

### 3 Consideration of Reasonable Alternatives

<b>3</b>	<b>CONSIDERATION OF REASONABLE ALTERNATIVES.....</b>	<b>1</b>
3.1	INTRODUCTION .....	2
3.2	CONSIDERATION OF ALTERNATIVES.....	3
3.3	RATIONALE FOR PROPOSED DEVELOPMENT.....	17
3.4	CONCLUSION .....	19

### 3.1 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 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."*

The Department of Housing, Planning and Local Government (2018) *Guidelines for Planning Authorities and An Bord Pleanála* - states;

*The Directive requires that information provided by the developer in an EIAR shall include a description of the reasonable alternatives studied by the developer. These are reasonable alternatives which are relevant to the project and its specific characteristics. The developer must also indicate the main reasons for the option chosen taking into account the effects of the project on the environment.*

*Reasonable alternatives may relate to matters such as project design, technology, location, size and scale. The type of alternatives will depend on the nature of the project proposed and the characteristics of the receiving environment. For example, some projects may be site specific so the consideration of alternative sites may not be relevant. It is generally sufficient for the developer to provide a broad description of each main alternative studied and the key environmental issues associated with each. A 'mini- EIA' is not required for each alternative studied.*

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.

### 3.2 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 294-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 Local Area 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.
- The monumental gate would remain unaffected, although it is noted that it is an objective of the Local Area Plan to relocate to the east boundary of Rockfield Park, facing the avenue to Dunardagh.

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 the Draft 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 c550m (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 nearest bust stop located c.220m from the subject site is serviced by:
    - 7A (Mountjoy Square – Loughlinstown)
    - 84 (Blackrock – Newcastle)
    - 84A (Blackrock – Newcastle)

There is another bus stop located c.280m from the subject site and is serviced by routes:

-7 (Mountjoy Square – Brides Glen LUAS stop)

-7A (Mountjoy square – Loughlinstown)

-46E (Mountjoy square – Blackrock Station)

- **Employment Areas** – the site is proximate to a number of employment areas which include, Blackrock Village, Blackrock Shopping Centre, Sandyford Business Part, 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 site at 3.9ha 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, advice received at the pre-planning stage of the process with Dun Laoghaire Rathdown County Council, advice received during pre-planning discussions with An Bord Pleanala, and the formal opinion that issued from An Bord Pleanala under Ref. ABP.PLo6D.303804-19.

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

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, I.E.S were appointed to carry out detailed studies and have produced a report (enclosed with this application) entitled Daylight, Sunlight and Overshadowing Study.

The following studies were undertaken:

Sunlight to the Existing Neighbouring and Proposed Amenity Spaces – via sunlight hours submission on the 21<sup>st</sup> of March

Daylight Analysis of Existing Buildings – via consideration of Vertical Sky Component (VSC).

Annual Probable Sunlight Hours – via consideration of sunlight received to existing properties (where required).

Shadow Analysis – A visual representation analysing any potential changes that may arise from the proposed development on the neighbouring existing developments.

Average Daylight Factors – via consideration of the Average Daylight Factor (ADF) for the proposed development.

The report focuses on measuring the daylight impact to the surrounding dwellings when compared to the existing situation. 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 1- Site Masterplan

The approved site masterplan was broadly adhered to with a proposal for several new buildings to be integrated into the site without requiring significant change to the site layout. The above layout was further modified to retain a separation between Blocks B3 and B4, to remove a proposed pavilion

block from within the central open space and to improve efficiencies of blocks that followed the line of the tree belt and the woodland.



Figure 2 - Proposed site plan.

**Temple Hill Road frontage.**

It is proposed to increase the heights of buildings along the Temple Hill Road frontage and to otherwise retain the building layouts. Separation distances between the buildings and the existing houses are considered to be sufficient. A single storey is proposed to be added to Block A1 and 2 storey are proposed to be added to Blocks B1, B2 and B3. A revised building is proposed for B4 addressing both the road frontage and the site entrance road.



