



## Architectural Design Statement – SHD Planning Application

**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020



## CONTENTS

1.0 INTRODUCTION

2.0 SUMMARY DESCRIPTION OF PROPOSED DEVELOPMENT

3.0 SITE CONTEXT AND ANALYSIS

4.0 DESIGN DEVELOPMENT

5.0 PROPOSED DEVELOPMENT – ARCHITECTURAL DESIGN APPROACH

6.0 URBAN DESIGN – BEST PRACTICE GUIDE CRITERIA

7.0 APPENDICES:

APPENDIX 1 - CGI VISUALISATIONS OF PROPOSED DEVELOPMENT

APPENDIX 2 – COPIES OF PLANNING DRAWINGS

APPENDIX 3 – SCHEDULE OF AREAS

APPENDIX 4 – HOUSING QUALITY ASSESSMENT

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



This Architectural Design Statement document has been prepared by Reddy Architecture + Urbanism in consultation with the Design Team, on behalf of the Applicant, IMRF II Frascati Limited Partnership acting through its general partner Davy IMRF II GP Limited, in respect to a proposed Strategic Housing Development at the Frascati Centre, Frascati Road, Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre).

The purpose of this document is to set out the Architectural Design and Urban Design principles that underpin the proposal and to describe the rationale behind design decisions. This document is intended to be read in conjunction with the separate reports, drawings and other information prepared by specialist consultants as part of this Planning Application.

Reddy Architecture + Urbanism have prepared the project design proposals in conjunction with an experienced Design Team, drawing on our very comprehensive experience on previous residential projects including apartment schemes and also based on our analysis of current best practice and exemplars for this type of development.



View of part of proposed & permitted development from Frascati Road

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

## 2.0 SUMMARY DESCRIPTION OF PROPOSED DEVELOPMENT

This pre-application proposal relates to a development consisting of a total of **102 no.** residential apartment units and is considered to constitute a Strategic Housing Development.

The proposed development consists of two phases which includes the provision of 57 no. new additional apartments over three to five levels, above the permitted podium car park, to the north west of the centre, as a Phase 2 residential development.

It is also proposed to make 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.

Please refer to John Spain Associates Planning Consultants report for a more detailed explanation of the proposals in the context of the Strategic Housing Development process.

The Phase 2 part of the proposal consists of 20 no. studios, 22 no. 1 beds and 15 no. 2 beds, over three to five levels, arranged around a central courtyard communal space, above the existing and permitted podium car park to the north west of the centre.

Balconies and winter gardens are provided for the residential apartments as private amenity spaces.

The proposals also include associated material alterations to the 45no. apartments in the Phase 1 permission which can briefly be summarised as follows:

- 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 to each permitted unit.
- Provision of a physical connection between Phase 1 and Phase 2 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.



View of Phase 1 permitted residential development over the Frascati Centre with location of proposed phase 2 residential apartment scheme above the permitted podium car park to the north west of the centre.

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

## 2.0 SUMMARY DESCRIPTION OF PROPOSED DEVELOPMENT (CONTINUED)

- A concierge facility room to serve the overall residential development is proposed at second floor level near the main core of Phase 1.
- Reduction in the area of the permitted communal terrace at second floor.
- 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 and first floor level podium car park.

The proposed development includes the allocation of 57no. car parking spaces at lower ground floor level for residential use. The proposals also include 172no. bicycle parking spaces at lower ground level with an additional 42no. bicycle parking spaces at ground level for the use of the 102no. residential units.

The proposal includes alterations to existing surface car parking to provide additional landscaping, a bicycle shelter, and all associated ancillary site development works.

The development takes guidance from relevant documentation including:

- Sustainable Urban Housing: Design Standards for New Apartments (2018)
- Urban Development and Building Heights Guidelines for Planning Authorities (2018)
- Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009)
- Dun Laoghaire Rathdown County Council Development Plan

The vision is to create a new sustainable residential community and a high quality architectural design to contribute to the needs of the local community and to help meet the increasing demand for quality housing in Dublin.

The site context gives a unique opportunity to provide a much needed new residential amenity at this strategic location in the heart of Blackrock and in very close proximity to existing commercial facilities, public transport links, public parks and the coastline of Dublin Bay.



Aerial view of proposed apartments from the south west

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

#### 3.1 Site Location

This application for residential development relates to the Frascati Centre, Frascati Road, Blackrock, Co. Dublin. The existing 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.'*

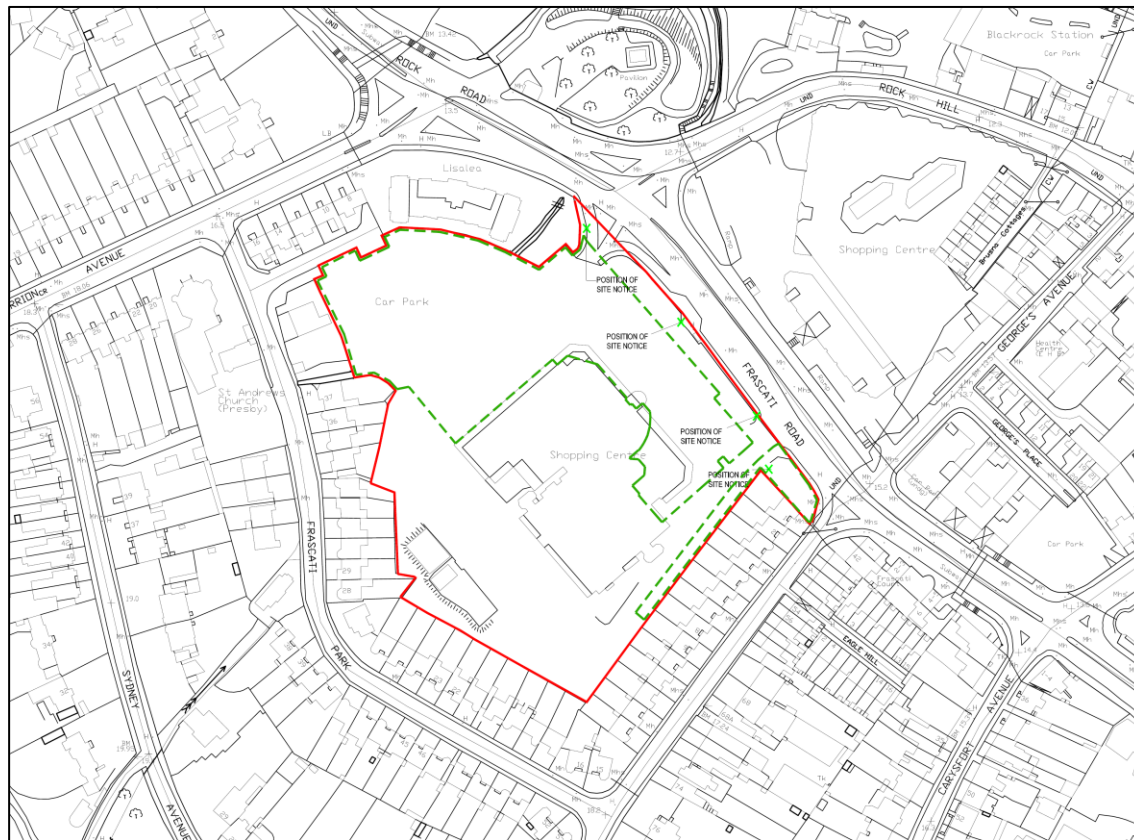
The application site has an area of 2.67 hectares.

