

4 Consideration of Reasonable Alternatives

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4.1 Introduction

This chapter has been prepared by Brock McClure Consultants and O'Mahony Pike Architects.

The requirement to consider alternatives within an EIAR is set out in Annex IV (2) of the EIA Directive (2014/52/EU) and in Schedule 6 of the Planning and Development Regulations, 2001, as amended ("the Regulation"), which state, respectively;

*"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."*

This is expanded upon in Annex IV to the EIA Directive, which provides that the EIAR shall include a :

"A description of the reasonable alternatives (for example in terms of project design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects."

The 2001 Regulations provide that an EIAR should contain, inter alia:

(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 EIA Directive and the 2001 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.

Article 5(1)(d) of the EIA Directive, as amended, provides that the EIAR prepared shall contain;

"a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment."

This is expanded upon in Annex IV to the EIA Directive, which provides that the EIAR shall include:

"A description of the reasonable alternatives (for example in terms of project design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects."

Pursuant to Section 3.4.1 of the Environmental Protection Agency (EPA) Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA, 2022), the consideration of alternatives also needs to be cognisant of the fact that *"in some instances some of the alternatives described below will not be applicable - e.g. there may be no relevant 'alternative location'..."*

In accordance with EPA Guidelines (EPA, 2022), different types of alternatives may be considered at several key phases during the process. As environmental issues emerge during the preparation of the EIAR, alternative designs may need to be considered early on in the process or alternative mitigation options may need to be considered towards the end of the process.

The EPA Guidelines (EPA, 2022) states:

"The objective is for the developer to present a representative range of the practicable alternatives considered. The alternatives should be described with 'an indication of the main reasons for selecting the chosen option'. It is generally sufficient to provide a broad description of each main alternative, and the key issues associated with each, showing how environmental considerations were taken into account in deciding on the selected option. A detailed assessment (or 'mini-EIA') of each alternative is not required."

As such, the consideration and presentation of the reasonable alternatives studied by the project design team is an important requirement of the EIA process.

This chapter provides an outline of the main alternatives examined during the design phase. It sets out the main reasons for choosing the development as proposed, taking into account and providing a comparison on the environmental effects.

4.2 Quality Assurance and Competence

This chapter of EIAR has been prepared by Katarina Kanevova, who completed her Master's Degree in Spatial Planning at Slovak University of Technology in Bratislava, Slovakia in 2010. Following her studies she worked in forward planning, specialised on land-use planning projects in Slovakia. Her main focus after moving to Ireland is on residential development. Katarina is a Corporate Member of the Irish Planning Institute.

This chapter has been also prepared by John MacPolin, B.Arch. (NUI) University College Dublin, Certificate in Architectural Professional Practice and Practical Experience (NUI) University College Dublin. As an Associate in the O'Mahony Pike Architects, John has been involved as Design Team Leader and Project Architect in many key projects of varying types and scales at OMP.

This chapter has been reviewed by Linda McEllin, Associate Director at Brock McClure Planning & Development Consultants. Linda has worked at Brock McClure for 11 years and has over 18 years' experience in the private planning sector. Linda has focused her expertise in the areas of Large Scale Residential Developments. Linda has a Master's Degree in Regional and Urban Planning from University College Dublin. Linda is a Corporate Member of the Irish Planning Institute.

4.3 Consideration of Alternatives

The alternative locations, layout and designs for this project and proposal are set out below.

"Do Nothing" Alternative

The 'Do Nothing' Alternative associated with this particular site involves the site remaining in the current condition that being with a permission granted for a 291-unit development and with the demolitions which have occurred pursuant to that permission. Should the development not take place:

- The site will not be accessible for development in accordance with the Development Plan due to the present position of the Gate lodge preventing the upgrade of the access junction.
- The Gate lodge would remain in its present unsatisfactory location, unsuitable for residential use and with few viable alternatives.
- The existing house would remain in its much altered and unsatisfactory state with few viable uses available for it.

This is a completely inefficient use of lands proximate to key public transport nodes and significant employment areas. Furthermore, the opportunity to complete and enhance the residential development to deliver on the visions and objectives of 'Rebuilding Ireland - An Action Plan for Housing and Homelessness', which is considered a key planning gain would be lost.

Alternative Locations

The site was acquired by the applicant in 2017. The site represented a suitable site for development. Being primarily zoned for residential development under the Dun Laoghaire Rathdown County Development Plan 2016-2022 and subsequently in the current Dun Laoghaire Rathdown County Council Development Plan 2022-2028, with 'residential' being permitted in principle under Objective A, which governs the subject site.

The applicant considered the following elements in selection of the site for development:

- The site offered significant opportunity to deliver significant residential development on an underutilised site in close proximity to existing services at Blackrock Village.
- The subject site has excellent connectivity to public transport and major areas of employment as follows:
 - **DART** – The nearest DART station is Seapoint being c.550m (approx. 6 min. walking distance) from the site and c.700m (approx. 11 min. walking distance) from the Blackrock DART Station. These DART stations are serviced by routes to Bray, Greystones, Howth and Malahide.
 - **Bus** – There are high frequency Dublin Buses around the subject site. The subject site is located 200m (3 minute walk) from the closest bus stops:
 - **Stop 7660**, Frascati Road which serves the No. 4 route.
 - **Stop 3034** Temple Road Blackrock is 218m from the site and serves the 7A and 7 bus routes.

