

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01V902.

28th August 2020

Dear Sir/Madam,

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT (ALTERATIONS TO PHASE 1 RESIDENTIAL PERMISSION AND PROPOSED PHASE 2 RESIDENTIAL DEVELOPMENT) AT THE FRASCATI CENTRE, FRASCATI ROAD (N31), BLACKROCK, CO. DUBLIN (FORMERLY KNOWN AS FRASCATI SHOPPING CENTRE)

1.0 INTRODUCTION

- 1.1 On behalf of the applicant, IMRF II Frascati Limited Partnership acting through its general partner Davy IMRF II GP Limited, we hereby submit a Strategic Housing Development planning application to An Bord Pleanála for a proposed SHD residential development on lands at the Frascati Centre, Frascati Road, Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre).
- 1.2 The proposal relates to alterations to the Phase 1 permission for 45 no. apartments (Reg. Ref.: D17A/0950 & ABP Ref.: 300745-18), from second to fourth floor level of the rejuvenated Frascati Centre. The proposed development also includes the provision of 57 no. additional apartments, as an extension of the Phase 1 permission, located above the existing / permitted podium car park to the north west of the centre, as a Phase 2 residential development. The subject application therefore relates to a total of 102 no. residential units.

SHD Legislative Context

- 1.3 Section 3(d) of the Planning and Development (Housing) and Residential Tenancies Act 2016 states that Strategic Housing Development can be *“the alteration of an existing planning permission granted under section 34 (other than under subsection (3A)) where the proposed alteration relates to development specified in paragraph (a), (b) or (c)”*. As the total number of units subject of this proposed application, i.e. alterations to a permitted development containing 45 residential units (Phase 1 residential) and the provision of 57 residential units as an above the permitted podium (Phase 2 residential), is 102 no. units, and therefore falls within the definition of Strategic Housing Development and the application is made directly to the Board.

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPi Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPi
Stephen Blair BA (Mod) MRUP MIPi MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPi

Senior Associate Directors: Stephanie Byrne BA MRUP MIPi Blaine Cregan B Eng BSc MSc

Associate Directors: Luke Wymer BA MRUP Dip. Planning & Environmental Law Dip PM MIPi Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA, MSc, MRTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- 1.4 Section 3(d)(ii)(i) of the Planning and Development (Housing) and Residential Tenancies Act 2016 relates to other uses which would be acceptable as part of a SHD application, if the uses do not exceed 4,500 sq.m gross floor space. The application does not include any additional commercial floorspace, and is located above existing commercial floorspace (Phase 1) and existing / permitted podium car parking (Phase 2). As noted above, access is provided to the residential units via the lower ground floor and ground floor level of the Frascati Centre (as per the permitted Phase 1 residential development). Thus, for this application it is submitted that the recently completed retail and restaurant floorspace within the rejuvenated Frascati Centre should not be regarded as '*other proposed uses on the land*' for the purposes of this application, although the extent of development will be above part of the shopping centre, and the red line includes the entire application site boundary.

Proposed Development

- 1.5 The proposal relates to alterations to the Phase 1 permission for 45 no. apartments (Reg. Ref.: D17A/0950 & ABP Ref.: 300745-18), from second to fourth floor level of the rejuvenated Frascati Centre. The proposed development also includes the provision of 57 no. additional apartments, as an extension of the Phase 1 permission, located above the existing / permitted podium car park to the north west of the centre, as a Phase 2 residential development. The subject application therefore relates to a total of 102 no. residential units.
- 1.6 The proposed alterations to the 45 no. apartments (Block A and B) and associated development, permitted under the Phase 1 residential development, includes the following:
- Internal rationalisation of the permitted units, including changes in overall unit size and internal layouts, and associated external alterations including the provision of winter gardens.
 - Provision of an external walkway connection between the Phase 1 and Phase 2 residential blocks at second floor level.
 - The refuse, car and cycle parking facilities permitted at lower ground floor level will be altered to cater for the additional residential units, including the introduction of a barrier control system.
 - The main entrance to the Phase 1 residential scheme from Frascati Road will serve both the permitted and proposed units.
 - A concierge facility room to serve the overall residential development is proposed at second floor level near the main core of Phase 1, with an associated minor reduction in the area of the permitted communal terrace at second floor level.
 - The communal open space for Phase 1 and 2 will be accessible to all residents.
 - Alterations to the cycle parking provision at lower ground floor / basement level and at the first-floor level podium car park.
- 1.7 The Phase 2 proposal consists of 20 no. studios, 22 no. 1 beds and 15 no. 2 beds (57 no. apartments) in three no. blocks (Block D, E & F), arranged around a central communal courtyard space, above the existing and permitted podium car park to the north west of the centre. Block D is a five storey block, Block E is a part two to part four storey block and Block F is a part two to part three storey block, all above three levels of podium / basement car park. Balconies / winter gardens are provided to all apartments (on the north western, north eastern, south western elevations and into the internal courtyard) and access to the blocks is via stair / lift