The Frascati Shopping 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.

First constructed in the 1980's on the site of Frascati House the retail rejuvenation development was recently completed.

The construction of the structural elements of the permitted Phase 1 residential development has commenced.

This report deals with proposals on the site as outlined for a proposed development of 102no. Apartments based on 57no. unit residential development to the upper levels above the retail car park and also includes material alterations to the permitted 45no. residential units fronting Frascati Road (North East).



Site Location Plan with site outlined in red



Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

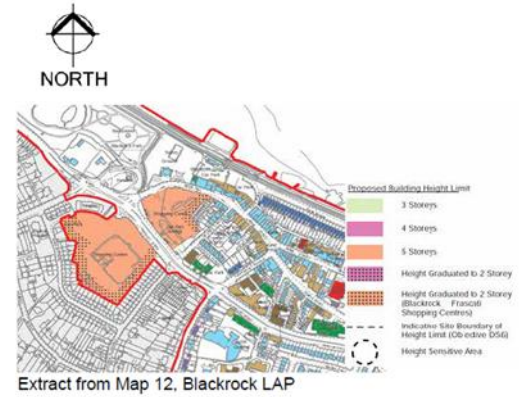


### 3.0 SITE CONTEXT AND ANALYSIS (CONTINUED)

#### 3.2 Site Context



Google Aerial View



Extract from Map 12, Blackrock LAP



Extract from Development Plan Zoning Map - Zoned Mixed-Use District Centre Facilities

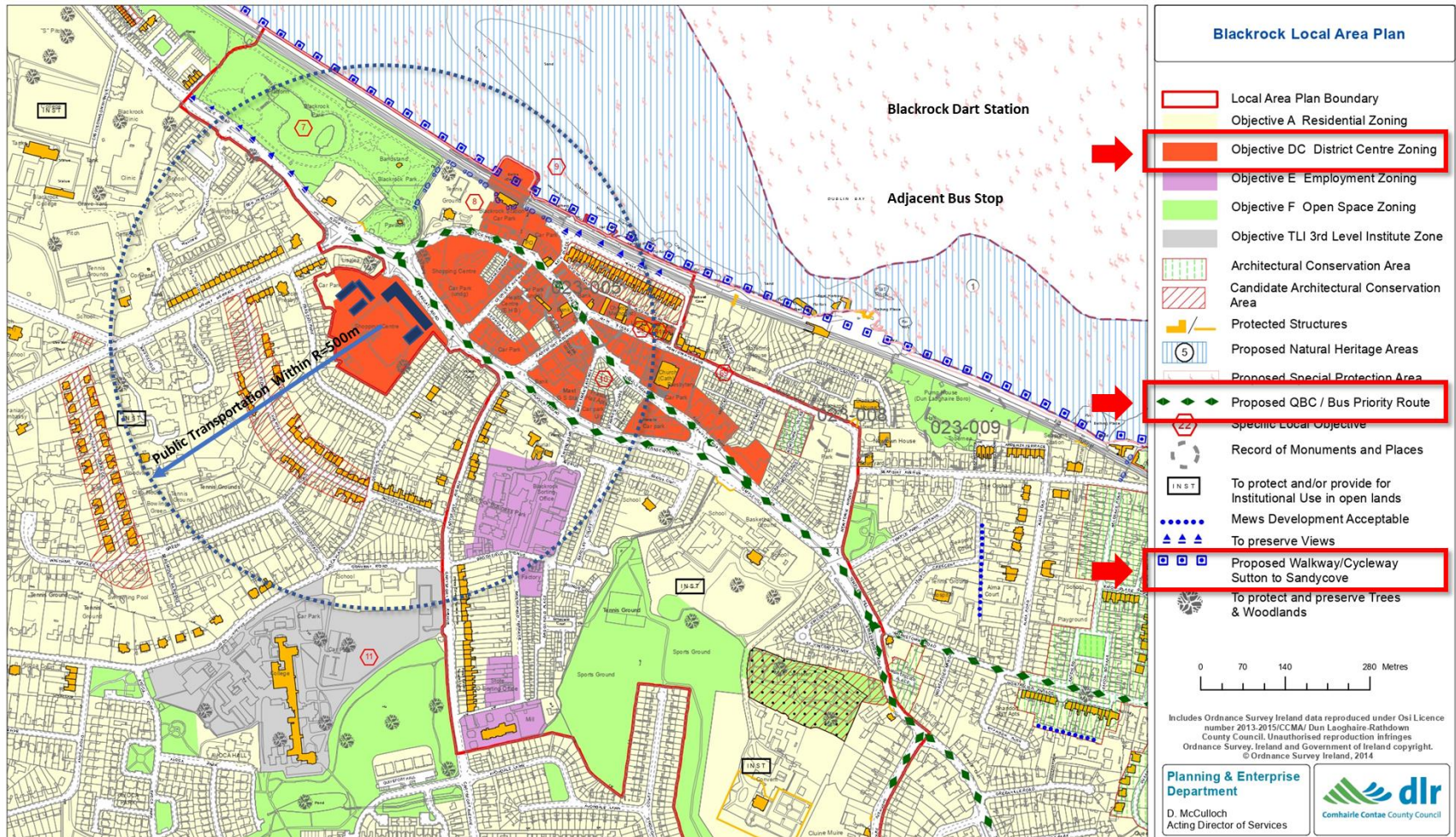
Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



3.2 Site Context continued - Extract Blackrock Local Area Plan



The site at Frascati is located in a strategic location with proximity to public transport.

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





3.2 Site Context continued – Aerial View



District Centre – Mixed use objective

The site at Frascati is located in a strategic location with proximity to public transport.

