

Mr. Simon Dolan,
Department of Housing, Local Government and Heritage,
Executive Office,
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Government Offices,
Newtown Road,
Wexford,
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By email to: manager.dau@housing.gov.ie

21 December 2021

Strategic Housing Development - Planning Application
Lands at St. Teresa's, Temple Hill, Monkstown, Blackrock, Co. Dublin.

Dear Sir,

On behalf of the applicant, **Oval Target Limited, 1st Flood, 55 Percy Place, Dublin 4, D04 CX38**, please find enclosed a planning application (in digital format) for 493 residential units, a café, afterschool childcare facility, residential amenity space and public park on lands at **'St. Teresa's House' (A Protected Structure) and 'St. Teresa's Lodge' (A Protected Structure) Temple Hill, Monkstown, Blackrock, Co. Dublin**. The site area also includes existing gates to the north of the site (a Protected Structure); a portion of the public roadway at St. Vincent's Park; a portion of lands at 'Carmond'; and a portion of lands at The Alzheimer's Society of Ireland, all located at Temple Hill, Monkstown, Blackrock, Co. Dublin.

This correspondence is issued pursuant to Article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, which requires that a copy of the planning application is issued to prescribed bodies. The proposed development is described in the public notices as follows:

The development will consist of a new residential and mixed use scheme of 493 residential units and associated residential amenities, a childcare facility and café in the form of (a) a combination of new apartment buildings (A1-C2 and D1 – E2); (b) the subdivision, conversion and re-use of 'St. Teresa's House' (Block H); and (c) the dismantling, relocation and change of use from residential to café of 'St. Teresa's Lodge' (Block G) within the site development area. A detailed development description is now set out as follows:

The proposal provides for the demolition (total c. 207 sq m GFA) of (a) a single storey return (approx. 20 sq m) along the boundary with The Alzheimer's Society of Ireland; (b) the ground floor switch room (approx. 24.9sq.m.), (c) ground floor structures northwest of St. Teresa's House (26.8sq.m.), (d) basement boiler room northwest of St. Teresa's House (17.0 sq.m.), (e) ground floor structures northeast of St. Teresa's house (22.0sq.m.) (f) basement stores northeast of St. Teresa's house (67.8 sq.m.) and (g) a non - original ground floor rear extension (approx. 28.5 sq m) associated with the Gate Lodge.

The new development will provide for the construction of a new mixed use scheme of 487 no. apartment units in the form of 11 no. new residential development blocks (Blocks A1-C2 and D1 – E2) as follows:

- 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, 8 no. 3 bed units)
- Block B2 (8 storeys) comprising 42 no. apartments (28 no. 1 bed units, 9 no. 2 bed units and 5 no. 3 bed units)
- Block B3 (8 storeys) comprising 42 no. apartments (28 no. 1 bed units, 9 no. 2 bed units and 5 no. 3 bed units)

- 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 units, 3 no. 1 bed units and 6 no. 2 beds)
- Block C2 (3 storeys) comprising 6 no. apartments (2 no. 1 bed units and 4 no. 2 bed units) together with a creche facility of 392 sq m at ground floor level and outdoor play area space of 302 sq m.
- Block C3 (1 storey over 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 no. 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 units, 29 no. 1 bed units, 18 no. 2 bed units and 2 no. 3 bed units).

Each new residential unit has associated private open space in the form of a terrace / balcony. The development also provides for Block H, which relates to the subdivision and conversion of ‘St. Teresa’s House’ (3 storeys) into 6 no. apartments (5 no. 2 bed units and 1 no. 3 bed unit) including the demolition of non-original additions and partitions, removal and relocation of existing doors, re-instatement of blocked up windows, replacement of windows, repair and refurbishment of joinery throughout and the upgrade of roof finishes and rainwater goods where appropriate.

It is also proposed to dismantle and relocate ‘St. Teresa’s Lodge’ (1 storey - gross floor area 69.63sq m) from its current location to a new location, 180 m south west within the development adjacent to Rockfield Park. St. Teresa’s Lodge (Block G) will be deconstructed in its original location and reconstructed in a new location using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. A non - original extension (approx. 28.5 sq m) is proposed for demolition. The current proposal seeks a new extension of this building (approx. 26.8 sq m) and a change of use from residential to café use to deliver a Part M compliant single storey building of approx. 67.4 sq m.

Total Open space (approx. 15,099.7 sq m) is proposed as follows: (a) public open space (approx. 11,572.3 sq m) in the form of a central parkland, garden link, woodland parkland (incorporating an existing folly), a tree belt; and (b) residential communal open space (approx. 3,527.4 sq m) in the form of entrance gardens, plazas, terraces, gardens and roof terraces for Blocks B2 and B3. Provision is also made for new pedestrian connections to Rockfield Park on the southern site boundary and Temple Hill along the northern site boundary.

Basement areas are proposed below Blocks A1, B1 to B4 and D1 (c. 7,295 sq. m GFA). A total of 252 residential car parking spaces (161 at basement level and 91 at surface level); 1056 bicycle spaces (656 at basement level and 400 at surface level); and 20 motorcycle spaces at basement level are proposed. 8 no. car spaces for creche use are proposed at surface level. The proposal also provides for Bin Storage areas, Bike Storage areas, ESB substations and switch rooms with a combined floor area of 356.2 sq m at surface level.

The development also comprises works to the existing entrance to St. Teresa’s; the adjoining property at ‘Carmond’; and residential development at St. Vincent’s Park from Temple Hill (N31/R113). Works include the realignment and upgrade of the existing signalised junction and associated footpaths to provide for improved and safer vehicular access/egress to the site and improved and safer access/egress for vehicular traffic to/from the property at ‘Carmond’ and the adjoining residential development at St Vincent’s Park.

Emergency vehicular access and pedestrian/cyclist access is also proposed via a secondary long established existing access point along Temple Hill. There are no works proposed to the existing gates (Protected Structure) at this location. 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 including tree protection; green roofs; boundary treatment; internal roads and footpaths; and electrical services including solar panels at roof level above Blocks A1, B1 - B4, C1- C3, D1, E1, E2.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Blackrock Local Area Plan 2015 and the Dún Laoghaire Rathdown County Development Plan 2016-2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration or considerations specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The application, together with the Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dún Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.templeroadplanning2.ie



Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).


A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála’s website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,



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