cores and an external walkway fronting the communal courtyard. A roof terrace is also proposed at fifth floor level of Block E.

- 1.8 The proposal includes the allocation of 57 no. car parking spaces at lower ground floor level and 214 no. bicycle parking spaces at lower ground and surface level for the 102 no. residential units. The proposal includes alterations to existing surface car parking to provide additional landscaping and bicycle spaces, a bin storage area and stair / lift cores are proposed within the existing / permitted basement / podium car parks below the Phase 2 residential units, and the proposal includes all associated ancillary site development works. The proposal also includes alterations to the location of 30 no. permitted cycle parking spaces associated with the rejuvenation of the Frascati Centre, Reg. Ref.: D14A/0134, as amended.
- 1.9 The Phase 1 and 2 residential units will be primarily accessed via a lift core from lower ground and ground floor level of the Frascati Centre, as per the Phase 1 permission. An additional access will also be provided via a core within the podium car park serving the Phase 2 residential units. The proposed residential development does not impact on the shopping centre floorspace, the rejuvenation of which is now substantially complete, as per the development granted under Reg. Ref.: D14A/0134, and subsequently amended through a series of applications.
- 1.10 Please refer to the Statement of Consistency and Planning Report, the Architect's Design Statement and Architectural Drawings for further details and justification for the proposed development.

Site Location and Context

- 1.11 This application for residential development relates to the Frascati Centre, Frascati Road, Blackrock, Co. Dublin, as illustrated in Figure 1 below. The shopping centre is located within the core retail area of Blackrock village as identified within the Dun Laoghaire Rathdown County Development Plan 2016–2022. The application site is zoned for District Centre purposes within the Dun Laoghaire Rathdown Development Plan 2016-2022 with the objective '*to protect, provide for and / or improve mixed – use district centre facilities*', under which residential use is permitted in principle.
- 1.12 The application site relates to the front and northern portion of the Frascati Centre with a site area of 2.67 hectares. As illustrated on the Site Location Map and Site Layout Plan, the red line for the proposed development extends across the entire site boundary (2.67 hectares). The green line illustrates the extent of the Proposed Phase 1 and Phase 2 residential development, as illustrated in Figure 2 below. We refer the Board to the floorplans, elevations and sections for details of the proposed alterations to Phase 1 and the Phase 2 proposals.
- 1.13 The Frascati Centre is bound by the N31 Frascati Road to the north-east; the rear of properties on George's Avenue to the south-east; the rear of properties on Frascati Park to the west and south-west and the rear of Lisalea Apartments to the north and adjacent terrace of houses on Mount Merrion Avenue to the north-west.

Figure 1: Aerial View of the Frascati Centre



Figure 2: Site Location Map Extract (Approximate Extent of Application Site outlined in Red)



Land Use Zoning

1.14 Under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016, Strategic Housing Development means *'the development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses.'*

- 1.15 The subject site is zoned ‘District Centre’ (DC) under the County Development Plan which has the objective *“to protect, provide for and-or improve mixed-se district centre facilities”*. A small portion of the Frascati Centre site, north west corner, is zoned objective ‘A’ which seeks *‘to protect and / or improve residential amenity’*. Residential development is ‘permitted in principle’ under both zonings subject to compliance with the relevant policies, local objectives, standards and requirements of the CDP. In addition, the Blackrock LAP supports a mix of uses in Frascati Shopping Centre including residential use.
- 1.16 Having regard to the above, it is submitted that the proposed development is consistent with the DC land use zoning objective.