Figure 3 - Blocks A1 and B1.



Figure 4 - Block B4

Penthouse levels were subsequently revised, and all are now expressed as conventional set back penthouse levels providing a less voluminous building, an improved roof profile and greater visual interest to the top of the buildings.



Figure 5- Proposed Temple Hill Road elevation.

**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 294-unit scheme’s building footprints were slightly smaller and were more numerous. Some floor plans were not particularly efficient e.g. 3 per core in E blocks and therefore improvements could be made to extend the development using more efficient building floor plates. Additional height is also considered to be appropriate as the presence of the existing mature tree belts assists in providing partial screening from the public park and from adjoining residential properties. Sunlight, daylight and overshadowing analysis demonstrate that increased footprint buildings and additional height does not have a significant negative impact on any existing residential amenities.

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

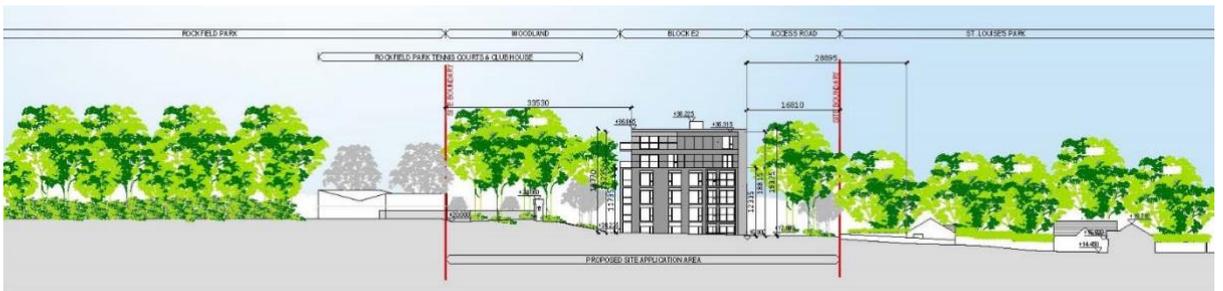


Figure 6 - Site section through E2 and St. Louise’s Park.

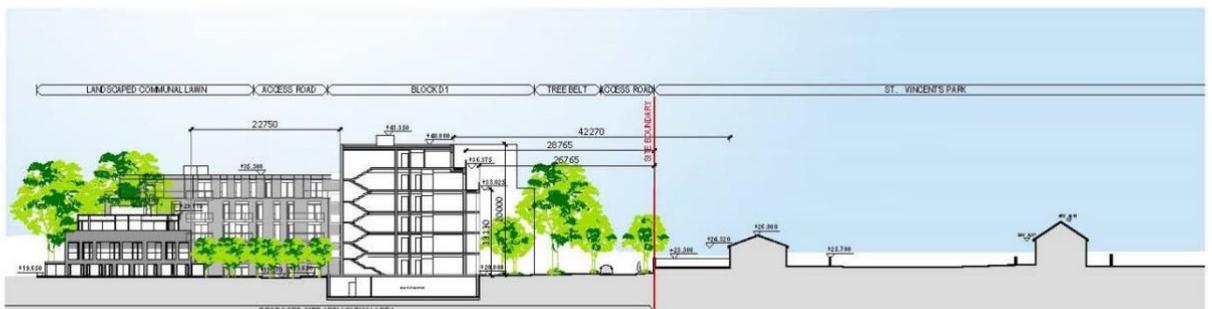


Figure 7- Site section through D1 and St. Vincent’s Park.

## Protected Structures.

### St. Teresa's House.

There is no proposed change to St. Teresa's House or its immediate surrounds in the current scheme. 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 Ref. PL06D.30384-19.