The table below provide more information regarding all routes within a 2km catchment area of the site:

No.	Route	Mon-Fri	Saturday	Sunday
Dublin Bus				
4	Hueston Station – Monkstown Avenue	Every 12 minutes	Every 15 minutes	Every 30 minutes
7A	Mountjoy Sq - Loughlinstown	Every 30 minutes	Every 30 minutes	Every 40 minutes
7	Mountjoy Square-Bride Glen Luas	Every 25 minutes	Every 30 minutes	Every 40 minutes
L26	Blackrock Station-Kilternan Village	Every 15 minutes	Every 30 minutes	Every 40 minutes
Go Ahead Ireland				
114	Blackrock Ticknock	Every 31 minutes	Every 60 minutes	Every 60 minutes
S6	Blackrock Station-The square	Every 8 minutes	Every 20 minutes	Every 30 minutes

Table 4.1 – Local Bus routes and their frequencies

- **Employment Areas** – the site is proximate to a number of employment areas which include, Blackrock Village, Blackrock Shopping Centre, Sandymount Business Park, Deansgrange Business Park, National Rehabilitation Hospital, Dun Laoghaire Institute of Art and Technology. Furthermore, University College Dublin and Dublin City Centre are short trips away by bus and DART.
- The site is proximate to the DART, QBC and a number of employment areas and is therefore located to deliver on the proposed accommodation model.
- The site has capacity to absorb development without significantly affecting the existing landscape and visual character of the surrounding area.
- The site is not susceptible to flooding
- The size of the main development site at 3.99ha offers a significant opportunity to deliver infill residential development along a key public transport corridor which supports the provisions of the National Planning Framework.

Having considered the above, the application site was considered the preferred site for the current proposal.

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, 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.

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 both 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 for 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. In order to appraise whether or not the proposed modifications impacted upon residential amenity of

properties in surrounding areas or within the development, 3D Design Bureau were appointed to carry out detailed studies and have produced a report (enclosed with this application) entitled Daylight and Sunlight Assessment Report.

The following studies were undertaken:

Scheme Performance

- Daylight Access - Spatial Daylight Autonomy (SDA) study for the habitable rooms
- Sunlight Access - Sunlight Exposure (SE) assessment for the same habitable rooms
- Sun On Ground (SOG) – an assessment used to indicate the level of sunlight on March 21st in the proposed external amenity spaces.
- SDA assessment under the I.S. EN 17037 criterion
- No Sky Line (NSL) study within proposed habitable rooms

Impact Assessment - Neighbouring Existing Properties

- Effect to Daylight - Vertical Sky Component (VSC)
- Effect to Sunlight - Annual Probable Sunlight Hours (APSH)
- Effect to Sunlight - Winter Probable Sunlight Hours (WPSH)
- Effect to Sun On Ground (SOG)

The report focuses on measuring the daylight impact to the surrounding dwellings when compared to the existing situation.

Furthermore, a visual impact was assessed by Modelworks at every stage of the design proposal. Particularly verified views from adjoining residential development formed a massing and heights proposal.

The proposed modifications to building in the scheme were informed by the results of these studies.

It was concluded that additional height was appropriate at certain locations and the newly designed buildings should be located in the site in manner that was relatively similar to the footprints of the approved development.



Figure 4.1- Site Masterplan as proposed under ABP-303804-19

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.



Figure 4.2- Site Masterplan as currently proposed

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.

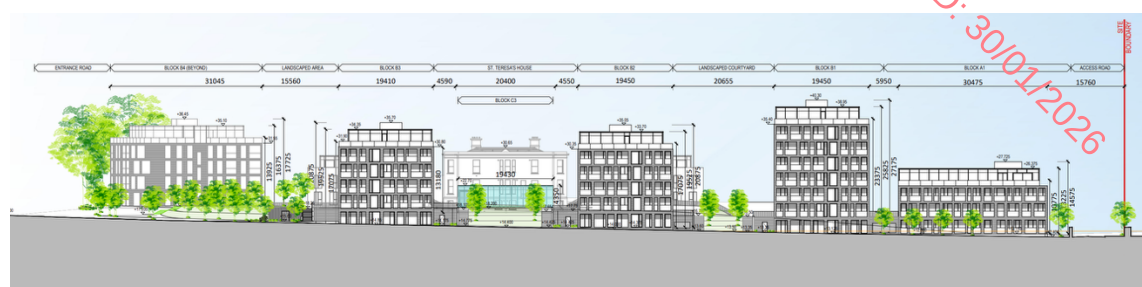


Figure 4.3- Site cross section – Temple Hill Road Frontage

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. Daylight and Sunlight Assessment 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.