ABP’s Consultation Opinion & Section 5 Pre-Application Consultation Meeting with the Board (Tri-Partite Meeting)

- 1.17 A pre-application meeting was undertaken with An Bord Pleanála on the 5th June 2020, under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. This meeting was attended by representatives from Dun Laoghaire Rathdown County Council and the items on the Board’s agenda were discussed, which broadly corresponded to the items raised in the Planning Authority’s Opinion on the proposed development as submitted as a pre-application request to ABP.
- 1.18 The opinion, received on 24th June 2020, states that An Bord Pleanála *“is of the opinion that the documents submitted with the request to enter into consultations constitute a reasonable basis for strategic housing development”*. Notwithstanding that ABP considered the pre-application proposals to constitute a reasonable basis for an application, the applicant and design team acknowledged some concerns outlined by the Planning Authority during the pre-application process and have incorporated a number of alterations in the final scheme submitted for approval which are illustrated in greater detail in RAU’s Statement of Response, which can be summarised as follows:
- Reduction in unit numbers in Phase 2 from 60 to 57 to provide a more appropriate transition with Lisalea apartment development and minimise impacts on surrounding properties
 - Omission of car parking and bin storage area proposed along the north west boundary and replacement with additional landscaping / tree planting to assist in screening
 - Other architectural and landscaping design changes to address potential overlooking and privacy issues to surrounding properties
- 1.19 The SHD application is accompanied by a Statement of Response to the Board’s Opinion which sets out how the 17 no. items of specific additional information raised by the Board have been fully addressed in the documentation now submitted for approval, which should be read in association with accompanying application documentation, particularly RAU’s Statement of Response.
- 1.20 John Spain Associates Statement of Response is intended to provide a useful overview of the responses to the items in the Board’s Opinion, which reflect the Opinion of the Planning Authority and the points discussed at the tripartite pre-application meeting. This overall Statement of Response refers the reader to other documentation within the application pack which specifically address the specific information requested by the Board.

Consultation with the Planning Authority Under Section 247

- 1.21 The SHD process comprises three mandatory stages including Stage 1 which is a consultation with the Planning Authority (under section 247 of the Planning & Development Act, 2000, as amended).
- 1.22 One no. formal pre-application meeting under Section 247 of the Act was undertaken with Dun Laoghaire Rathdown County Council (the Planning Authority) on 23rd October 2019. The meeting was attended by Stephen McDermott and Enda Duignan (Planning Department), Bernard Egan and Marin Danciu (Drainage), Claire Casey and Tom Kilbride (Traffic and Transportation Planning) and Mark Campbell (Parks).
- 1.23 A summary of the pre-application consultations undertaken by the Applicant with Dun Laoghaire Rathdown County Council under Section 247 has been included in Section 4 of the accompanying Statement of Consistency / Planning Report.

Part V

- 1.24 The Phase 1 residential permission, Reg. Ref.: D17A/0950 & ABP Ref.: 300745-18, includes Condition No. 15 which requires social housing on site to be agreed in accordance with Section 96 of the Planning and Development Act 2000, as amended. The proposals put forward by the applicant as part of the Phase 1 residential application relates to 4 no. units to be provided for social housing on site (10% of 45 no. units).
- 1.25 This Strategic Housing Development relates to alterations to the 45 no. apartments permitted in Phase 1 and the provision of 57 no. additional apartments as a Phase 2 extension to the Centre, i.e. a total of 102 no. units in total on the subject site.
- 1.26 Therefore, the Part V requirement for the Phase 1 and 2 residential development increases to 10 no. units (10% of 102 no. units). The Reddy A+U floor plans identifies the location of the proposed 10 no. Part V units (10% of 102). In addition, an Estimate of Costs has been prepared by the applicant and a JSA cover letter is included with the Part V package.
- 1.27 The Part V proposals are subject to agreement with DLRCC Housing Department. The applicant agrees to accept a condition on any future grant of planning permission, which requires the applicant to enter into a Part V agreement with Dun Laoghaire Rathdown County Council as per their requirements prior to the commencement of development.

