Planning Authority.

ITEM 1 (H)

The applicant is asked to provide a separate 'Badger Report'. This report should include

- (i) Information in relation to the number and location of sett entrances,**
- (ii) The status of all setts on site (active or inactive, main or annex),**
- (iii) All proposed works in relation to badger setts,**
- (iv) All relevant mitigation in relation to badger. The report should clarify the extent of woodland habitat to be preserved, and whether setts/ sett entrances are protected under the proposed Habitat Preservation Areas.**
- (v) Any consultation/correspondence with NPWS on this matter should also be included.**

APPLICANT'S RESPONSE

The Applicant confirms that all information relating to badgers within the Site has been comprehensively assessed and is presented within the revised EIAR Biodiversity Chapter (Section 6.5.4.4). This includes details on:

- The location and number of badger setts and associated entrances identified within the woodland;
- The recorded usage of setts, including camera trap survey data confirming intermittent use by a minimum of two individuals; and
- The current status of badger activity within the Site, based on survey findings and monitoring undertaken.

The report also confirms that the woodland area, which contains all identified badger setts, is to be retained in full within a designated Habitat Preservation Area. All known sett entrances are located within this area and are therefore protected as part of the proposed development. No direct impacts to badger setts, including destruction or permanent closure, are proposed.

Given that the proposed design avoids direct impacts on setts and retains suitable habitat in situ, further intrusive surveys to determine detailed sett classification (e.g. main vs annex) are not considered necessary. The mitigation strategy has been developed on a precautionary basis, ensuring that all setts are protected and buffered regardless of activity status. Additional survey effort would not alter the proposed mitigation measures or design approach.

With regard to consultation, the report includes details of any engagement with the relevant authorities, where undertaken, and any ongoing consultation with the National Parks and Wildlife Service (NPWS) and the DLRCC Biodiversity Officer will continue as required to ensure appropriate protection of badgers throughout the construction and operational phases.

For a detailed response to this item, we refer the EIAR Chapter 6 prepared by DNV and enclosed herewith.

We trust that this response is now accepted by the Planning Authority.

ITEM 1 (I)

The revised EIAR and badger report should explore alternative options to the destruction or closure of badger setts in consultation with NPWS and the Local Authority Biodiversity Officer, avoidance of impacts and setts should be assessed in detail. Proposed buffer zones should be clearly outlined and justified

APPLICANT'S RESPONSE

The Applicant confirms that the updated EIAR Biodiversity Chapter has considered the avoidance of impacts on badger setts as a primary design and mitigation objective.

With regard to consultation, the updated chapter includes details of any engagement with the relevant authorities, where undertaken, and any ongoing consultation with the National Parks and Wildlife Service (NPWS) and the DLRCC Biodiversity Officer will continue as required to ensure appropriate protection of badgers throughout the construction and operational phases.

Proposed buffer zones around badger setts have been clearly defined within the EIAR and Woodland Management Plan and are considered appropriate to the scale and nature of the development. These buffers are designed to minimise disturbance from construction activities and operational use, while allowing for the continued use of the woodland by badgers.

The approach taken reflects the mitigation hierarchy, whereby avoidance has been prioritised over mitigation or compensation. In this context, and given that no sett closure is proposed, the current design represents the least impactful and most appropriate solution in ecological terms.

For a detailed response to this item, we refer to the Memorandum – Further Information Response - Ecology, updated EIAR Chapter 6 and Badger Report, all prepared by DNV and enclosed herewith.

We trust that this response is now accepted by the Planning Authority.

ITEM 1 (J)

It is not clear if the additional planting (number of trees to be planted, area of native woodland planting) will offset the biodiversity loss expected as a result of site clearance and tree removal. The applicant is asked to provide the length of treelines and hedgerows to be removed, and area of Broadleaved Woodland, Scattered trees and parkland, and Scrub to be cleared, and the total number of trees to be felled as part of the proposed development. The applicant is also asked to provide the total number of trees to be planted, and area of native woodland planting proposed as part of the development.

APPLICANT'S RESPONSE

Tree and vegetation losses associated with the proposed development are detailed in the Arboricultural Report (The Tree File Ltd, 2026) and include the removal of 86 individual trees, approximately 296 m of treelines/hedgerows, and c. 2,117 m² of woodland/tree groups, resulting in an estimated total vegetated area loss of c. 4,591 m².