Blocks D1 and E1 form the remaining key buildings around the central open space and are located to the southern end of the development site.

Blocks D1 and E1 reach 7 storeys in height. Two upper storeys in each block have reduced floorplates and a subtly different architectural treatment to the four lower floors. A glazed set back penthouse storey above each core creates a varied roof profile. Block E2 is 6 storeys in height and also has a glazed set back penthouse storey.

Blocks D1, E1 and E2 complete the overall masterplan composition on the southern half of the site by providing the following key design principles:

1. Provide a sense of enclosure to the central Parkland space in front of St. Teresa's House.

The building configuration provides a strong continuous building form and a defined edge, the geometry of which responds to the park and immediate edge/ context conditions, as the Woodland park connects to the tree belt along the avenue to the east.

2. Frame the view and vista from St. Teresa's House looking south into Rockfield Park and out towards the Dublin mountains.

The large gap is created between blocks D1 and E1 and the building form provides a setback on either side to frame this view while retaining a strong 4 storey emphasis. St. Teresa's House therefore remains as the centre piece as viewed from Rockfield Park providing the sense of continuity between Rockfield Park to the south and Temple Hill Road to the north.

3. Provide a backdrop to Rockfield Park by forming a strong edge to this park and enhancing overlooking and passive surveillance of this space and the associated Woodland park within the subject site.

The above buildings edging the tree belt and woodland area provide for a stronger relationship to Rockfield public park while enhancing the overall legibility and sense of containment to the park edge as per the design principles of the approved masterplan.

Evolution of the proposal:

From the permitted massing to S247 pre-planning proposal: Proposed Blocks D1 and E1 will see an increase in height of one storey above the previously permitted heights. Blocks D1 and E1 will be 6 storeys high. Block E2 will be 5 storeys high.

From S247 to S32 pre-planning proposal: Following on from the S247 meeting, the scheme has been revised to attempt to achieve a targeted residential density that is anticipated for this prime development site.

Amended blocks D1, E1 and E2 are now proposed. Additional building volume is found by the addition of set back penthouse accommodation around cores in D1 and E1. D1 has increased in length by approximately 2.0 m at its north-eastern end with additional volume at 4th and 5th floors. E2 has increased by one storey.

In contrast to these increases, building volume has been omitted in the central section of Block D1 where a communal roof terrace is created at 5th floor.

Proposed Blocks D1 and E1 will, in part, see an increase in height of two storeys above the previously permitted heights where set back penthouse accommodation extends to 7 storeys. Block E2 will see an increase in height of one storey to reach 6 storeys high.

At S247 stage, an amended Block D1 was proposed that replaced the previously permitted 5 storey Block D1 with a 6 storey building.

The footprints and volumes of proposed new buildings at S247 stage were as per the later planning application ABP-312325-21, with some minor modifications to elevations and internal layouts.

Following the S247 meeting, Block D1 has been modified as described below.

- Additional building volume is found by the addition of set back penthouse accommodation around cores.
- Increased in length by approximately 2.0 m at north-eastern end with additional volume at 4th and 5th floors.
- Building volume has been omitted in the central section of Block D1 where a communal roof terrace is created at 5th floor.

Proposed Block D1 will, in part, see an increase in height of two storeys above the previously permitted heights where set back penthouse accommodation extends to 7 storeys.

- In the current scheme additional height is added to Blocks D1, E1 and E2 with the aim of achieving the required densities. At the same time consideration is given to avoid reduction of open space across the site and to control the impact of the proposed new buildings on the receiving environment.
- Block D1 has set back penthouse accommodation at 6th floor level but it has also been significantly modified at 5th floor level where substantial building volume has been omitted from the centre of the plan. The omission of 6 no. apartments at this level provides a distinct break in the elevation of the upper floor levels and creates a more varied building profile. A communal roof terrace is provided at 5th floor level accessible from both cores in D1.
- The block plans are rationalised to give structural alignment and increased buildability.

At S247 stage, amended Blocks E1 and E2 were proposed that replaced the previously permitted blocks with a 6 storey building (E1) and a 5 storey building (E2).

The footprints and volumes of these proposed new buildings at S247 stage were as per the later planning application ABP-312325-21, with some minor modifications to elevations and internal layouts.

Following the S247 meeting, Block E1 has been modified as described below.

- Additional building volume is found by the addition of set back penthouse accommodation around cores.

Following the S247 meeting, Block E2 has been modified as described below.

- Increase of 1 storey

From S32 to the application stage: Following the S32B (Stage 2) meeting, Block D1 has been modified as described below.

- Revisions to basement layout, vehicle and bicycle ramps, ESB substation included at ground floor.
- Roof terrace parapet increased in height and changed to brick and Roof terrace landscaping revised.
- Inset balconies to units at eastern end.
- Glass balcony balustrades on south-east elevation changed to metal balustrades.

Following the S32B (Stage 2) meeting, Block E1 has been modified as described below.

- Partial height decrease by omission of 1 storey from core 2
- Building volume and massing reduced.
- Revised layout and unit mix.