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

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

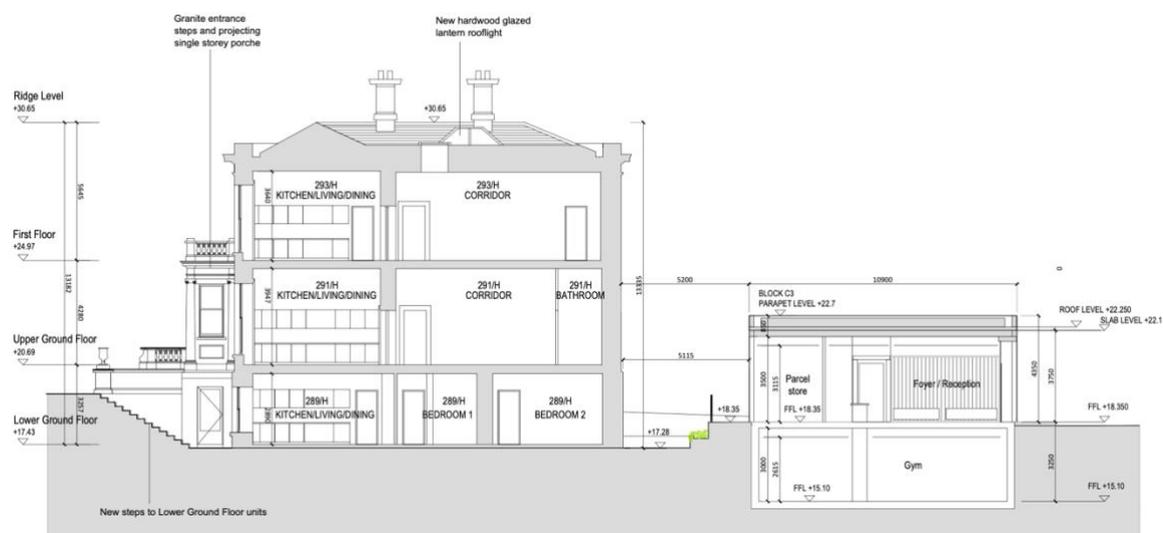


Figure 8 – Side elevation of Block C3

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 09 – Proposed St. Teresa's House

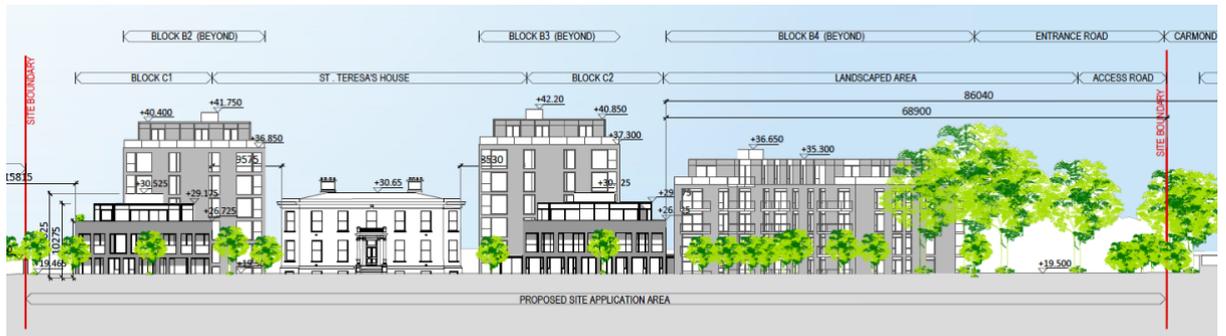




Figure 11 – Building Height of St. Teresa's House

**Alternative Locations for Gate lodge.**

Under the 294-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.