The proposed development incorporates significant replacement planting and habitat measures, including approximately 254 new trees, retention of c. 3,911 m² of existing canopy, provision of a Habitat Preservation Area (c. 1,000 m²), and native woodland planting (c. 215 m²), in addition to extensive understorey and biodiversity planting.

The proposed development of the site will consume a notable proportion of the cumulative total site area and will reduce the current open space/soft landscape area from circa 29,788m² to 11,238m² public open space.

Of this 11,238m², some 3911m² will be consumed by retained tree cover, leaving a remainder of circa 7327m² to accommodate all proposed landscape facilities and features, including any new plantings.

The report prepared by The Tree File sets out that “*it is considered that the substantial plantings proposed as part of the development design provide a significant Arboricultural mitigation of the tree losses that will result from the proposed works.*”

It was also concluded that the “*loss of trees and canopy cover required to facilitate the proposed development cannot reasonably be achieved within the confines of the development site but might incorporate additional plantings on adjoining lands with suitable permissions.*”

We refer the Planning Authority to the report prepared by Tree File Ltd. that is attached to the FI Request response.

We trust that this response is now accepted by the Planning Authority.

ITEM 1 (K)

Potential impacts to badger, hedgehog and pygmy shrew relate to disturbance, direct mortality during vegetation clearance, entrapment within construction materials. Potential habitat loss for these species is not assessed. Given the proposed removal of woodland and scrub habitat, the applicant is asked to carry out an assessment of potential loss of habitat to badger, hedgehog and pygmy shrew. The applicant is asked to provide relevant mitigation, if required.

APPLICANT'S RESPONSE

The Applicant confirms that the updated EIA Biodiversity Chapter has been updated to include an assessment of potential habitat loss for badger, hedgehog, and pygmy shrew, as requested (refer Section 6.6.1.3.3 and 6.10.5.4.).

The magnitude of habitat loss is assessed as low, and the resulting effect is slight and not significant at a local level.

Mitigation measures have been outlined within the Biodiversity Chapter.

For a detailed response to this item, we refer to Memorandum – Further Information Response - Ecology and the updated EIA Chapter 6, both prepared by DNV and enclosed herewith.

We trust that this response is now accepted by the Planning Authority.

ITEM 1 (L)

The EIA notes that swift and swallow were recorded on site, clarification is required as to whether buildings on site were surveyed for swift/swallow nests and updated mitigation should be included if required.

APPLICANT'S RESPONSE

Breeding Bird Surveys (BBS) undertaken as part of the EIA (refer Section 6.5.4.3.2) recorded both swift and swallow utilising the Site for foraging only, with no evidence of nesting or breeding behaviour identified within any buildings or structures on site.

Accordingly, no buildings were identified as supporting active nests of swift or swallow, and no direct impacts to nesting sites are predicted as a result of the proposed development.

Notwithstanding this, the design incorporates enhancement measures in the form of integrated swift boxes, which will provide suitable nesting opportunities for this species post-development and contribute positively to local biodiversity.

On this basis, no additional mitigation is required, and the findings of the EIA remain unchanged.

We trust that this response is now accepted by the Planning Authority.

ITEM 1 (M)

Detailed mitigation measures for the protection of the Carysfort-Maretimo stream (i.e. from dust, surface water run off etc.) must be included in the revised EIA Biodiversity Chapter.

APPLICANT'S RESPONSE

The Applicant confirms that the EIA Biodiversity Chapter, Section 6.10.4 has been updated to provide detailed mitigation measures for the protection of the Carysfort–Maretimo Stream as requested.

For a detailed response to this item, we refer to Memorandum – Further Information Response - Ecology and the updated EIAR Chapter 6, both prepared by DN and enclosed herewith.

We trust that this response is now accepted by the Planning Authority.

ITEM 1 (N)

Further details on the assessment of potential collision risk should be included in the revised EIAR to provide clarification on how flight pathways were ruled out for different species groups (i.e. wintering birds, breeding birds etc.).

APPLICANT'S RESPONSE

The updated EIAR Biodiversity Chapter includes an assessment of potential bird collision risk (see 6.10.1.1), which has been addressed through a design-led approach and embedded mitigation measures, rather than through detailed flight path modelling.