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

3.2 Site Context continued – Aerial View



Aerial view of site with proposed residential footprint

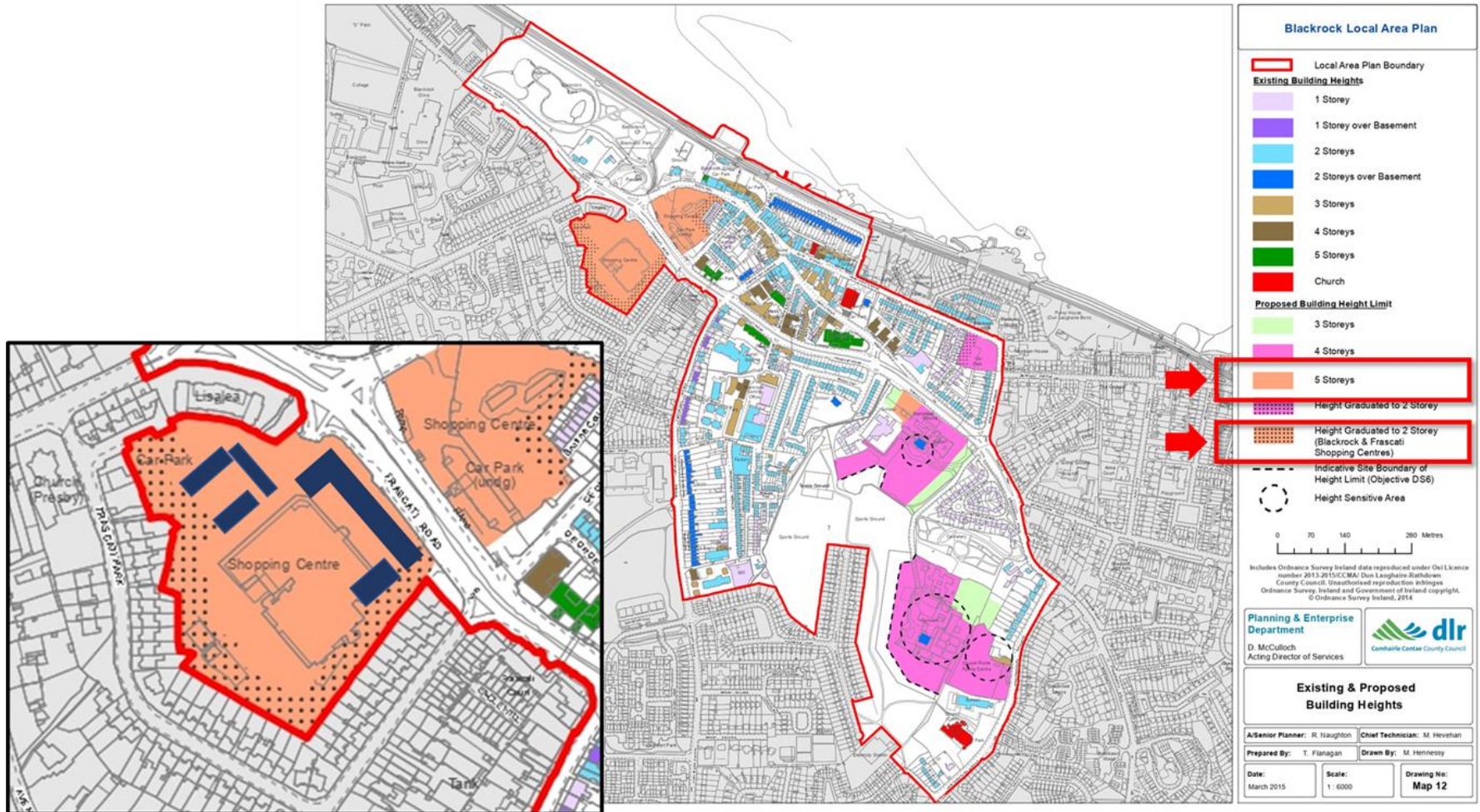
Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

### 3.0 SITE CONTEXT AND ANALYSIS (CONTINUED)

#### 3.2 Site Context continued



Overlay of LAP – Building Height Limits

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



### 3.0 SITE CONTEXT AND ANALYSIS (CONTINUED)

#### 3.3 Existing Site Photos



Aerial view of existing site from west

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

3.3 Existing Site Photos - continued



Existing view from north on Frascati Road



Existing view from east on Frascati Road



Existing view of car park deck from west



Existing view of rear of site from south

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

#### 3.4 Site Analysis

The site analysis was used to inform the basis of the initial site concept sketches and continually reviewed as the scheme developed to ensure the emerging scheme design responded carefully to its context and existing adjacent residential areas in particular.



##### Site Orientation

The Frascati Shopping 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.



##### Massing

The site is surrounded by a mixture of residential dwellings and apartments of 2-4 storeys in height along with a 5 storey office block located to the East. The proposed Phase 2 apartments consist of a courtyard block with 3, 4 and 5 storeys of apartments above a three levels of parking (lower ground, ground and first floor podium levels). The apartment massing has been graded upwards towards the centre of the site with the lower elements at the perimeter. The permitted residential scheme allows for 3 storeys of apartment over the two storey retail centre.



##### Transport & Access

The site can be categorised as a 'Central / Accessible Urban Location' under Section 2.4 of the Apartment Guidelines 2018, which are classified as "sites within walking distance (i.e. between 10-15 minutes or 1,000-1,500m) of high capacity urban public transport stops (such as DART, commuter rail or Luas) or within reasonable walking distance (i.e. between 5-10 minutes or up to 1,000m) of high frequency (i.e. min 10 minute peak hour frequency) urban bus services or where such services can be provided" (Emphasis added). The site is strategically located on a public transport corridor (within 500 metres of a DART station and adjacent to a Quality Bus Corridor).



##### Frontage

The existing frontage is to Frascati Road and this is the main address of the proposed development. The opposing frontages are generally set-back from the roads and provide adequate separation distances to mitigate overlooking to adjoining properties. The proposed apartments are orientated to avoid overlooking and to address the internal courtyard space.

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

### 3.0 SITE CONTEXT AND ANALYSIS (CONTINUED)

#### 3.5 Site Analysis – Daylight & Sunlight Analysis

A detailed daylight and sunlight analysis was carried out by the specialist BPG3 on the site and proposals which informed the design development of the apartment layouts, orientation and overall building massing to reduce impact on adjoining residential areas.

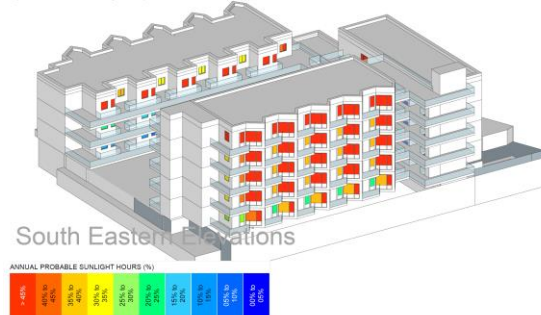
See separate report prepared by BPG3 – extracts below:

Figure 9 Daylight factor distribution diagram for rooms assessed at Level 02 in Phase 2 Development.