Drawings, Plans and Particulars

- 1.28 This planning application is accompanied by a full set of architectural, landscape and engineering drawings. The architectural drawings have been prepared in accordance with the requirements of Articles 297 and 298 of the Planning and Development Regulations 2001-2020.
- 1.29 The contents of this planning application are set out below in the enclosures section and includes full size drawings, i.e. a Site Location Map, Site Layout Plan, permitted and proposed floorplans, elevations and sections etc., and schedules of accommodation and HQA. In addition, an Architectural Design Statement prepared by Reddy Architecture + Urbanism is enclosed with this planning application.

- 1.30 Dimensions and aggregate floor areas of each room, as required under Section 6.4 of the Apartment Guidelines 2018, are outlined for each apartment type on drawing No. 19-202D-AR-08-PL-150 to 19-202D-AR-08-PL-155 prepared by Reddy Architecture + Urbanism.

Statement of Consistency / Planning Report

- 1.31 A stand-alone Statement of Consistency / Planning Report, prepared by John Spain Associates, accompanies this planning application, demonstrating that the proposal is consistent with the relevant guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), the Dun Laoghaire Rathdown Development Plan 2016-2022 and the Blackrock Local Area Plan.
- 1.32 In respect to building height, a Material Contravention Statement is included, having regard to the Blackrock LAP's recommendation for building heights of up to 5 storeys on the majority of the Frascati Centre site, graduating down to 2 storeys in proximity to neighbouring properties, as demonstrated in Map 12 and stated in Section 7- Objective FR7. The Material Contravention Statement demonstrates the appropriateness of the proposal in the context of SPPR 3 of the Building Height Guidelines.
- 1.33 Under SPPR3 it is a specific planning policy requirement that where an applicant demonstrates compliance with the height criteria, the assessment of the planning authority / An Bord Pleanála must take account of the wider strategic and national policy parameters set out in the National Planning Framework and the Building Height Guidelines. Thus, as set out in the Material Contravention Statement the planning authority / An Bord Pleanála may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.

Environmental Impact Assessment Report

- 1.34 An Environmental Impact Assessment Report and Non-Technical Summary have been prepared and accompanies this SHD application.
- 1.35 In accordance with the requirements of the Regulations the following copies have been provided to the relevant parties:
- 2 no. hard and 3 no. soft copies to An Bord Pleanála
 - 6 no. hard and 3 no. soft copies to the Planning Authority
 - Copies to the 6 no. prescribed authorities listed in the Board's Opinion on the proposed application, noting that some prescribed bodies requested soft copies only, as set out below (copy of relevant cover letters attached for reference purposes).
- 1.36 The EIAR has been prepared for this sub-threshold residential development having regard to the Board's Section 132 request to submit an EIAR for the Phase 1 residential development of 45 no. apartments. The submission of an EIAR for this project is considered to arise under Class 13(a) and has regard to the Section 132 request from An Bord Pleanála for the 45 no. apartments, which read as follows:

"Please submit an EIAR of the effects of the proposed development on the environment, which shall include an assessment of the cumulative impacts of the subject development and the development already authorized on the site under D14A/0134. It is considered that an EIAR is required because the development in

question comes within the scope of class 13(a)(ii) of the Planning and Development Regulations 2000 (as amended), as the proposed developments results in an increase in size greater than 25% of the development already authorized and being executed on the site under D14A/0134”

1.37 Class 13(a) states the following:

“Class 13(a) relates to any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would -

(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule,

and

(ii) result in an increase in size greater than – 25 per cent, or

- an amount equal to 50 per cent of the appropriate threshold, whichever is the greater”

1.38 The proposed development relates to the provision of 57 no. additional apartments and alterations to the 45 no. permitted apartments. No increase in shopping centre floor space is proposed.

1.39 The Board considered that the 45 no. apartment scheme resulted in an increase in size greater than 25% of the development already authorised under Reg. Ref.: D14A/0134, which was subject to an EIS (shopping centre expansion greater than 10,000 sq.m) and therefore based on the wording of Class 13(a) it is considered that the development now proposed would be considered to result in the development being within a class that requires the preparation of an EIAR.

EIA Portal

1.40 Appendix 1 of this cover letter comprises of a copy of a confirmation notice email from the Department of Housing, Planning and Local Government EIA Portal, stating that the information provided to the portal has been uploaded to the EIA Portal on the 26th August 2020 under Portal ID number 2020143.

Application Site Boundary

1.41 Please note that the application site boundary has been provided in .dwg format on CD ROM with all geometry referenced to ITM as specified in Section 6 of the Application Form.