Following the S32B (Stage 2) meeting, Block E2 has been modified as described below.

- Glass balcony balustrades on north-west elevation changed to metal balustrades

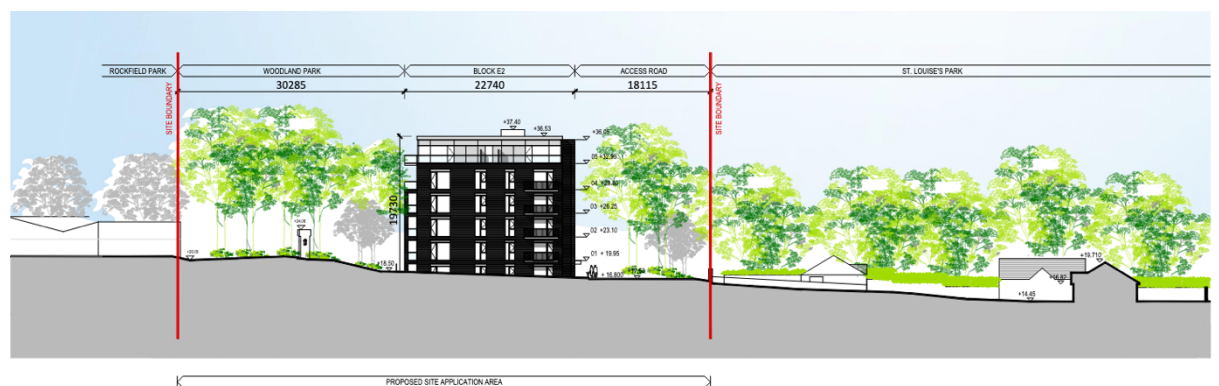


Figure 4.4 - Site section through E2 and St. Louise's Park

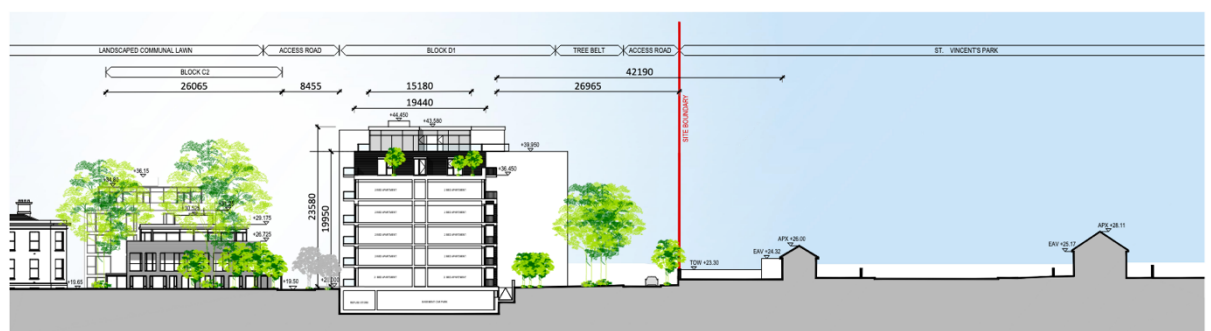


Figure 4.5- Site section through D1 and St. Vincent's Park

Protected Structures

St. Teresa's House

There is no proposed change to St. Teresa's House. The 'Do Nothing' Alternative associated with this particular site involves the site remaining in the current condition that being with a permitted permission for the demolition of 5 associated structures of 'St. Teresa's House' and 'St. Teresa's Lodge' as permitted under ABP-30384-19.

The current proposal, however, does seek 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 basement) Block C3 addressing the plaza.