The updated chapter specifically clarifies regarding flow paths as follows:

“Breeding Bird Survey results (refer Section 6.5.4.3.2) indicate that the site supports a bird assemblage comprised predominantly of common breeding woodland and garden species. Observations confirmed limited flyover activity and no evidence of regular flight corridors, migratory pathways, or significant use of the site by species groups typically associated with elevated collision risk (e.g. waterfowl, wading birds, or large flocking species). As such, no specific flight path dependencies were identified within the Site or its immediate surroundings.”

For a detailed response to this item, we refer to Memorandum – Further Information Response - Ecology and the updated EIAR Chapter 6, both prepared by DNV.

We trust that this response is now accepted by the Planning Authority.

ITEM 1 (O)

Section 6.6.1.3.1 states that presence of roosting bats within the site cannot be ruled out. However, potential impacts to bats do not include potential noise disturbance to roosting bats during the construction or operational phases of the proposed development. The applicant is asked to carry out an assessment of potential noise disturbance to roosting bats during both construction and operational phases. The applicant is asked to provide relevant mitigation, if required.

APPLICANT'S RESPONSE

Bat emergence surveys have been carried out in the appropriate season (5th and 6th May and 26th and 27th May 2026) as requested and results of same have been included in the revised EIAR to address limitations in the 2025 survey data. In summation, no bats were recorded emerging or entering the St. Teresas House (and extension) building or PRF-M trees on Site, indicating these features are not being used by roosting bats. Please refer to Section 6.2.9 for survey methodologies, Section 6.4.12.2 for survey results and evaluation, and Section 6.10 for mitigations. Please note, as the 2026 emergence survey results determined no bats were roosting within the buildings or PRF-M trees on Site, no changes to baseline were observed, and additional mitigations for potential disturbance to roosting bats during the construction and operational phase of the proposed development were therefore not required.

Despite this, the current Biodiversity Chapter 6 of the EIAR provides mitigations for construction phase noise and lighting, as well as operation phase lighting impacts on a precautionary basis for bats and other non-volant mammal species which are using the Site (see Section 6.10 for mitigations).

For a detailed response to this item, we refer to the updated EIAR Chapter 6 prepared by DNV.

We trust that this response is now accepted by the Planning Authority.

ITEM 1 (P)

In section 6.10.4.4, the use of protective tree fencing is proposed to protect canopy and root of trees to be retained. It is not clear if hedgehog will be able to access the retained hedgerow/ treelines once fencing is in place. The applicant is asked to clarify if fencing of retained hedgerows and treelines will prevent access and movement of fauna such as hedgehog between the proposed development and habitats outside of the development site.

APPLICANT'S RESPONSE

The Applicant confirms that the installation of protective fencing for retained hedgerows and treelines, as outlined in Section 6.10.4.4, will not prevent the movement of fauna, including hedgehogs, between habitats within and adjacent to the Site.

A specification for ecologically permeable tree protection fencing has been included in the revised EIA/Biodiversity Chapter and associated construction documentation.

For a detailed response to this item, we refer to Memorandum – Further Information Response - Ecology and the updated EIA/Biodiversity Chapter 6, both prepared by DNV.

We trust that this response is now accepted by the Planning Authority.

4.0 ITEM NO. 2 – CHAPTER 7 OF THE ENVIRONMENTAL IMPACT ASSESSMENT REPORT

The applicant is requested to address the following issues relating to Chapter 7 of the Environmental Impact Assessment Report where the potential impacts to land, soils geology and hydrogeology should be assessed.

ITEM 2

Chapter 7: Land, Soils, Geology, and Hydrogeology does not assess the potential impact to bedrock from the proposed piled foundations. The CEMP states 'piling / coring through rock may be required to allow excavation of the basements in the strata above the rock in accordance with the proposed design. The potential impact to land, soils, geology and hydrogeology from the proposed piled foundations should be assessed and associated mitigation measures should be specified, if required.

APPLICANT'S RESPONSE

Chapter 7 of the EIAR has been updated to address this Further Information Request. Section 7.5.2 specifically considers the potential impact on lands, soils, **bedrock** and geology.

Further to the excavation works described in the EIAR Chapter 7 Section 7.5.2, the proposed piled foundations have the potential to interact with the underlying geological strata, including bedrock, where piling, coring or excavation through rock is required. Based on the available geotechnical information significant impacts to bedrock from the proposed piled foundations are not anticipated. Any potential interaction with bedrock is expected to be limited and localised.