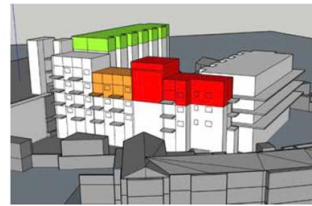


Phase 2  
Level 02

Figure 17 Annual Probable Sunlight Hours predicted for windows located on the eastern elevations



South Eastern Elevations

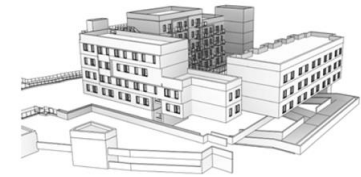


Design Development Massing Model  
Daylight analysis

#### Design Development Daylight Analysis

Following daylight analysis study of the initial massing model the Apartments massing and orientation were reconfigured to improve

Refer to separate Daylight Report



Proposed Massing Model

Early stage design development in relation to daylight & massing



Shadows Cast at 4pm (UTC+0) on the 21<sup>st</sup> March - Before Development Scenario



Shadows Cast at 4pm (UTC+0) on the 21<sup>st</sup> March - After Development Scenario

Shadow cast analysis of current proposed scheme

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

## 4.0 DESIGN DEVELOPMENT

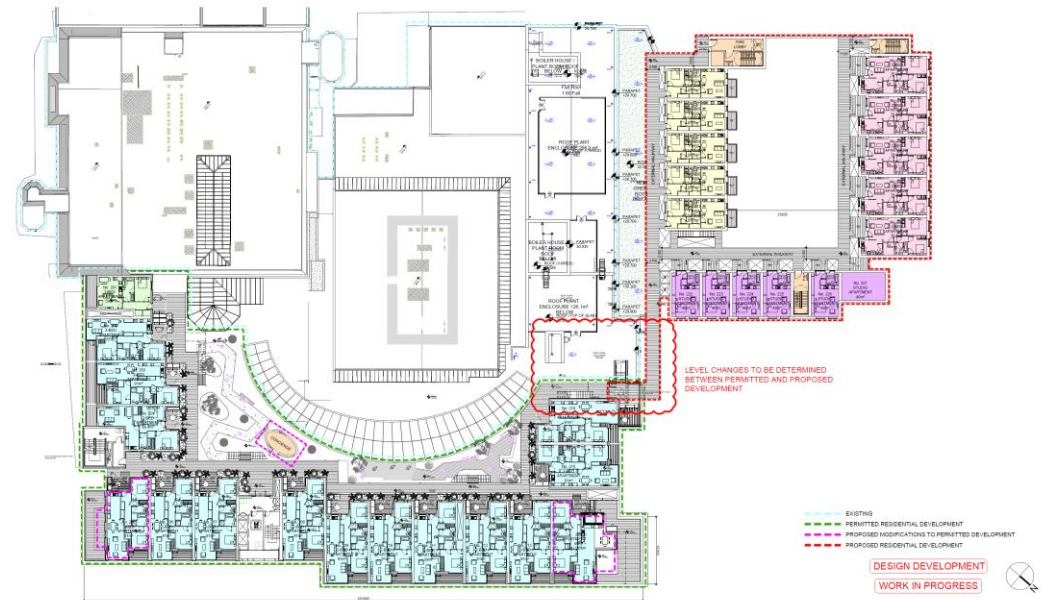
### 4.1 Pre-planning consultations

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).

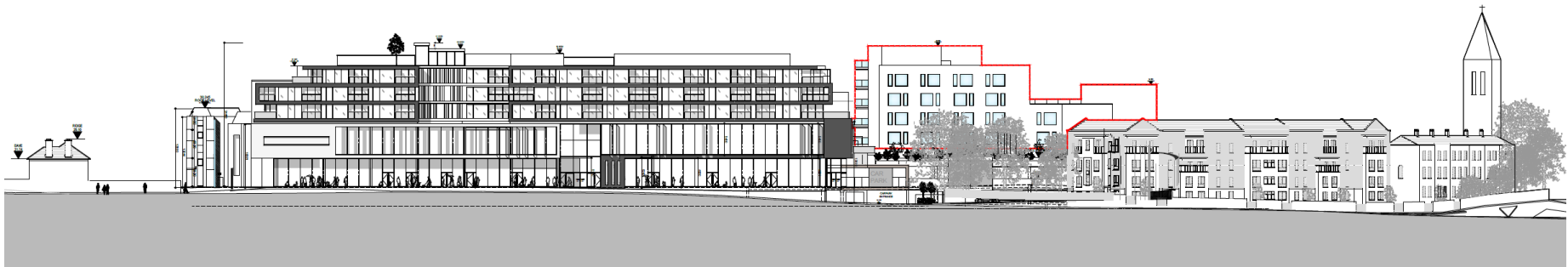
1 no. formal pre-application meeting under Section 247 of the Act was undertaken with Dun Laoghaire Rathdown County Council (the Planning Authority) on 23<sup>rd</sup> October 2019.

It is considered that the comprehensive suite of documents submitted with this pre-application consultation request address the matters raised by Dun Laoghaire Rathdown County Council at the Section 247 meetings.

A summary of the pre-application consultations undertaken by the Applicant with Dun Laoghaire Rathdown County Council under Section 247 has been included in John Spain Associates Planning Consultant Report.



Extracts from pre-application report presented to DLRC in October 2019



Extracts from pre-application report presented to DLRC in October 2019

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

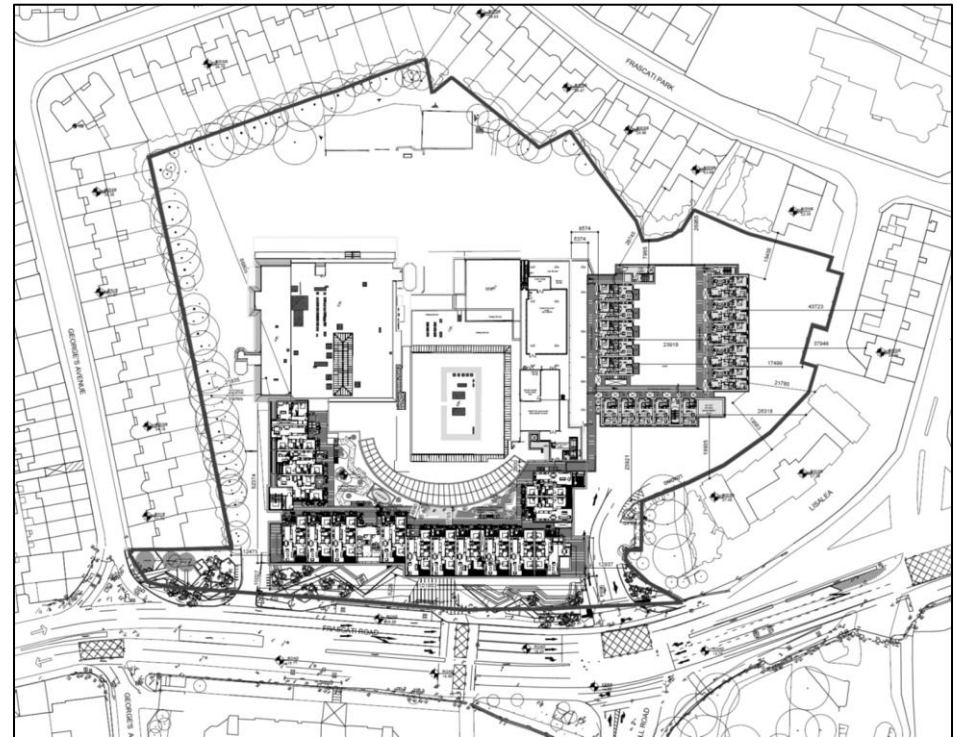


## 4.0 DESIGN DEVELOPMENT

### 4.1 Pre-planning consultations (continued)

The key architectural design items addressed as part of the design development following the pre-planning consultation included:

- Building massing & heights – studies and 3D analysis to minimise impact on adjoining residential areas.
- Daylight & Sunlight analysis – mitigate impact on adjacencies, ensure compliant daylight and sunlight provision to apartments and private and communal amenity areas.
- Apartment layouts – quality design criteria checks.
- Quality of materials and finishes – high quality materials and design to match the permitted phase 1 design.
- Connection with existing Phase 1 – design of linkage and visual connection with existing structures.
- Landscaping – careful consideration and review with the Landscape Architect of hard and soft landscaping for both resident's amenity and to assist in screening the proposed development from adjacent residential areas.
- Quality of private and communal amenity spaces – detail design of these areas carried out.



Extract from pre-application report presented to DLRCC in October 2019

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

## 4.0 DESIGN DEVELOPMENT

### 4.2 Pre-application Consultation with An Bord Pleanála

Following the submission of the SHD Pre-Application documentation a Section 5 Pre-Application Consultation Meeting was held on 5<sup>th</sup> June 2020 with An Bord Pleanála, Dun Laoghaire County Council Planning Authority, the Applicant and the Design Team.

An Bord Pleanála considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the Planning authority, they were of the opinion that the documents submitted with the request to enter into consultations constituted a reasonable basis for an application for strategic housing development.

Please see the separate Architectural Statement of Response to the An Bord Pleanála Opinion prepared as part of this application. This report addresses the issues and concerns raised in the ABP opinion and the Planning Authorities reports and includes proposed design revisions from the previous pre-application scheme to mitigate and reduce impacts on adjoining residential amenities.

The Architectural Statement of Response to the An Bord Pleanála Opinion specifically addresses the following issues raised in the ABP Opinion:

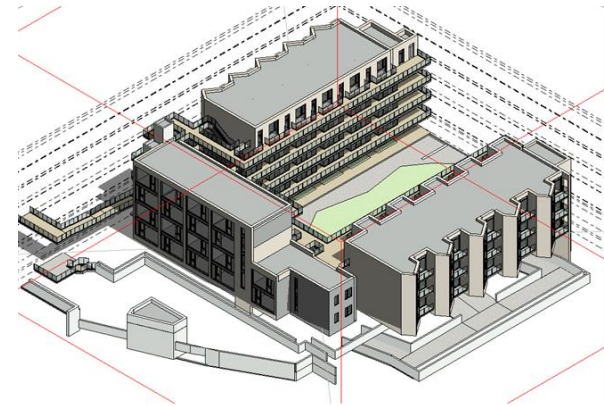
- Rationale for the proposed height
- Elevations of the proposed buildings without any obstruction from landscaping or planting elements.
- Elevations and plans with heights & dimensions
- Housing quality assessment
- Proposed materials & finishes
- Private amenity to studio apartments
- Car parking strategy

Extracts from the Architectural Statement of Response to the ABP Opinion.

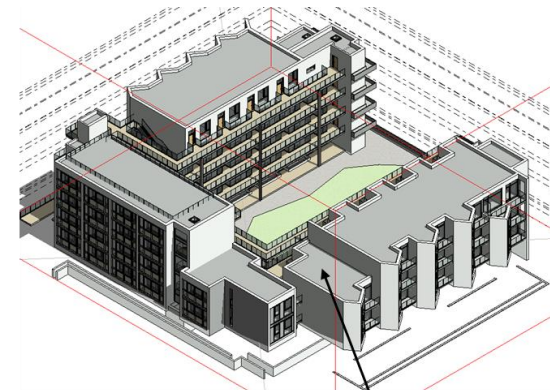
Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



PRE-PLANNING MODEL



PROPOSED REVISED MODEL

OMISSION OF TOP FLOOR APARTMENT AT CORNER TO REDUCE IMPACT ON ADJOINING LISALEA APARTMENTS

## 4.0 DESIGN DEVELOPMENT

### 4.2 Pre-application Consultation with An Bord Pleanala - continued

**Summary of the proposed main design changes following the review of the ABP Opinion and pre-application consultation.**

Following the pre-application consultation further consideration was carried out of the proposed heights of various building elements relative to context and in particular adjoining existing residential amenities.

This resulted in reduced heights and additional step backs from the most sensitive receptors at each corner of the proposed new phase 2 apartments.

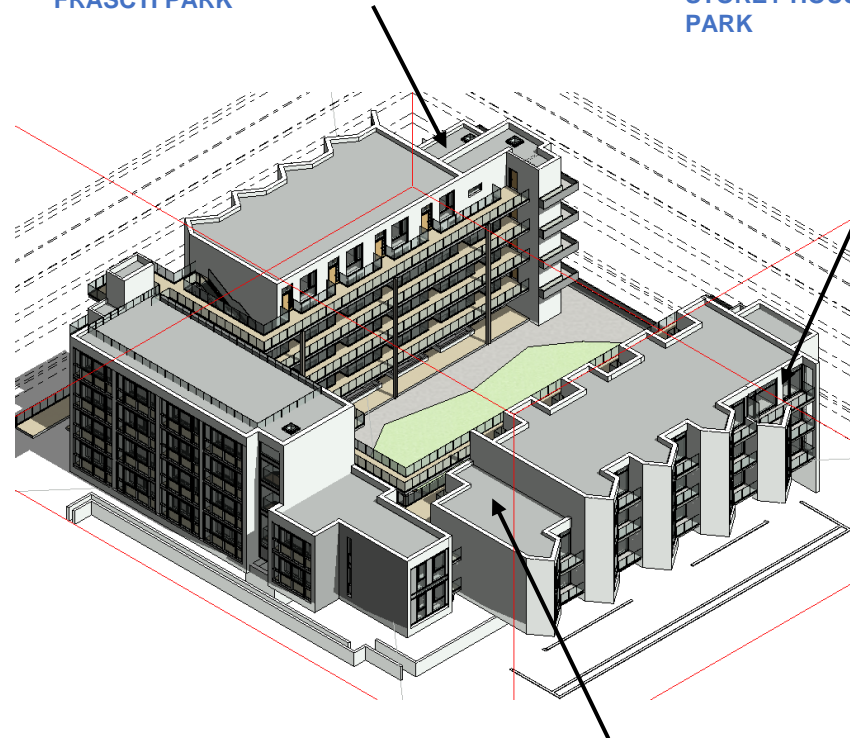
The three main additional mitigating design changes to the proposed phase 2 apartment buildings were:

- Omission of 1no. apartment from the pre-planning scheme at third floor at the north west corner to increase step back in this area and further reduce visual and massing impact on the existing adjoining Lisalea apartments to the north of this area.
- Reconfiguration of the third floor apartment at the south west corner to prevent overlooking of the neighbouring single storey house on Frascati Park to the south of this area.
- Omission of 2no. apartments from the pre-planning scheme at the south east corner with an increased step back of the whole building line and a further step back at the top floor to reduce visual and massing impact of the neighbouring two storey houses on Frascati Park to the south of this area.