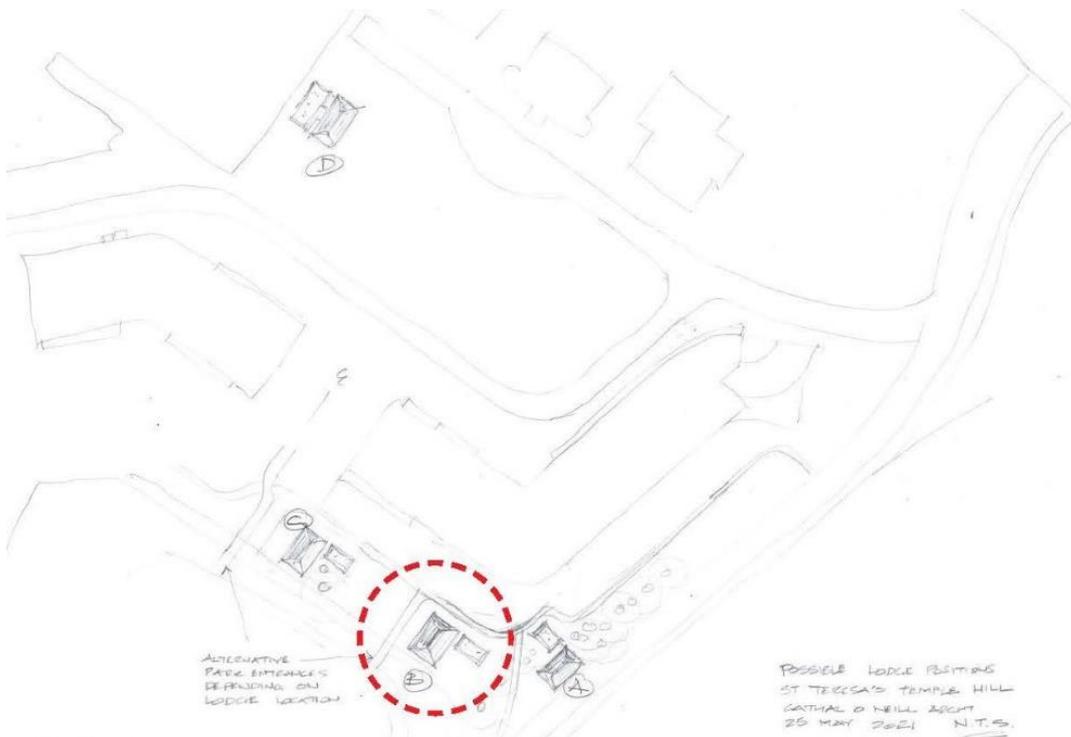


Figure 14 – Proposed Alternative Location for Gate Lodge.

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.

Consideration of positions B and C.

Position B 01 : on southern boundary close to woodland walk  
 - visible from Park and closer to Dunardagh Avenue

Position B 02 : on southern boundary centered between existing trees  
 - visible from Park

Position C : towards centre of southern boundary  
 - visible from Park and from St Teresa's House



Figure 15 – 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 gate lodge.



Figure 16 – Image 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 13 - 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.



Figure 11 - 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 (as set out in the Blackrock LAP), 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 LAP 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 then in this previously permitted location.



Figure 15 – 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, but this is not reflected in the published Local Area Plan documents.



*Figure 14 - Illustration and caption from 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.