Where weathered rock is encountered, it is expected to be excavatable using conventional excavation equipment, although zones of more competent rock may require specialist techniques. Potential impacts associated with the proposed piled foundations and any associated excavation in rock are therefore limited to localised disturbance of weathered bedrock, generation of rock arisings, localised vibration during piling or rock breaking, and potential groundwater ingress where piling or excavation intersects water-bearing strata.

In relation to bedrock, potential impacts associated with the proposed piled foundations are negative, imperceptible and short term.

These impacts will be effectively managed through the CEMP and detailed method statements, including appropriate piling techniques, vibration control, groundwater management, and off-site reuse/disposal of materials, alongside engineering verification of founding conditions. Section 7.8.2 of the revised EIAR chapter refers.

With mitigation in place, residual impacts are neutral, short-term and imperceptible, with a negligible magnitude in accordance with TII criteria.

For further details we refer to Section 7.5.2 and Section 7.8.2 of Chapter 7 prepared by AWN.

We trust that this response is now accepted by the Planning Authority.

5.0 ITEM NO. 3 – NATURA IMPACT ASSESSMENT

We note that response to Item no. 3 should be read in a conjunction with the Memorandum – Further Information Response – Ecology (May 2026) prepared by DNV, the appointed ecology consultant.

ITEM 3 (A)

In the 'Background' Section of the Introduction chapter, Wicklow Mountains SAC 002122 is not included in the list of European Sites 'screened in' in the AA Screening Report. In addition, in Section 5, it states 'As a result of the complete, precise and definitive finding of this NIS, it has been concluded, beyond reasonable scientific doubt, that the Proposed Development will have no significant adverse effects on the QIs, SCIs and on the integrity and extent of South Dublin Bay SAC [0002101, South Dublin Bay and River Tolka Estuary SPA [004024] or North-West Irish Sea SPA [004236]' - Wicklow Mountains SAC has not been included. The applicant is asked to clarify which European Sites have been screened in and assessed, noting that there are inconsistencies with regard to reference to specific European Sites throughout.

APPLICANT RESPONSE

A typographical oversight was corrected to ensure the Wicklow Mountains SAC 002122 is consistently referenced throughout the AA Screening Report.

The European Sites which have been screened in during the AA Screening and assessed in the NIS include:

- South Dublin Bay SAC [000210].
- South Dublin Bay and River Tolka Estuary SPA [004024].
- North-West Irish Sea SPA [004236].

The Wicklow Mountains SAC 002122 has therefore not been screened in during the A screening process, and has been excluded from the NIS. Please refer to both updated reports which have been updated to correct this oversight.

Ultimately, the Carysfort-Maretimo Stream was believed to connect hydrologically to the Wicklow Mountains SAC, for which Otter are designated, with the Stream occurring within the Otters natural range, upon further analysis this has been determined to be false. The Carysfort-Maretimo Stream does not connect hydrologically to the Wicklow Mountains SAC, and the Stream itself is culverted for almost all of its route under urban fabric rendering it unsuitable for use by Otter.

For a detailed response to this item, we refer to the Memorandum – Further Information Response - Ecology and updated AA Screening Report and NIS, all prepared by DNV.

We trust that this response is now accepted by the Planning Authority.

ITEM 3 (B)

The pathway for otter from Wicklow Mountains SAC to reach the Carysfort-Maretimo Stream is not clear. In addition, it is not clear if the Carysfort-Maretimo Stream provides suitable otter habitat, as in section 4.4.4 of the AA Screening Report, it states 'Accounting for the above, there will be no direct disturbance to potential otter habitat' following a description of the Carysfort-Maretimo Stream. The applicant is asked to clarify the pathway which it is believed otter from Wicklow Mountains SAC may take to reach Carysfort-Maretimo Stream. The applicant is also asked to clarify whether the Carysfort-Maretimo Stream provides suitable habitat for otter, and as such, if there is potential for disturbance to otter as a result of project.

APPLICANT'S RESPONSE

As above - A typographical oversight was corrected to ensure the Wicklow Mountains SAC 002122 is consistently referenced throughout the AA Screening Report.