These proposed design changes are described in more detail in the Architectural Statement of Response to the An Bord Pleanala Opinion included in this planning application documentation.

**OMISSION OF TWO APARTMENTS, BUILDING LINE FURTHER SET BACK AND RE-ORIENTATED STAIRS ON 4<sup>TH</sup> & 5<sup>TH</sup> FLOOR TO REDUCE MASSING AND IMPACT ON ADJOINING HOUSES IN FRASCTI PARK**

**MODIFIED LAYOUT OF END APARTMENT HERE ON THIRD FLOOR SW CORNER TO AVOID OVERLOOKING OF SINGLE STOREY HOUSE ON FRASCATI PARK**



**MODEL OF PROPOSED REVISED DESIGN FROM PREVIOUS PRE-PLANNING SCHEME FOLLOWING DESIGN CHANGES IN RESPONSE TO ABP OPINION AND PRE-APPLICATION CONSULTATION**

**OMISSION OF TOP FLOOR APARTMENT AT NW CORNER TO FURTHER REDUCE IMPACT ON ADJOINING LISALEA APARTMENTS**

**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020

## 5.0 PROPOSED DEVELOPMENT – ARCHITECTURAL DESIGN APPROACH

### 5.1 Summary of Proposed Development

This pre-application proposal relates to a development consisting of a total of **102 no.** residential apartment units and is considered to constitute a Strategic Housing Development.

The main components of the proposed development consist of:

**57no.** new apartments in the proposed new phase 2 element with the following mix:

20 no. studio apartments  
22 no. 1 bed apartments  
15 no. 2 bed apartments

Material alterations to **45no.** permitted apartments in the phase 1 element with the following mix:

3no. 1 bed apartments  
36no. 2 bed apartments  
6no. 3 bed apartments

**Total: 102no. apartments**

The proposed development includes the allocation of 57no. car parking spaces at lower ground floor level for residential use. The proposals also include 172no. bicycle parking spaces at lower ground level with an additional 42no. bicycle parking spaces at ground level for the use of the 102no. residential units.

The proposal includes alterations to existing surface car parking to provide additional landscaping, a bicycle shelter, and all associated ancillary site development works.



Aerial view of proposed apartments from the west

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

## 5.0 PROPOSED DEVELOPMENT – ARCHITECTURAL DESIGN APPROACH (CONTINUED)

### 5.2 Design Strategy

The proposed development will have a distinctive character generated by the creation of a strong urban edge onto Frascati Road and the spaces internal to the site, following best practice urban design principles combined with contemporary design. This contemporary design uses a palette of materials including reconstituted stone panels and full height curtain wall glazing which references the existing and permitted architectural context of the Frascati Centre.

The analysis of site context, urban location, public transport links and the National, Regional and local guidelines and standards, as well as the pre-planning discussions have been central to the design process in order to achieve a built environment that provides for current and future needs of the locality and wider city.

The design process has also been informed by a number of detailed studies and analysis including daylight and sunlight assessments carried out by specialist consultants. The resultant design proposals include the stepping down of building heights and reduced massing towards the more sensitive receptors particularly the existing residential areas around the site.



Aerial sketch view of proposed apartments from the west



View of proposed apartments from the west



View from south east of phase 1 apartments facing Frascati Road

**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020

## 5.0 PROPOSED DEVELOPMENT – ARCHITECTURAL DESIGN APPROACH (CONTINUED)

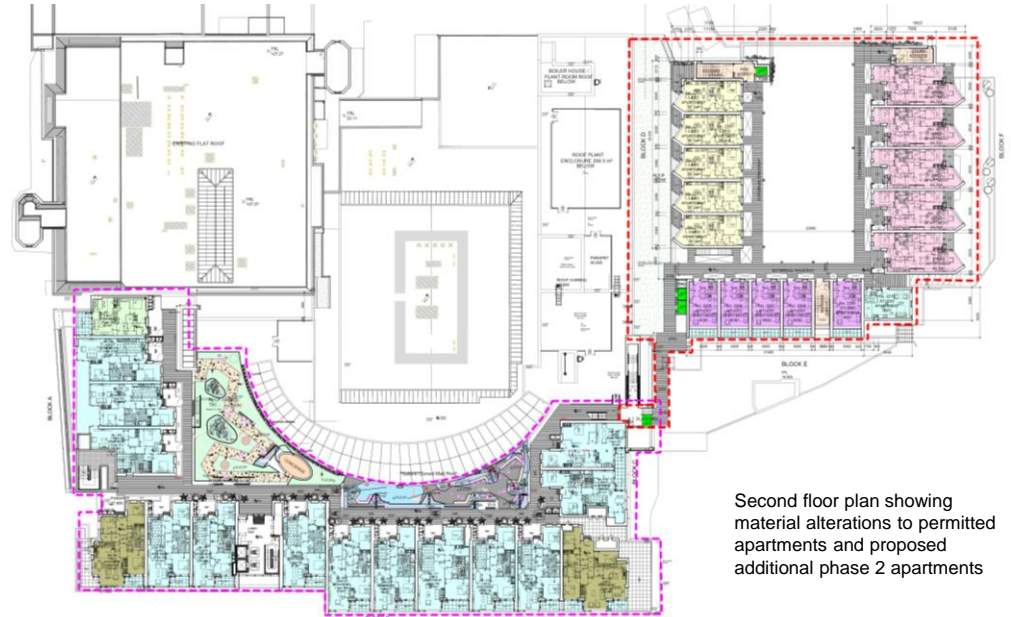
### 5.2 Design Strategy - continued

The design process has been driven by the objective to provide a very high quality living environment for the residents of the apartments whilst also respecting the existing residential amenity of the surrounding houses and apartments.

The design of the apartment layouts and orientation have been optimized to ensure the best quality daylight and sunlight are achieved and to exploit the spectacular views from the apartments at high level both south east and north east towards Dublin Bay.

All apartments have been designed as dual aspect with access from external gallery type walkways. The walkways are arranged around the central courtyard at each level with bedrooms and kitchens facing in towards the central courtyard and living and dining areas orientated outwards to the views and daylight.