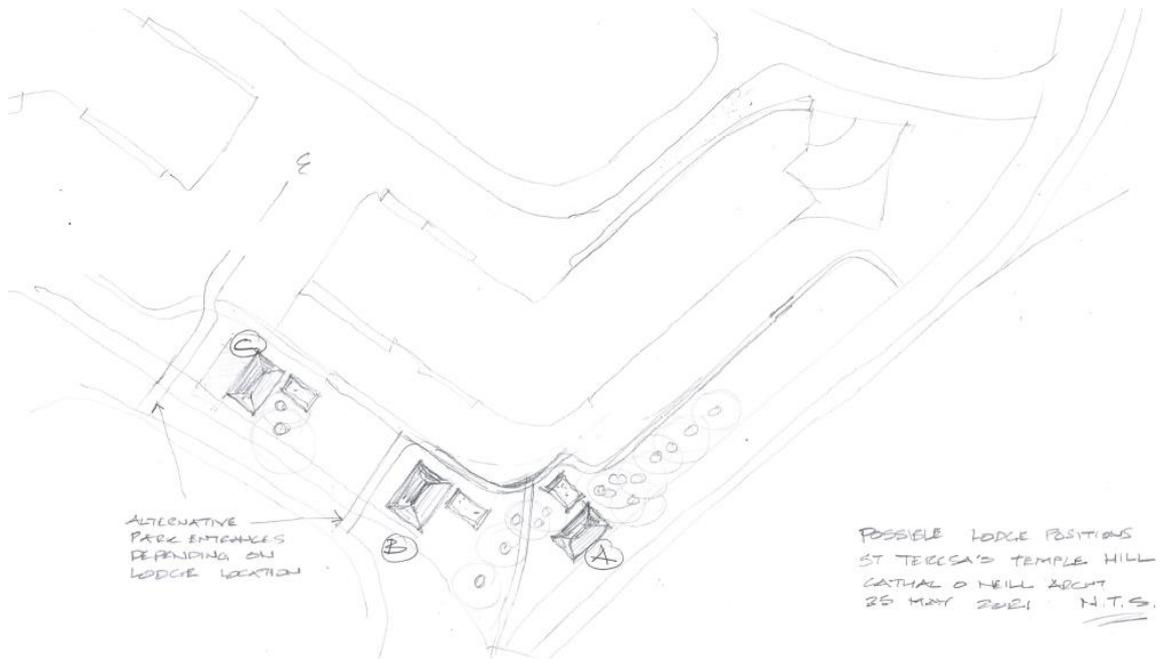
The location is not in the ownership of either the applicant or DLRCoCo and for this reason, the applicant is not proposing this option.

#### **1.1 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.

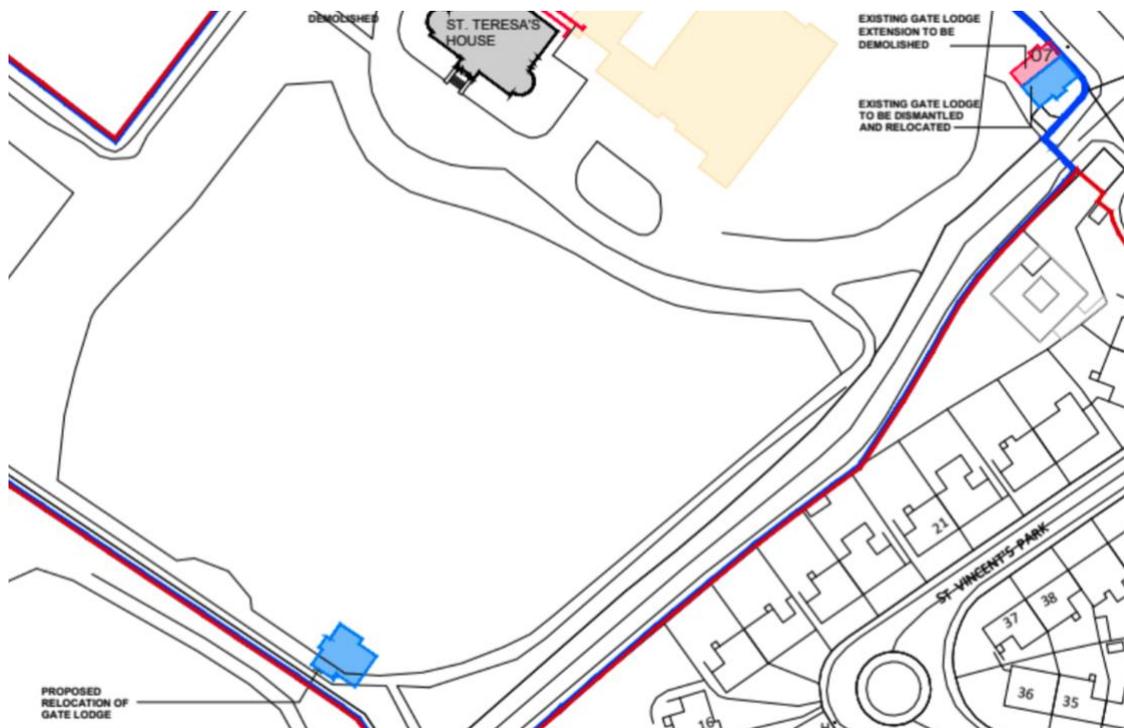
One of the considerations was as to where the Gate Lodge could best fulfil this role as a public amenity and where would it be likely to attract the most footfall to make it a viable café. It was therefore considered that the boundary with Rockfield Park represented the ideal location to locate the building,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



