



DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

Michael O'Sullivan
Acting Senior Executive Planner
Planning Department
Dún Laoghaire-Rathdown County Council
County Hall
Dún Laoghaire
Co. Dublin

Our Ref: P26176-FT-EGN-XX-RP-EN-0001

20 July 2026

Re: Review of Further Information Submitted (EIAR Chapter 7) - LRD26A/0051/WEB - St Teresas LRD

Dear Michael,

Fehily Timoney and Company (FT) have undertaken a review of the revised EIAR Chapter 7 Land, Soils, Geology and Hydrogeology, submitted as part of a response to a request for further information (RFI) issued by DLR on 25/03/2026 relating to Planning Application LRD26A/0051/WEB at St. Teresa's House, Temple Hill and Temple Road, Monkstown, Blackrock, Co. Dublin.

The scope of our review relates to the information submitted relevant to Fehily Timoney & Company's recommendation to request additional information in respect of the EIAR Chapter 7 Land, Soils, Geology and Hydrogeology lodged with the planning application, as set out in FT report ref P26-050/JB/NSC.

Our review concludes that the items raised have been addressed satisfactorily, subject to appropriate Planning Conditions.

If you should require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

John Cullen
for and on behalf of **Fehily Timoney and Company**

Encl: Review of Further Information relating to Chapter 7 Land, Soils, Geology and Hydrogeology

Review of Further Information relating to Chapter 7 Land, Soils, Geology and Hydrogeology

Documents reviewed:

- Further Information Response Report prepared by Brock McClure Planning Consultants
- Revised Environmental Impact Assessment Report Volume 2 Chapter 7 Land, Soils, Geology and Hydrogeology prepared by AWN Consulting
- Revised Environmental Impact Assessment Report Volume 1 Non-Technical Summary prepared by Brock McClure Planning Consultants

Review of Item		Response Summary	Review of Information Provided
Land, Soils, Geology and Hydrogeology			
2.	Chapter 7: Land, Soils, Geology, and Hydrogeology does not assess the potential impact to bedrock from the proposed piled foundations. The CEMP states that 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.	The applicant has submitted a revised EIAR Chapter 7 and revised EIAR Non-Technical Summary. Chapter 7 of the EIAR has been updated to address the potential impact to bedrock from the proposed piled foundations. Section 7.5.2 has been updated to specifically consider the potential impacts of the proposed development on bedrock, in addition to land, soils and geology. It is stated that 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. The proposed excavation for Block B is estimated to extend to approximately 8.0 m	The response is considered satisfactory. The revised Chapter 7 is considered robust and accurate, with appropriate mitigation measures specified. It is recommended that Planning Conditions are included to agree the details of all piling and foundation construction works with the Planning Authority prior to construction of the building foundations and to ensure the implementation of the specified mitigation measures. It is noted that the revised Non-Technical Summary (NTS) Chapter 7 does not include details of the revised piling assessment; however, given that piling effects are predicted to neutral, short-term and imperceptible, with

Review of Item	Response Summary	Review of Information Provided
Land, Soils, Geology and Hydrogeology		
	BGL and may penetrate weathered granite between approximately 6.8 m BGL and the base of the excavation. The excavation for Block A may not encounter bedrock, as bedrock was not recorded until approximately 8.0 m BGL in this area. Any potential interaction with bedrock is therefore expected to be limited and localised. There is no change to the potential impacts during the construction phase on land, soils geology. In relation to bedrock, potential impacts associated with the proposed piled foundations are negative, imperceptible and short term, in the absence of mitigation. Mitigation measures are outlined in Section 7.8.2 of the revised EIAR chapter. It is stated that the potential 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. With mitigation in place, residual impacts are predicted to be neutral, short-term and imperceptible, with a negligible magnitude, in accordance with TII criteria.	a negligible magnitude, this is not considered to materially affect the outcome of the NTS. The revised mitigation measures outlined in the revised Chapter 7 do not align with the CEMP prepared for the proposed development. It is recommended that a Planning Condition is included to require a final CEMP to be agreed with the planning authority, prior to commencement of development.

Recommended Planning Conditions

EIAR - Land, soils, geology and hydrogeology

- Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit an updated, detailed Construction Environmental Management Plan (CEMP) for the written agreement of the planning authority. The CEMP shall incorporate as a minimum detail for the following: surface water run-off from the site, groundwater management, management of noise and vibration, and all environmental management measures to be implemented during construction. A dedicated process for recording all complaints and mitigation measures implemented shall be defined in the CEMP. A record of daily checks that the construction works are being undertaken in accordance with the CEMP shall be kept at the construction site office for inspection by the planning authority. The agreed CEMP shall be implemented in full in the carrying out of the development.
- Prior to construction of the building foundations, details of all piling and foundation construction works shall be submitted to and agreed in writing with the Planning Authority, including the results of an inspection of the founding strata by a suitably qualified engineer. All points of detail relating to these works shall be agreed in advance of the works, including the piling method, measures to control noise and vibration, groundwater protection measures, specific procedures for dealing with any groundwater impacts, protection of nearby structures and underground services, and monitoring arrangements. All works shall be carried out in accordance with the agreed details.

REASON: In the interest of environmental protection, residential amenities, and public health and safety.

- All materials to be removed from the development site shall be tested in accordance with the relevant environmental standard to determine the appropriate offsite reuse or disposal options. This includes analysis to enable the classification of the material as hazardous or non-hazardous. The results of such testing shall be provided to the Local Authority.

REASON: In the interest of good material/waste management.

- All groundwater which is subject to dewatering, and which is proposed to be discharged to the receiving environment shall be tested prior to discharge to ensure it does not contain concentrations of polluting material that results in it exceeding relevant environmental quality standards. The results of such testing shall be provided to the Local Authority. It is noted that in such instances the Applicant is separately required to apply for a discharge license from the Local Authority and no discharge shall occur without same.

REASON: In order to protect water quality.