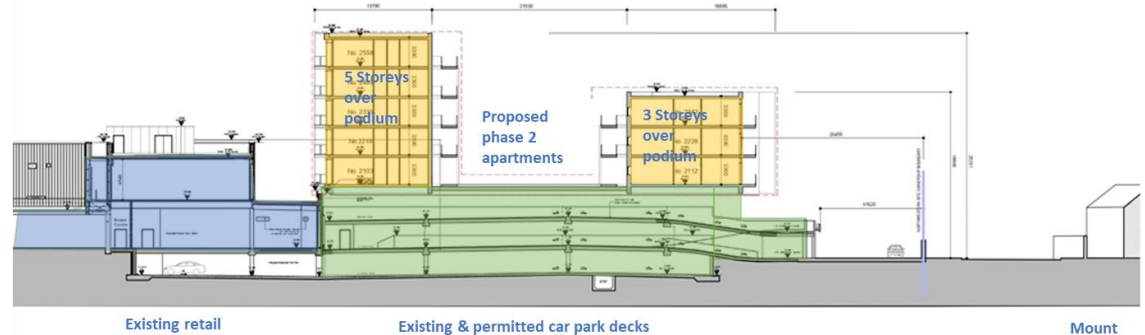
The design process involved the integration of the landscaping design to the proposed courtyard area, roof top gardens and to provide screening around the proposed development. The soft and hard landscaping design is seen as an important element in the overall architectural approach contributing significantly to the well being of the residents as well as softening and screening the external facades.



Second floor plan showing material alterations to permitted apartments and proposed additional phase 2 apartments



View of proposed landscaped courtyard to phase 2 apartments



Section through proposed phase 2 apartments over the permitted car park decks

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

## 5.0 PROPOSED DEVELOPMENT – ARCHITECTURAL DESIGN APPROACH (CONTINUED)

### 5.3 Proposed building heights and massing

The Phase 1 permitted scheme is 3 storeys of apartments over existing 2 storeys of retail facing the main Frascati Road and returning at the south east and north west of the front building.

The Phase 2 new apartments are proposed to be built from a new podium level over the existing and permitted 2 storeys of car park deck with semi basement lower ground level below. The heights of each block vary from 2 storeys to 5 storeys over podium level.

The central courtyard is at podium level which sits over the permitted car park to the north west of the existing Frascati Centre. The podium will be at 2-3storeys above the surrounding ground levels.

The apartments around the courtyard step down from five storeys to four, three and two storeys generally from the south east towards the north in order to minimize the impact on the adjoining residential areas, in particular the existing Lisalea apartments.

The higher building elements are proposed in the centre of the development set back furthest from adjoining houses and located according to the site orientation to minimise any potential overshadowing of existing adjoining residential amenities.

Photomontage 3D CGI (Computer Generated Images) views of the proposed development have been prepared to demonstrate the visual impact of this stepping down and key sections show the relationship of the proposals with distances to boundaries and adjoining structures indicated.

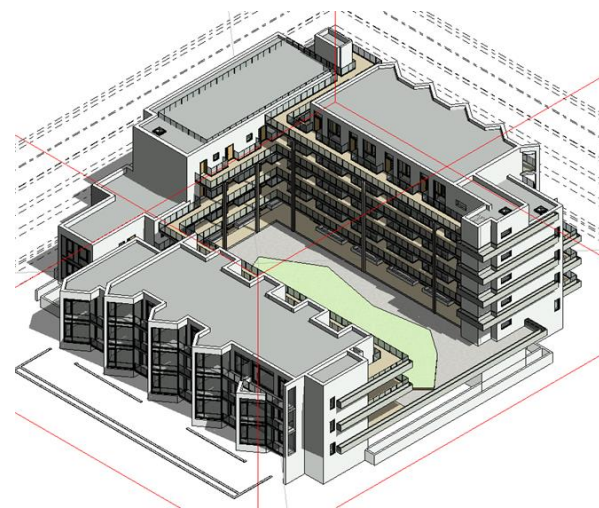
In addition planting and soft landscaping have been considered in detail with the Landscape Architects to assist in visually softening the building facades.

Following the pre-application consultation, further consideration was carried out of the proposed heights of various building elements relative to context and in particular adjoining existing residential amenities.

This resulted in reduced heights and additional step backs from the most sensitive receptors at each corner of the proposed new phase 2 apartments. These revisions are described in more detail in the Architectural Statement of Response to the ABP Opinion submitted as part of this planning application documentation.



Aerial view of proposed apartments from the south west



3D modelling was carried out of proposed building heights and set backs and stepping down at adjacent sensitive receptors

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

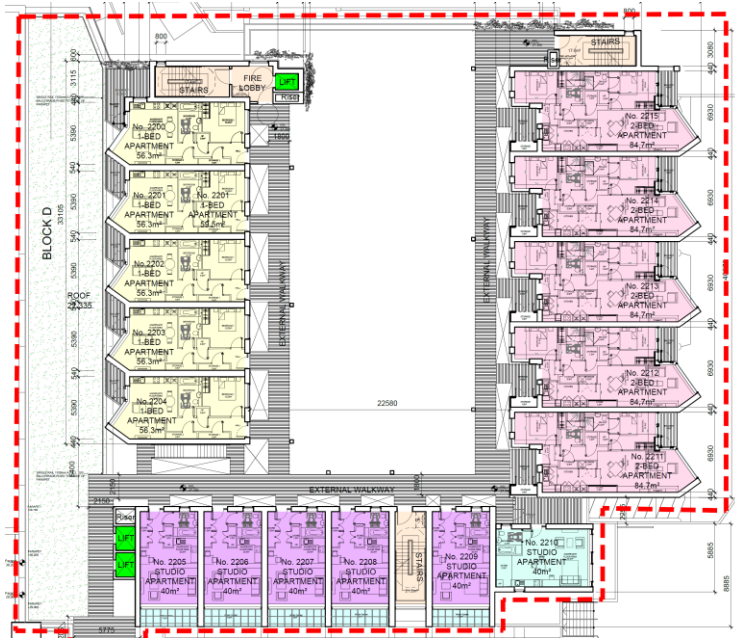
Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