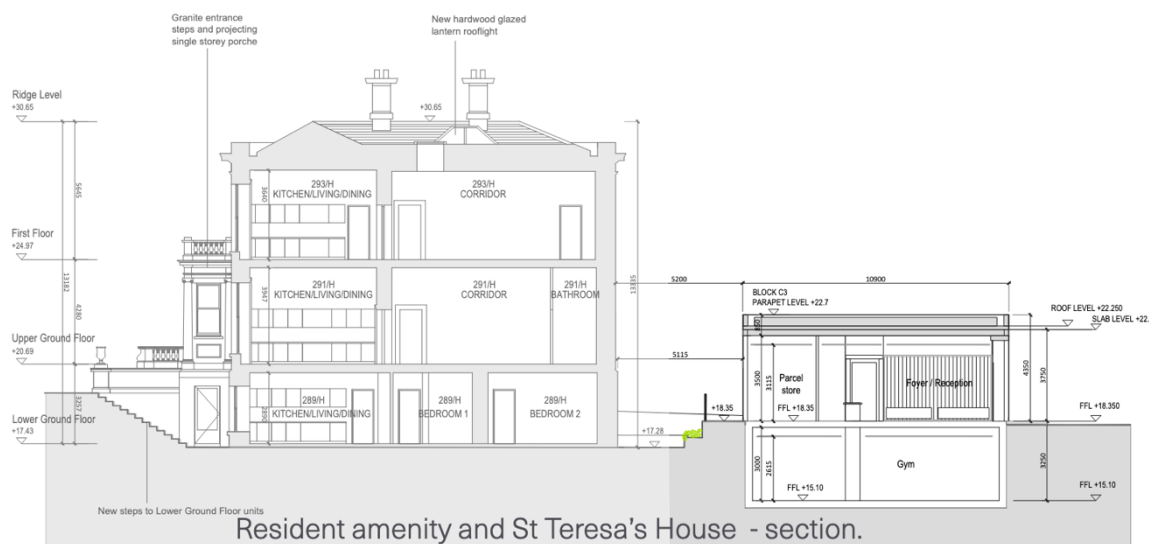


Figure 4.6 – Side elevation of Block C3

While offering additional resident amenity space this proposal was considered to be too much like the previous proposal for 291-unit scheme and as it was effectively an extension to the house, was considered to potentially be more detrimental to the setting of the house.

An alternative design for a detached resident amenity building was then proposed. A fully glazed rectilinear volume, 2 storeys in height over basement level was proposed. This reduced footprint building in addressing the plaza that leads down towards Temple Hill Road.

With further analysis and with consideration of the visual impact from all sides, the final design proposal for a single storey over basement level resident amenity building was chosen.



Figure 4.7 – Proposed St. Teresa's House



Figure 4.8 – Building Height of St. Teresa's House

Alternative Locations for Gate lodge

Under the 291-unit scheme, it was proposed that St Teresa's Lodge, the gatehouse building that 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.

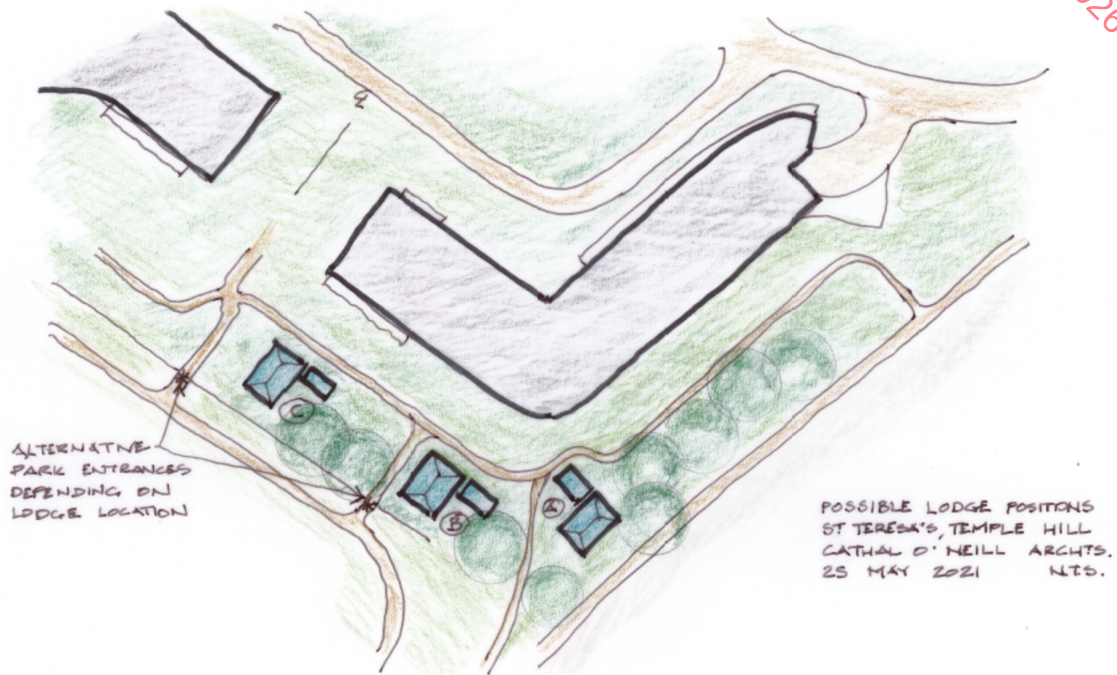


Figure 4.9 – Proposed Alternative Location for Gate Lodge.

With the existing site boundary wall along this section of the site being removed and with the public park being extended into the development site, this interface is enhanced by the proposed café. Its setting also permits it to be viewed from the public park as being associated with the house.

