

# SITE NOTICE

An Bord Pleanála

## Notice of Environmental Impact Assessment Report

**Dun Laoghaire Rathdown County Council Planning Register Reference Number: D17A/0950**

**Appeal Reference Number: ABP-300745-18**

An appeal has been made to An Bord Pleanála against the decision made on the 19th day of December, 2017 by Dun Laoghaire Rathdown County Council bearing the above planning reference number which decision was to grant permission with conditions to IMRF II Frascati Limited Partnership acting through its general partner Davy IMRF II GP Limited for development at Frascati Shopping Centre, Frascati Road, Blackrock, Co. Dublin.

The application to the planning authority, received on the 25<sup>th</sup> October 2017, was described as an application for permission for a residential development of 45 no. apartment units over 3 no. storeys, from second to fourth floor level, over the permitted ground and first floor levels of retail/restaurant floorspace and permitted lower ground floor car park. The proposal will be an extension of the Rejuvenation Scheme permitted under Reg. Ref: D14A/0134, as amended by Reg. Ref: D16A/02365/ABP Ref: PL06D.246810, Reg. Ref: D16A/0798, Reg. Ref: D16A/0843 and Reg. Ref: D17A/0599. The proposed apartment mix consists of 3 no. 1 bed units, 36 no. 2 bed units and 6 no. 3 bed units. Balconies are provided for the residential apartments on the north eastern, north western, south eastern and south western elevations. Access to the residential units will be provided via a stair and lift core from lower ground and ground floor level. 51 no. car parking spaces within the lower ground floor car park will be allocated to the residential units. The development includes 54 no. bicycle parking spaces for the apartments, located at lower ground floor level and proposed first floor level podium car park. The development also includes a bin store and plant area at lower ground level, two communal terrace areas at second floor level and roof level and plant enclosures at roof level. The development includes an associated reduction to the permitted footprint of the lower ground floor level. The proposal will result in the omission of the second floor level restaurant unit and storage floorspace permitted under the Rejuvenation Scheme. The proposal includes a first floor level podium car park, over the permitted podium car park, located at the north west of the site, which will provide 81 no. car parking spaces. The total car parking provision for the scheme as amended by this permission will be 604 no. spaces, which comprises of 51 no. spaces for the proposed residential units and 553 no. spaces for the permitted retail and restaurant floorspace.

It is considered that an Environmental Impact Assessment Report (EIAR) is required because the development results in an increase in size greater than 25% of the development already authorised and being executed on the site under D14A/0134 at Frascati Shopping Centre, Frascati Road, Blackrock, Co. Dublin.

**An Environmental Impact Assessment Report (EIAR) is to be submitted by the applicant following a request by An Bord Pleanála.**

**The application and Environmental Impact Assessment Report (EIAR) may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1. The application and Environmental Impact Assessment Report (EIAR) may also be inspected at the offices of Dun Laoghaire Rathdown County Council, County Hall, Marine Road, Dun Laoghaire, Co. Dublin.**

The notice is being erected at the request of An Bord Pleanála.

Any persons may make written submissions or observations to the Board in relation to the application and EIAR within **five weeks** beginning on the date of erection of this notice. Having regard to the provisions of Section 251 of the Planning and Development Act 2000-2018 relating to the holiday period between the 24<sup>th</sup> December and 1<sup>st</sup> January, both days inclusive, shall be disregarded. Any such submissions or observations must be accompanied by the statutory fee of **€50**, unless the submissions or observations are made by certain prescribed bodies or existing participants, and should be addressed to The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1.



Signed:

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John Spain Associates

This notice was erected on the 13<sup>th</sup> of December 2018