The response to Item 3(A) clearly clarifies the European Sites which have been screened in during the AA Screening and assessed in the NIS.

Again it is noted that the Wicklow Mountains SAC 002122 has therefore not been screened in during the AA Screening process, and has been excluded from the NIS. Please refer to both reports which have been updated to correct this oversight. Ultimately, the Carysfort-Maretimo Stream was believed to connect hydrologically to the Wicklow Mountains SAC, for which Otter are designated, with the Stream occurring within the Otters natural range, upon further analysis this has been determined to be false. The Carysfort-Maretimo Stream does not connect hydrologically to the Wicklow Mountains SAC, and the Stream itself is culverted for almost all of its route under urban fabric rendering it unsuitable for use by Otter.

For a detailed response to this item, we refer to the Memorandum – Further Information Response - Ecology and updated AA Screening Report and NIS, all prepared by DNV.

We trust that this response is now accepted by the Planning Authority.

ITEM 3 (C)

In Section 4.4.1.1 North Bull Island SPA and Dalkey Islands SPA are included in the list of SPAs which will be protected from ex-situ effects, however, these sites have been screened out in the AA Screening Report. The applicant is asked to clarify whether there is a potential for ex-situ effects to these European Sites.

APPLICANT'S RESPONSE

Section 4.4.1.1 of the NIS was reviewed to ensure consistency with the AAS. This section has now been updated to exclude North Bull Island SPA and Dalkey Islands SPA as the potential for direct and indirect effects, including the potential for ex-situ effects on these European Sites were screened out in the AA Screening Report.

For a detailed response to this item, we refer to the updated NIS and the Memorandum – Further Information Response - Ecology prepared by DNV.

We trust that this response is now accepted by the Planning Authority.

ITEM 3 (D)

In Section 4.4.2.4, mitigation is provided for timing of vegetation clearance to protect breeding and wintering SCI birds that may be utilising the site. However, in the AA Screening Report, only Herring Gull, an SCI of North-west Irish Sea SPA, is screened in for potential ex- situ effects. In the EIAR Biodiversity Chapter, this species is said to use chimney structures on the St. Teresa's House building. Mitigation for potential disturbance to breeding Herring Gull during works associated with St. Teresa's House building, such as timing of works, is not provided. The applicant is asked to clarify whether it is expected that proposed works have the potential to impact other SCI species through disturbance to ex-situ sites. The applicant is also asked to provide appropriate mitigation to protect breeding Herring Gull during works associated with St. Teresa's House building.'

APPLICANT'S RESPONSE

As per surveys carried out by DNV, the only SCI species confirmed to be breeding on Site was Herring Gull. The wording has been corrected so that the statement does not suggest that additional SCI seabird species breed within the development lands. Mitigation for potential disturbance to breeding Herring

Further Information Response Report: Lands at St. Teresa's, Temple Hill, Temple Road, Monkstown, Blackrock, Co. Dublin.

Gull during works associated with St. Teresa's House building have been provided in the updated AA Screening Report.

For a detailed response to this item, we refer to the updated AA Screening Report and the Memorandum – Further Information Response - Ecology prepared by DNV.

We trust that this response is now accepted by the Planning Authority.

6.0 ITEM NO. 4 – TRANSPORTATION

The Applicant shall submit a revised Traffic Impact Assessment, which clarifies the conclusion that the N31 / Seapoint Road / Site Access junction is considered to be more than adequate and that there will be no adverse operational capacity issues associated with the development, considering that network saturation is shown to be approaching or exceeding 100% and negative Practical Reserve Capacity (PRC) values in both the opening year and design year scenarios (Table 4.3 of the submitted TIA) are also shown. The revised assessment shall also clearly demonstrate whether the proposed development will result in any material change in junction performance when compared with a do-nothing (without development) scenario and clearly quantify any estimated changes.

Chapter 14: Material Assets - Traffic and Transport is to be updated accordingly to align with any updates made to the Traffic Impact Assessment.

APPLICANT'S RESPONSE

By way of response, we note that an updated Traffic Impact Assessment and EIAR Chapter 14 have been included with this Further Information response for consideration as part of this response.

