

Mr. Brendan Buck,
obo Denise Kavanagh Positive Planning Blackrock
BPS Planning and Development Consultants LTD
Ballinatone Lower
Greenan
Wicklow
A67W662

Receipt for Submission

Date: 06-Mar-2026

Register Ref: LRD26A/0051/WEB **Date Recd:** 30-Jan-2026

Development: 1. Amendments to previously permitted Blocks C1, C2, C3, D1, E1, E2, E3, E4 and E5 as follows: •A revised building design for previously permitted Block C1 (3 storeys overall) previously consisting of 7 no. apartment units (6 no. 2 bed units and 1 no. 3 bed unit) to now comprise 10 no. apartment units (4 no. 1 bed units and 6 no. 2 bed units) - an uplift of 3 no. residential units in total. Amendments will include minor revisions to the overall height of the building (3 storeys overall) and revisions to elevations and building footprint. •A revised building design for previously permitted Block C2 (3 storeys overall) previously consisting of a crèche facility (approx. 286 sq m) at level 00 and 4 no. apartment units at level 01 and 02 (3 no. 2 bed units and 1 no. 3 bed unit) to now comprise a crèche facility of approx. 401 sq m at level 00, associated outdoor play area space of 302 sq m and 6 no. apartment units (2 no. 1 bed units and 4 no. 2 bed units) at levels 01 and 02 - an uplift of 2 no. residential units in total and increased crèche floor area size by approx. 115 sq m. Amendments will include minor revisions to the overall height of the building (3 storeys overall) and revisions to elevations and building footprint. • A New Block C3 (1 storey over basement level) comprising residential amenity space of approx. 451 sq m. •The omission of previously permitted Block D1 (5 storeys overall) and basement level previously consisting of 50 no. apartment units (15 no. 1 bed units, 23 no. 2 bed units and 12 no. 3 bed units) to now deliver new Block D1 (4 - 7 storeys over new basement level) comprising 125 no. apartment units (19 no. 1 bed units, 68 no. 2 bed units and 38 no. 3 bed units) - an uplift of 75 no. residential units in total. •The omission of previously permitted Block E1 (5 storeys overall) previously consisting of 14 no. apartment units (9 no. 2 bed units, 4 no. 3 bed units and 1 no. 3 bed duplex unit) to now deliver new Block E1 (4 - 7 storeys) comprising 61 no. apartment units (7 no. studio units, 6 no. 1 bed units, 26 no. 2 bed units and 22 no. 3 bed units) - an uplift of 47 no. residential units in total. •The omission of previously permitted Block E2 (5 storeys overall) previously consisting of 15 no. apartment units (9 no. 2 bed units, 4 no. 3 bed units and 2 no. 3 bed duplex units) to now deliver new Block E2 (6 storeys) comprising 50 no. apartment units (1 no. studio unit, 25 no. 1 bed units, 20 no. 2 bed units and 4 no. 3 bed units) - an uplift of 35 no. apartment units in total. •The omission of permitted Blocks E3 (5 storeys), E4 (4 storeys) and E5 (5 storeys) previously providing for 38 no. units in total (27 no. 2 beds, 8 no. 3

beds and 3 no. 3 bed duplex units). •Each residential unit has associated private open space in the form of a terrace / balcony. The above new proposals extend to a total of 252 residential units. Blocks A1, B1, B2, B3, B4 and Block H (St. Teresa's House - A Protected Structure) remain as originally permitted with no further amendments proposed (162 no. units and permitted heights of 3-8 storeys).

2. The structures for demolition across the site remain as permitted with no further amendments proposed. This includes any structures previously permitted for demolition that still remain on site and the removal of associated remnants of low / retaining walls and in-ground concrete steps.

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

4. A revised landscape plan now provides for: •Public open space in the form of a central parkland, garden link, woodland park (incorporating an existing folly) and a tree belt (approx. 11, 238 sqm overall). •Communal open space is now proposed in the form of entrance gardens, plazas, terraced gardens and roof terraces (approx. 3, 620 sqm overall). •Provision is also now made for 2 no. new pedestrian connections to Rockfield Park on the southern site boundary (1 no. adjacent to the proposed relocated Gate Lodge and 1 no. at the hammerhead adjacent to Block E2) and all other pedestrian connections remain as permitted under Strategic Housing Development ABP-303804-19.