Irish Water Requirements

1.42 Barrett Mahony Consulting Engineers have undertaken consultation with Irish Water on behalf of the applicant prior to the lodgement of this SHD application.

1.43 A Confirmation of Feasibility Letter from Irish Water (pre-connection response) is submitted to An Bord Pleanála as part of the application submission. This response letter confirmed that, subject to a valid connection agreement being put in place, the proposed connection to the Irish Water network for the development could be facilitated.

1.44 Following the SHD pre-application meetings, further consultation was undertaken by Barrett Mahony Consulting Engineers with Irish Water and the final drainage

proposals were submitted. On the 11th of August 2020, a Statement of Design Acceptance letter was received from Irish Water which confirms that based on the further details provided by the applicant to Irish Water (Design Submission), Irish water has no objection to the proposals within the Design Solution.

- 1.45 The applicant confirms that all water and foul drainage services will be designed and installed in accordance with Irish Water standards.

Prescribed Bodies

- 1.46 As required in the Board's Consultation Opinion a copy of the application has been sent to the prescribed bodies set out below. All prescribed bodies stated that they would prefer to receive a soft copy of the planning application documentation only.

- Irish Water
- National Transport Authority (NTA)
- Transport Infrastructure Ireland (TII)
- Department of Culture, Heritage and the Gaeltacht
- An Taisce
- The Heritage Council

Fee

- 1.47 Please find enclosed the application fee of €23,260 made payable to An Bord Pleanála for a proposed Strategic Housing Development application as prescribed in the Strategic Housing Development Fee Schedule (102 no. units X €130 (HA1A) + €10,000 for submission of an EIAR (HA2)). This fee was discussed and agreed with Cora Cunningham in An Bord Pleanála SHD section prior to lodgement.

- 1.48 We note that the proposed development relates to alterations to a Section 34 permission for 45 no. apartments- Phase 1 residential (Reg. Ref.: D17A/0950 & ABP Ref.: 300745-18) and the provision of 57 no. new apartments (Phase 2 residential). We note under HA1C, if an application is altering an existing planning permission granted under section 34 of the Planning and Development Acts (as amended), the fee for fee types HA1A and HA1B is reduced by 50%. Should the Board consider that the above applies to the subject application, the fee would be reduced as follows:

- Residential Units: €130 (HA1A) X 57 new no. units = €7,410
- €130 (HA1A) X 45 no. altered units / 2 (HA1C) = €2,925
- €10,000 for submission of EIAR (HA2)
- Total = €20,335

- 1.49 If the Board agree that the fee should be reduced to account for the alterations to the permitted Phase 1, we request that the Board issue a refund for the difference i.e. €2,925.

Enclosures

- 1.50 Two no. copies of the following documentation are herein submitted to An Bord Pleanála in accordance with Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017, as amended:

Planning Particulars

- 1 no. fee cheque of €23,260;
- 2 no. copies of the completed Application Form for a Section 4 SHD Planning Application and attachments (2 no. letters from Irish Water),
- 2 no. copies of the Newspaper Notice;
- 2 no. copies of the Site Notice;
- 3 no. soft copies of application documentation (disc);
- 2 no. copies of this cover letter prepared by John Spain Associates (JSA) including EIA Portal confirmation (Appendix 1);
- 2 no. copies of the cover letters to the Planning Authority and prescribed bodies prepared by John Spain Associates (JSA) (Appendix 1);
- 2 no. copies of Part V proposals including a Part V plan prepared by Reddy Architecture + Urbanism, a Part V Cover Letter and an Estimate of Costs prepared by the Applicant;

Planning Reports

- 2 no. copies of Statement of Consistency / Planning Report prepared by John Spain Associates (JSA);
- 2 no. copies of a Statement of Material Contravention prepared by John Spain Associates (JSA);
- 2 no. copies of a Statement of Response prepared by John Spain Associates (JSA);
- 2 no. copies of a Creche Demand Audit prepared by John Spain Associates (JSA);
- 2 no. copies of Environmental Impact Assessment Report and NTS prepared by John Spain Associates (JSA) and the EIAR Consultants;