In response to the RFI, NRB Consulting Engineers Ltd have undertaken an updated and detailed assessment of the capacity of the previously approved traffic signal controlled N31 Site Access junction using industry-standard software. This assessment includes the single lane exit, as requested by DLRC. The capacity of the junction has been assessed using the LiNSiG programme (Linked Signal Design), both with and without the additional traffic as a result of the development. This allows a comparative assessment of the analysis to be undertaken, with the output results as illustrated below (as extracted directly from the updated Traffic and Transport Assessment Report).

The assessment confirms that, like the majority if not all of such urban traffic signal controlled junctions on arterial routes in and on the approaches to the city, the junction operates over-capacity during weekday commuter peak periods. The reported Degrees of Saturation exceeding 100% as illustrated in the Table below. It also confirms that there are negative Practical Reserve Capacities (ie the junction is over-capacity in traffic carrying terms). However, it is clear from the below comparison of “with” and “without” (do-nothing scenario) development traffic scenario results 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, with minor changes in PRC evident in the results.

It should also be noted that the improved junction represents a very significant improvement in local traffic safety conditions and is expected to go some way to addressing and rectifying the evident established local accident cluster at the junction.

For clarity the summary table below provides a detailed comparison.

Modelled Scenario	Max Network Deg Sat %		Pract Reserve Cap %		Total Delay PCUhr	
	With Dev	W/O Dev	With Dev	W/O Dev	With Dev	W/O Dev
2028 Opening Year AM Pk Hr 8-9	99.3	98.1	-10.4	-9.0	55.6	49.3
2028 Opening Year PM Pk Hr 5-6	101	96.9	-12.2	-7.6	58.1	48.1
2043 Design Year AM Pk Hr 8-9	112	108.1	-25	-20.1	107	95.2
2043 Design Year PM Pk Hr 5-6	109	106.6	-20.8	-18.4	113	98.7

Table 4.3; N31/Access/Seapoint Ave - Summary LiNSiG Results

For further details please refer to the updated Traffic Impact Assessment and EIAR Chapter 14 prepared by NRB.

7.0 ITEM NO. 5 – UISCE ÉIREANN

Having regard for the commentary provided by Uisce Eireann, the Applicant is requested to submit an updated Confirmation of Feasibility that addresses any diversions or build-overs required to facilitate development at the application site. The Applicant should ensure that all agreements relate to the cumulative development (Proposed and Permitted development) and are up to date.

APPLICANT'S RESPONSE

Confirmation of Feasibility confirming that the proposed development is feasible without having to upgrade the existing water/wastewater infrastructure was received on 4th December 2025. Following the Further Information Request, the Applicant applied for a Diversion Agreement from Uisce Eireann. The Diversion Agreement was received on 13th May 2026 and it forms a part of this submission. Item (3) in page 2 states that "Uisce Eireann has agreed to allow the developer to divert the sewer(s) to facilitate the proposed improvement."

Furthermore, it is submitted that both, the COF and the Diversion Agreement consider the cumulative development of the parent permission and the current proposal; 414 no. residential units in total, creche and cafe. Both documents are also up to date at the time of lodgement of this Further Information Response. We refer the Planning Authority to both the original Confirmation of Feasibility submitted and the diversion agreement and next steps detail received from Uisce Eireann and enclosed herewith.

We trust that this response is now accepted by the Planning Authority.

8.0 ITEM No. 6 – RESIDENTIAL STANDARDS

6. Having regard for the provision of the Planning Design Standards for Apartments Guidelines for Planning Authorities (2025) and the Development Plan the following matters are to be addressed by the Applicant:

(a) Private Amenity: Noting the discrepancies in the documentation submitted, confirm that all units which are subject to the proposed amendments to are served by private amenity space in accordance with Appendix 1 of the Apartment Guidelines 2025 and Section 12.8.3.3(ii) Private Open Space for Apartment Developments of the Development Plan.

APPLICANT'S RESPONSE

We wish to clarify that the previously stated on pg. 81 of the Planning Report was an error:

“All of the units besides 3 no. units are provided with private open space comfortably in accordance with the minimum requirements, as shown in the Housing Quality Assessment prepared by O’Mahony Pike Architects.”

The Housing Quality Assessment as originally submitted clearly states that all units have private open space provision that meets the requirements of the Planning Design Standards for Apartments Guidelines for Planning Authorities (2025) and the relevant Dun Laoghaire County Development Plan.

We trust that this now clarifies the position and will be accepted by the Planning Authority.