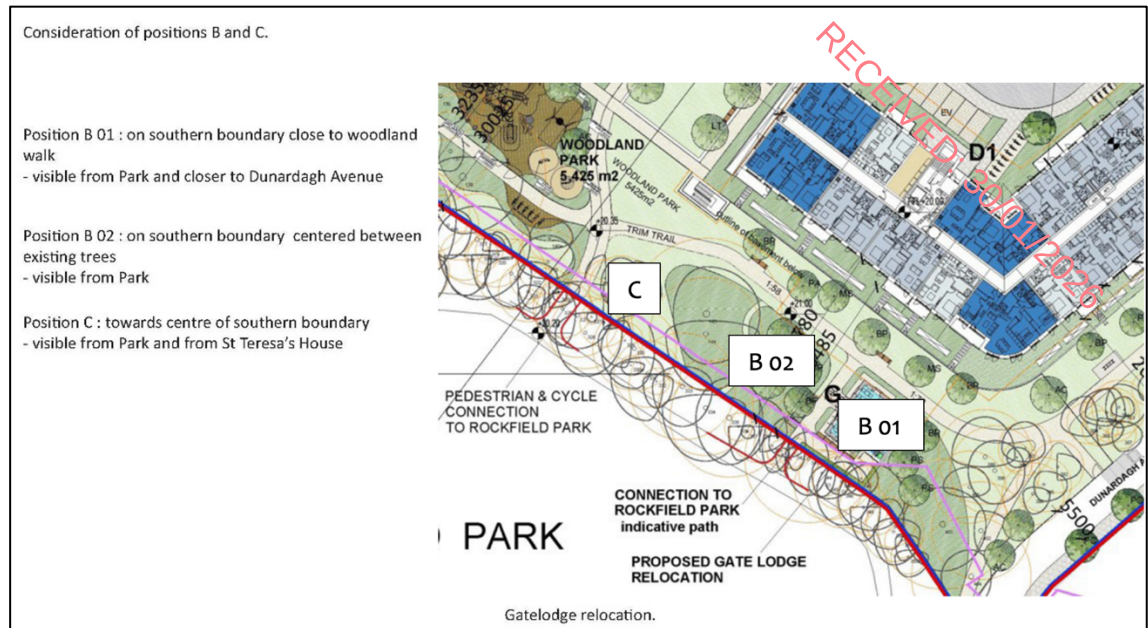


Figure 4.10 – Consideration of position B & C for Gate Lodge

The change of use brings a new public use into the development and will involve a refurbishment and extension of the building. The proposed internal layout of the gate lodge, when in a café use will permit a less intrusive intervention to the protected structure. The two principal rooms will be sympathetically refurbished undivided spaces and additional accommodation for accessible w.c. and café kitchen / storage uses will be housed in a new rear extension that is modest in scale, simple in form that does not detract from the gatelodge.



Figure 4.11 – CGI of proposed Gate Lodge

Conservation Alternatives

This following section has been prepared in full by CONA, as it sets out the potential alternatives to the new proposed location for the Gate Lodge. The alternatives may be summarised as follows:

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



Figure 4.12 - Lodge (in red) at position 3 described above

4. 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.
- 5.

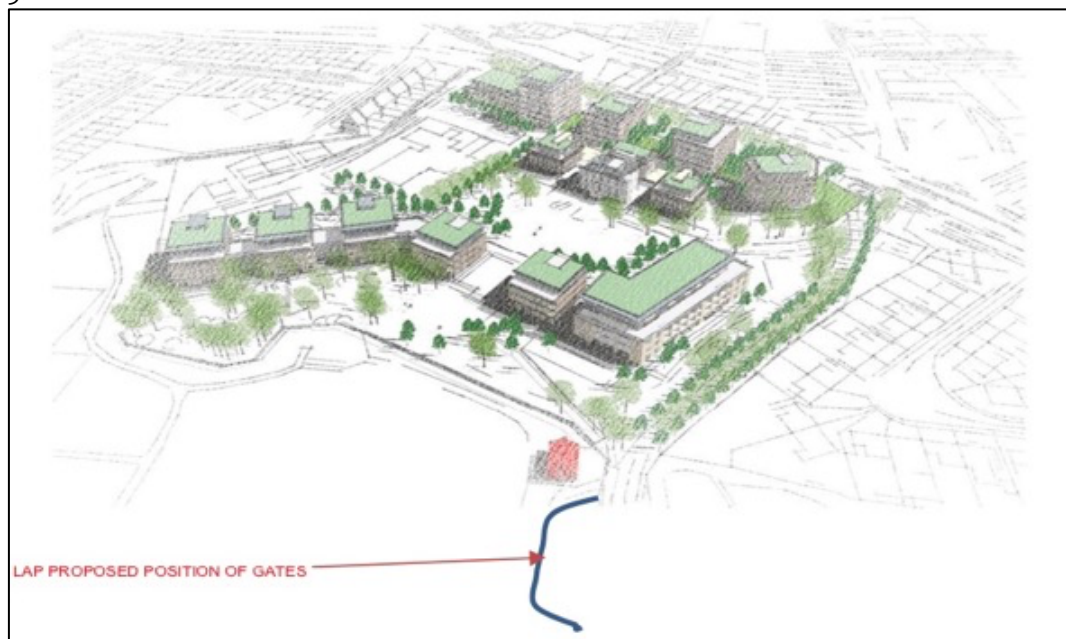


Figure 4.13 - Lodge (in red) at position 4 described above and Local Area Plan proposed position of monumental gates (blue line)

Each of the Alternatives is now discussed below:

1. Retain gate lodge in situ

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

We note also that the access to the lands is indicated in the Local Area Plan as being at this corner of the site. Discussions have taken place between NRB for the applicant and DLRCoCo. It is understood that the only viable entrance to these lands is at the point shown, and that the safe design of this junction can only be achieved by the removal of the gate-lodge.