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:



At this location the lodge would fulfil the same function as that envisaged in the 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.

### **3.3 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 11 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 3.9 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 An Bord Pleanála (ABP) and 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 3 Description of Development, the current proposal will consist of a new residential and mixed-use scheme of 493 residential units, residential amenities, a childcare facility and a cafe on a site of c. 3.9 ha as follows:

The proposed development comprises 493 residential units delivered in a combination of new apartment buildings (ranging in height from 3- 10 storeys overall in height) and a relocated St. Teresa's Lodge.

St. Teresa's House provides for 6 apartments, comprising 5 no. 2-bed units and 1 no. 3-bed unit. The new build element of 487 units is set out in 11 no. residential development blocks (Blocks A1-C2 and D1 – E2) ranging in height from 3-10 storeys over basement comprising:

- Block A1 (5 storeys) comprising 37 no. apartments (33 no. 1 bed units and 4 no. 2 bed units)
- Block B1 (10 storeys) comprising 55 no. apartments (37 no. 1 bed units, 10 no. 2 bed units and 8no. 3 bed units)
- Block B2 (8 storeys) comprising 42 no. apartments (28 no. 1 beds, 9 no. 2 beds and 5 no. 3 beds)
- Block B3 (8 storeys) comprising 42 no. apartments (28 no. 1 beds, 9 no. 2 beds and 5 no. 3 beds)
- Block B4 (5 storeys) comprising 41 no. apartments (4 no. studio units, 4 no. 1 bed units, 27 no. 2 bed units and 6 no. 3 bed units).
- Block C1 (3 storeys) comprising 10 no. apartments (1 no. studio unit, 3 no. 1 bed units and 6 no. 2 bed units).
- Block C2 (3 storeys) comprising 6 no. apartments (2 no. 1 bed units, 4 no. 2 bed units,) together with a creche facility of 392 sq. m at ground floor level and outdoor play area space of 302sq.m
- Block C3 (1 storey plus basement level) comprising residential amenity space of 451 sq. m.
- Block D1 (6 storeys) comprising 134 no. apartments (12 no. studio units, 22 no. 1 bed units, 90 no. 2 bed units and 10 no. 3 bed units).
- Block E1 (6 storeys) comprising 70 apartment units (34 no. 1 bed units, 26 no. 2 bed units and 10 no. 3 bed units).
- Block E2 (6 storeys) comprising 50 units (1 no. studio unit, 29 no. 1 bed units, 18 no. 2 bed units and 2 no. 3 bed units).

Each residential unit has associated private open space in the form of a terrace/balcony.

Resident amenity space c. 451 sq. m. accommodating a gym and studio space at basement level; residents' lounge/café, work booths/meeting room and reception/foyer/parcel store at ground floor.

Crèche facility of 392. sq. m.

252 no. residential car parking spaces (161 no. at basement level and 91 no. at surface level) and 20 motorcycle spaces at basement level are proposed. 8 no. car parking spaces for creche use are proposed at surface level.

1056 no. bicycle parking spaces (656 no. at basement level and 400 no. at surface level).

15,099.7 sq. m. public open space in the form of a central parkland, garden link, woodland parkland (incorporating an existing folly), a tree belt, entrance gardens, plazas, terraces, gardens and roof terraces for Blocks B2 and B3.

### 3.4 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, improve the landscaping of the main Temple Hill Road and provide a coherent, pleasant and fully accessible permeable public realm