(b) Bulky Storage: Having regard for Section 12.3.5.3 Internal Storage and External Storage of the Development Plan suitable bulky storage shall be provided for within Block D1 and E1-2. The current provision is not considered usable or well distributed.

APPLICANT'S RESPONSE

Section 12.3.5.3 of the Dún Laoghaire Rathdown County Development Plan identifies that “apartment schemes should provide external storage for bulky items outside individual units (i.e. at ground or basement level), in addition to the minimum apartment storage requirements. These storage units should be secure, at ground floor level, in close proximity to the entrance to the apartment block and allocated to each individual apartment unit.”

We wish to clarify that the proposal as lodged in January 2026 contained bulk storage in 2 no. storage rooms located within Block D1 basement level. Up to 44 no. full height units or up to 88 no. units if stacked, could be provided at basement level. Under the current proposals prepared and submitted as part of this Further Information response by O’Mahony Pike Architects these storage areas are referred to as Storage Room C and D.

For clarity, we note that on review and assessment of the original proposal lodged, the Planners Report incorrectly identified only 27 no. lockers.

Bulk Storage in Block D1

Storage Rooms C and D

The current proposal provides for an updated internal layout of these storage rooms (now referred to as storage room C and D) to optimise locker provision. The footprint of Storage Room D remains unaltered. Storage room C has been increased from 7015 mm wide to 7500mm wide by using 500mm of excess width from the car park carriageway.

The storage rooms at basement level (Storage rooms C and D) are proposed as caged enclosures. As caged enclosures these will be more secure to use because these spaces will be visible from within the

car park area. The greater visibility / transparency now proposed will ensure the safety of the user and also reduces the likelihood of anti-social behaviour occurring.

Both Storage room C and D double up as bicycle storage, sharing the circulation space and getting greater efficiency from the available space.

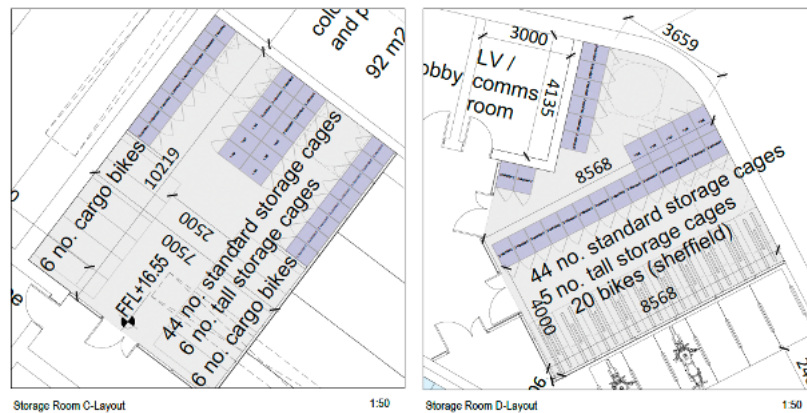


Figure 1 – Revised layout of storage rooms C and D

Storage Rooms A and B

Additional bulk storage is also now being proposed as part of this further information response in previously identified unspecified storage rooms A and B at ground floor in Block D1. The footprint of these rooms remains unaltered. These two secure spaces are accessed from the exterior of the building. They will be provided with CCTV cameras.

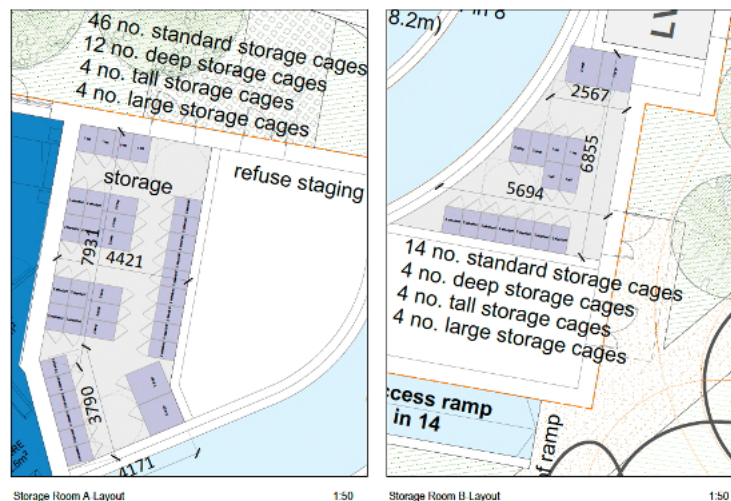


Figure 2 – Storage rooms A and B

A range of storage cage types is proposed to suit different needs.