5. A revised total of 244 no. car parking spaces (a decrease of 28 no. spaces) and 962 no. bicycle spaces (an uplift of 296 no. spaces) are proposed. The no. of motorcycle spaces remains as permitted at 20 no. spaces.

6. The development also provides for revised proposals for Bin Storage areas, Bike Storage areas, life safety generator room, ESB substations and switch rooms with a combined floor area of approx. 609 sq m all at surface level.

7. Access to the development generally remains as permitted under Strategic Housing Development ABP-303804-19, which provides for works to the existing entrance to the overall site via Temple Hill and Temple Road to deliver the realignment and upgrade of the existing signalised junction and associated footpaths, with minor modifications to the junction layout to provide for improved and safer

vehicular access/egress to the site and to/from St. Vincent's Park. Emergency vehicular access and pedestrian/cycle access also remains as permitted via a secondary and long-established existing access point along Temple Hill. There are no works proposed to the existing gates (Protected Structure) at this location. There are minor modifications proposed to the northeastern boundary walls and access gateway to 'Carmond' to facilitate alignment improvements for safe access/egress serving St. Vincent's Park.

8. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; green roofs; PV panels; boundary treatment; internal roads and footpaths.

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

All application documentation and information is available for public viewing at the following website set up by the applicant: www.templeroadplanning1amended.com

Location:	Site of approx. 4.56 ha at 'St. Teresa's House' (A Protected Structure) and 'St. Teresa's Lodge' (A Protected Structure) at Temple Hill and Temple Road, Monkstown, Blackrock, Co. Dublin
Applicant:	Oval Target Limited, Oval Target Limited
App. Type:	Permission (LRD)

Dear Sir/Madam

I wish to acknowledge receipt of your submission/observation in relation to the above planning application.

This file is available for inspection/purchase at the office of the Planning Authority, Monday – Friday, 10:00am to 4:00pm.

You will be notified of the Council's decision in due course.

Please note that, in accordance with Section 251 of the Planning and Development Act, 2000, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both days inclusive, shall be disregarded**".

Please note, in accordance with Article 35 of the Planning and Development Regulations 2001 – 2012, persons who made a submission or observation on a planning application will only be notified of the receipt of Further Information(FI) or Clarification of Further Information (CFI), where that FI or CFI is considered significant and requires new public notices.

PLEASE RETAIN THE ATTACHED ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION. A PERSON MAKING AN APPEAL TO AN BORD PLEANALA MUST INCLUDE IN THEIR APPEAL THIS ACKNOWLEDGEMENT BY THE PLANNING AUTHORITY OF RECEIPT OF THE SUBMISSION/OBSERVATION.

Yours faithfully

Bernie Gilsenan

for SENIOR EXECUTIVE OFFICER

(email: planning@dlrcoco.ie telephone: 01-2054863)

**ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION
ON A PLANNING APPLICATION**

THIS IS AN IMPORTANT DOCUMENT

Keep this document safely. You will be required to produce this acknowledgement to An Bord Pleanála if you wish to appeal the decision of the Planning Authority. It is the only form of evidence which will be accepted by An Bord Pleanála that a Submission or Observation has been made to the Planning Authority on the Planning Application.

DÚN LAOGHAIRE RATHDOWN COUNTY COUNCIL

Planning Application Reference Number: LRD26A/0051/WEB

A Submission/Observation in writing has been received from:

Mr. Brendan Buck,
obo Denise Kavanagh Positive Planning Blackrock
BPS Planning and Development Consultants LTD
Ballinatone Lower
Greenan
Wicklow
A67W662

On: 05/03/2026 in relation to the above planning application.

The appropriate fee of €20 has been paid. (fee not applicable to prescribed bodies / Local Authority Elected Members).

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001, (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.

Bernie Gilsenan

Bernie Gilsenan
For Senior Executive Officer

Date 05/03/2026

Planning Authority Stamp

05/03/2026