Architecture

- 2 no. copies of Architectural Drawings and Schedule, A3 Brochure of Architectural Drawings,
- 2 no. copies of a Housing Quality Assessment (HQA) Spreadsheet prepared by Reddy Architecture + Urbanism;
- 2 no. copies of an Architectural Design Statement prepared by Reddy Architecture + Urbanism;
- 2 no. copies of Architectural Response to ABP Opinion prepared by Reddy Architecture + Urbanism;
- 2 no. copies of a Materials and Finishes Report prepared by Reddy Architecture + Urbanism;
- 2 no. copies of a Building Life Cycle Report prepared by Reddy Architecture + Urbanism;

Landscape

- 2 no. copies of Landscape Drawings, Landscape Report and Schedule prepared by Stephen Diamond Landscape Architects;
- 2 no. copies of Landscape Architectural Statement of Response to Pre-Application Consultation prepared by Stephen Diamond Landscape Architects;

Engineering

- 2 no. copies of Civil Engineering Infrastructure Services Report, including Flood Risk Assessment, prepared by Barrett Mahony Consulting Engineers;
- 2 no. copies of Engineering drawings and drawing schedule prepared by Barrett Mahony Consulting Engineers;

- 2 no. copies of Construction Management Plan prepared by Barrett Mahony Consulting Engineers;
- 2 no. copies of a Transportation Assessment Report (including Preliminary Travel Plan, DMURS Statement of Consistency and Independent Road Safety Audit including Quality Audit) prepared by NRB Consulting Engineers;

Other Reports

- 2 no. copies of Construction and Demolition Waste Management Plan prepared by AWN Consulting Engineers;
- 2 no. copies of Operational Waste Management Plan prepared by AWN Consulting Engineers;
- 2 no. copies of an Appropriate Assessment Screening Report prepared by Openfield;
- 2 no. copies of a Hydrological & Hydrogeological Qualitative Risk Assessment prepared by AWN Consulting;
- 2 no. copies of a Site Lighting Report prepared by Homan O'Brien Consulting Engineers;
- 2 no. copies of a Sustainability, TGDL and NZEB Report prepared by Homan O'Brien Consulting Engineers; and
- 2 no. copies of a Daylight and Sunlight Assessment report prepared by BPG3 Consulting.

- 1.51 The application website is www.frascatifreshd.ie
- 1.52 We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017 and application guidance documents issued by An Bord Pleanála.
- 1.53 In preparing this planning application, including all drawings and reports, we had regard to the issues raised during pre-application meetings with Dun Laoghaire Rathdown County Council and the tri-partite meeting with the Board and the requirements of relevant Section 28 Guidelines, the Dun Laoghaire Rathdown County Development Plan 2016-2022 and Blackrock LAP 2015-2021.
- 1.54 Six no. hard copies, and three no. soft copies, of this planning application have been submitted to Dun Laoghaire Rathdown County Council as the appropriate planning authority in which the proposed Strategic Housing Development (SHD) is located.
- 1.55 If you require any additional information please do not hesitate to contact us.

Yours faithfully,



John Spain Associates

APPENDIX 1: CONFIRMATION FROM EIA PORTAL

Tiarna Devlin

From: EIAportal <EIAportal@housing.gov.ie>
Sent: Wednesday 26 August 2020 15:54
To: Paul Turley
Subject: EIA Portal Confirmation Notice Portal ID 2020143 IMRF II Frascati Limited Partnership

A Chara,

An EIA Portal notification was received on 26/08/2020 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 26/08/2020 under EIA Portal ID number **2020143** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2020143

Competent Authority: An Bord Pleanála

Applicant Name: IMRF II Frascati Limited Partnership

Location: Frascati Centre, Frascati Road, Blackrock, Co. Dublin

Description: Alterations to the Phase 1 permission for 45 no. apartments (Reg. Ref.: D17A/0950 & ABP Ref.: 300745-18), from second to fourth floor level of the rejuvenated Frascati Centre. The proposed development also includes the provision of 57 no. addition.

Linear Development: no

Date Uploaded to Portal: 26/08/2020

Morgan O Reilly
EIA Portal team

An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0
Custom House, Custom House Quay, Dublin D01 W6X0

T (+353) 1 8882710

www.tithiocht.gov.ie www.housing.gov.ie

Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithvórais chun vórais ríomhaire a aimsiú.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.