Storage Room	Standard 600 x 900 x 1100mm	Deep 600 x 1100mm x 1100mm	Tall 600 x 900 x 2200 mm	Large 1200 x 1200 x 1100mm	Total
A	46	12	4	4	66
B	14	4	4	4	26

C	44	0	6	0	50
D	44	0	5	0	49
Total	148	16	19	8	191

There is now additional bulk storage in storage room A and Room B, which in addition to storage rooms C and D now provide 191 no. suitable and well distributed storage space within the development.

For more details we refer to drawing Revised-1706G-OMP-ZZ-00-DR-A-5103 Bulky Item Storage-r prepared by OMP Architects.

Location of Bulk Storage

There is no prescribed ratio for the provision of storage units nor for their size in with the Dun Laoghaire Rathdown County Development Plan or the Apartment Guidelines (2025). It is submitted, that bulky storage located within Block D1 provides 191 no. units to cater for Blocks C and D. It is noted that Block D1 contains only 125 no. residential units, therefore, some units bulk storage units will be available also to residents of Blocks E1 and E2.

Rather than opting to provide a token minimal quantity of storage units, the applicant have sought to provide as much as is possible by the rearrangement of the basement areas in Block D1.

Block D1 is almost centrally located in the site and it could therefore serve other blocks where there is no provision of individual bulky item storage units. Provision is made in the basement area of D1 which can be accessed at several points. There are two lift and stair cores serving the basement. Access control can be managed in a manner that allows ground floor lobby and basement access to residents of other blocks if desired. There is a vehicle ramp and a separate bicycle ramp that may be convenient to residents from other blocks who might also use storage units in D1 basement. There is also a separate external stairs at the west end of the basement. In addition to the basement level storage, there is provision made at ground floor level for bulky item storage. Two separate storage rooms are provided at the eastern end of the blocks that are accessed directly from the pathways outside.

The bulky item storage units in Block D1 are located in common areas that have durable finishes on walls and floors. It is not desirable to provide bulky item storage in residential corridors or circulation areas as these areas would possibly suffer heavier wear and tear and doors leading into those areas could be more susceptible to accidental damage.

In Blocks E1 and E2, the provision of bulky item storage was considered. There is potential for bulky storage to be delivered at ground floor areas, however access to the storage would be directly off an internal residential common corridor which is not considered optimal. There is a greater risk of damage to the residential corridors and the crossover in function would cause greater disturbance to residents of the ground floor units. In addition, areas of the facades at ground floor level will have to modified to become blank areas of masonry. It is worth setting out that there is ample bulk storage provision delivered within Block D1 to service the E blocks. Proposed bulky storage at this location is centrally located within the site but also to Blocks E1 and E2 and is considered an appropriate solution.

However, where the Planning Authority is not satisfied with this provision, the applicant is amenable to the attachment of a condition regarding bulk storage provision in Block E1 and/or E2.

We trust that this response is now accepted by the Planning Authority.

9.0 ITEM NO. 7 – LAND OWNERSHIP

The Applicant shall submit a revised Letter of Consent and associated drawing from Dualton Limited which clearly portrays the subject area, for which consent is being received, hatched in blue and clearly annotated.

APPLICANT'S RESPONSE

A revised Letter of Consent from Dualton Limited dated 25th May 2026 is now provided. It clearly refers to an area marked in pink in the attached map. This area is further annotated and described in a legend.

We trust that this response is now accepted by the Planning Authority.

10.0 CONCLUSION

The applicant has made every attempt to address all items raised as part of the Further Information request and we trust that the Planning Authority will duly consider this submission in full in their assessment of the updated information.

It is our considered planning opinion that the proposal now submitted addresses all concerns raised by the Planning Authority and we are of the view that any potential issues that may arise following consideration of this submission can be appropriately addressed by condition. As such, we do not foresee there being any reason to seek clarification on any of the matters given the comprehensive response prepared by the design team in this case.

All considered, we trust that the Planning Authority will look favourably on the proposed development and grant permission for the proposal as appropriate.