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

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

Planning Comment

From a planning point of view, to leave the structure in situ will have a significant impact on the release of the lands for development. The Planning Authority has devised a clear development strategy for this site, which is the product of significant engagement between all departments of the Dun Laoghaire Rathdown County Council.

There is a clear site framework strategy for this site and a number of development objectives that require the delivery of safe site access and unrestricted 2 way access to this site. To leave the gate lodge structure in situ will have a detrimental impact on the development potential for this site. It will impede the development of a key suburban infill site in the heart of Blackrock Village and will sterilise a prime residential site for development.

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

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

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

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

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

As a matter of fact, in the previous SHD Application, for which permission was granted, the lodge was positioned in the V formed by the branching off of the entrance to St Teresa's from the driveway to St Catherine's driveways. (See image below.) Here, it signalled the arrival of the visitor to the property in an echo of its original function. On balance, it is considered that the new selected location offers a better location for the Gate Lodge to be a viable, active café use than in this previously permitted location.



Figure 4.14 – Architect's impression of gate lodge in the location for which permission was granted (2019)

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

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



Perspective above showing reuniting of gate lodge and piers

Figure 4.15 - Illustration and caption from the expired LAP by Planning Authority

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

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

Selection of Preferred Location

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

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

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

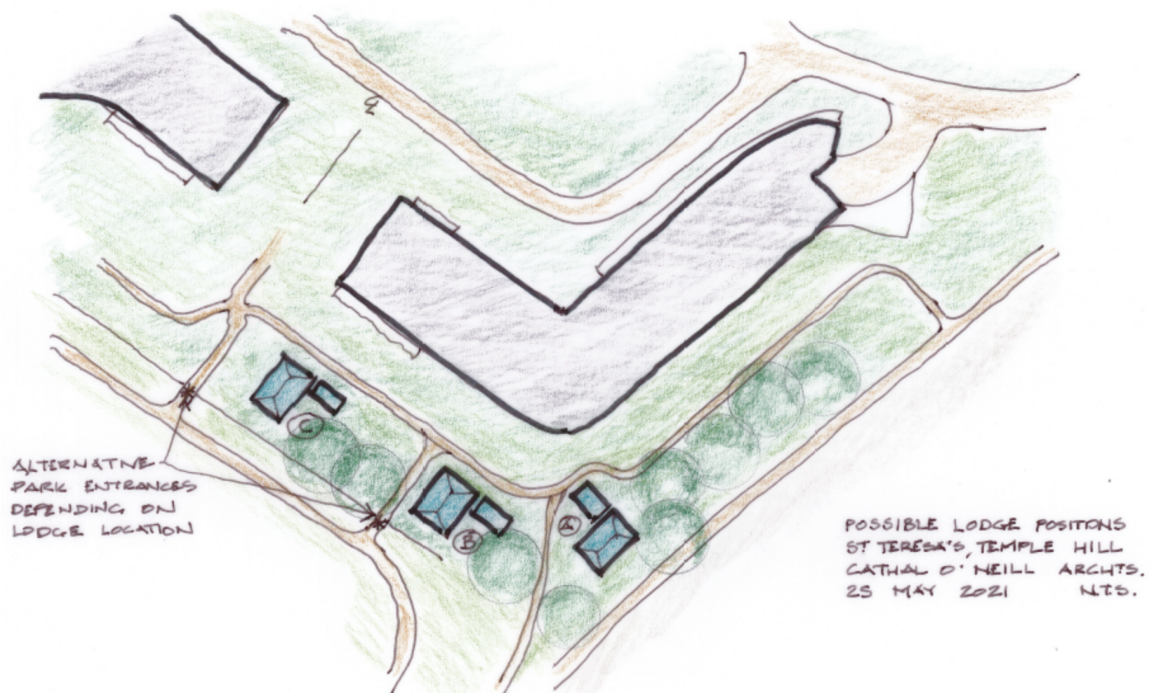


Figure 4.16 – Study of possible locations of Gate Lodge

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

The two remaining positions were both at right angles to and near the southwestern boundary of the site, with Rockfield Park, but outside the boundary of the Green Zone. Position C, approximately on the central axis of the house and Blocks E1 and D1, was felt to be too prominent. Therefore, the selected

location is essentially Position B from the sketch as shown on the now submitted OMP Site Plan extract as follows:

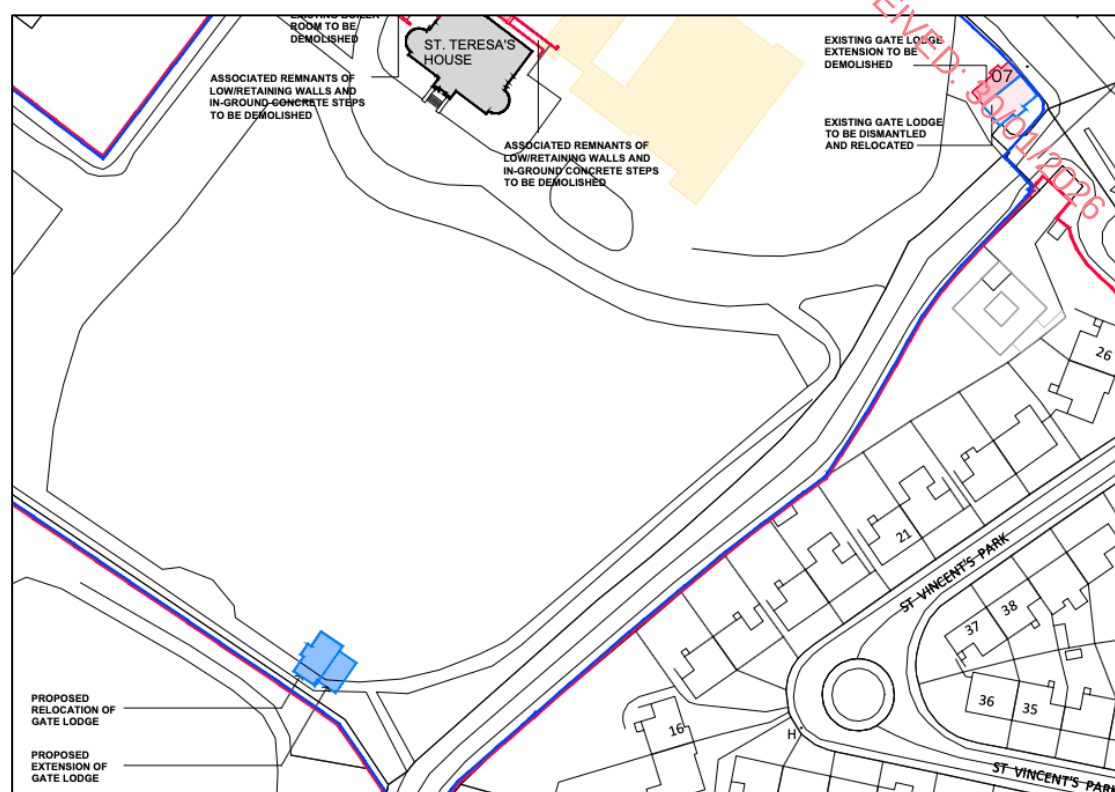


Figure 4.17 : OMP Site Plan Extract

At this location the lodge would fulfil the same function as that envisaged in the (expired) LAP sketch, i.e. marking the entrance to the park, while retaining one of its original purposes in signifying the arrival at the St Teresa's grounds, but from the park rather than from Temple Road. The proposal for which permission is sought is to reconstruct the existing building in a form close to its original, in a new location approximately 200m from the present position.

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

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

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

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

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

4.4 Rationale for Proposed Development

The key concepts which have informed the development of the Proposed Residential Development include the following:

- The arrangement of the buildings to give structure and form to the principal spaces and vistas;
- The modulation of the building forms to take maximum advantage of the views and orientation;
- The use of variety and distinctiveness in the architecture to create a sense of place by means of a range of building sizes, shapes, heights, materials and character;
- The provision of appropriately scaled, well orientated and 'people-friendly' external spaces including landscaped streets, courtyards, gardens and pedestrian streets;
- The creation of a clearly defined hierarchy of public, semi-public and private spaces which provide legibility, permeability and connectivity and make it easy for residents and visitors to find their way around. Giving priority to walking, cycling and public transport, minimising the need for cars by providing attractive paths and cycle routes which facilitate safe access by users of all ages and degrees of personal mobility;
- The promotion of energy efficiency by use of good quality external materials and insulation, efficient heating systems, use of green roofs, and sustainable water use and drainage design.

The proposed development consists of 13 no. blocks which are mostly residential (apartment) units, although they also contain ancillary uses such as a creche and residential tenant amenity facility. The overall site extends to 4.59 ha and is generally located and 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 current scheme now submitted has been the subject of a series of pre-planning discussions with Dun Laoghaire Rathdown County Council (DLRCC). The current proposal has taken on board the concerns and recommendation to ensure that the most appropriate form of development is delivered at this site.

As discussed in more detail in Chapter 2 Description of Development, the current proposal will consist of an amended residential and mixed-use scheme providing 414 residential units, residential amenities, a childcare facility and a cafe on a site of c. 4.56 ha as follows:

The proposed development comprises 414 residential units in total delivered in a combination of new apartment buildings (ranging in height from 3- 8 storeys overall in height), St. Teresa's House (3 storeys), residential amenity Block C3 (451 sqm, 1 storey over a basement) and café in a relocated St. Teresa's Lodge. A crèche (401 sqm) forms a part of Block C2.

236 no. residential car parking spaces and 20 motorcycle spaces at basement level are proposed. 8 no. car parking spaces for creche use are proposed at surface level.

962 no. bicycle parking spaces.

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).

4.5 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.