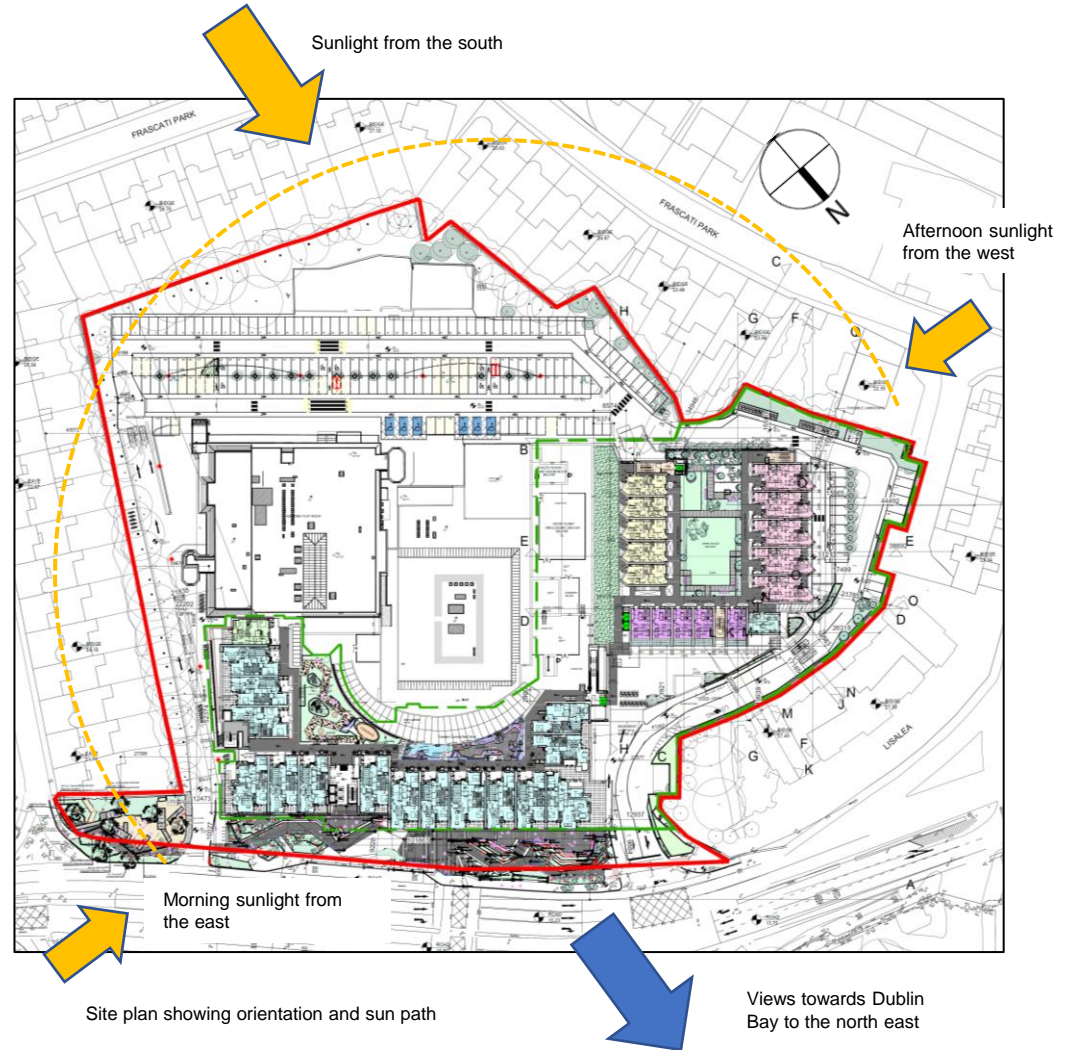
5.4 Building lines and orientation

The building lines are set up by the existing and permitted car park decks below and by the set back requirements from site boundaries.

The apartment layouts have been ‘saw toothed’ to maximise daylight and sunlight orientation. This also directs views away from adjacent existing housing.



Typical floor plan of phase 2 apartments showing ‘saw toothed’ format to maximise daylight and sunlight orientation whilst also directing views away from existing adjacent housing.



Site plan showing orientation and sun path

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



**5.5 Podium courtyard**

The design takes advantage of the existing site levels. The first level of apartments are situated at podium level which is over the existing and permitted car park decks and 2-3 storeys above the surrounding ground level.

The podium courtyard is landscaped to provide a communal garden amenity for residents. The dual aspect apartments around arranged the podium courtyard with landscaped buffer areas in front of each apartment.

**5.6 Gallery gantry access walkways and screening**

The design proposals included a very careful consideration of the treatment of the external walkways and gallery/gantry access to the dual aspect apartments. This was to address a number of design criteria requirements ensuring good light and ventilation quality to the apartment façade and safety.

The walkways are set off the apartment building face with voids in front of bedroom windows which create more privacy and provide more light to lower levels. This design provides natural ventilation and maximises daylight to these external circulation walkways. Bridge type access is provided to apartment front doors from these external walkways.



View of proposed courtyard to phase 2 apartments



Sketch view of proposed podium courtyard to phase 2 apartments



View of landscaped podium courtyard to phase 1 apartments



Plan of phase 2 apartments around landscaped podium courtyard

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



5.7 Communal Amenity Areas - External

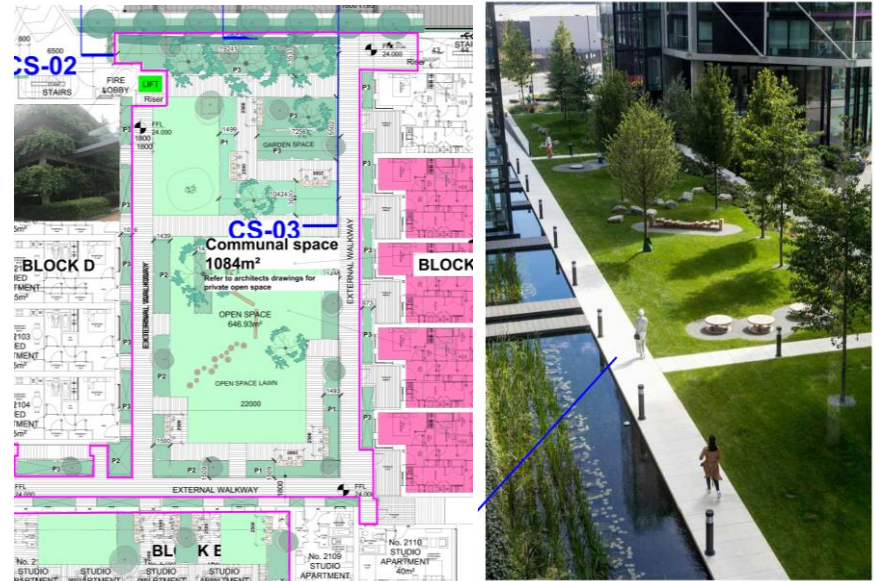
There are four external communal amenity areas with hard and soft landscaping designed by Stephen Diamond & Associates Landscape Architects in collaboration with Architectural Design Team. These provide a very high quality landscaped environment with a distinct character to each type of space and provide the residents with a variety of external landscaped spaces to enjoy.

In phase 1 there is a communal landscaped roof garden area at level 2 as well as a roof terrace for residents at level 5.

In phase 2, the podium courtyard with hard and soft landscaping also acts as the access level to the podium apartments. The design maximises the sunny areas with a variety of external spaces and also provides screening with trees to the adjacent existing housing. This landscaped courtyard creates an external 'heart' of the scheme for the residents.

The phase 2 roof top garden at fifth floor gives the residents access to a sunny vibrant space with landscaping, seating and viewing areas over the city. This roof garden is a unique amenity for the residents giving a place to socialize and benefit from the sky and sunlight which enhances health and well being.

Refer also to the landscape drawings and documentation prepared by Stephen Diamond & Associates Landscape Architects as part of this planning application documentation.



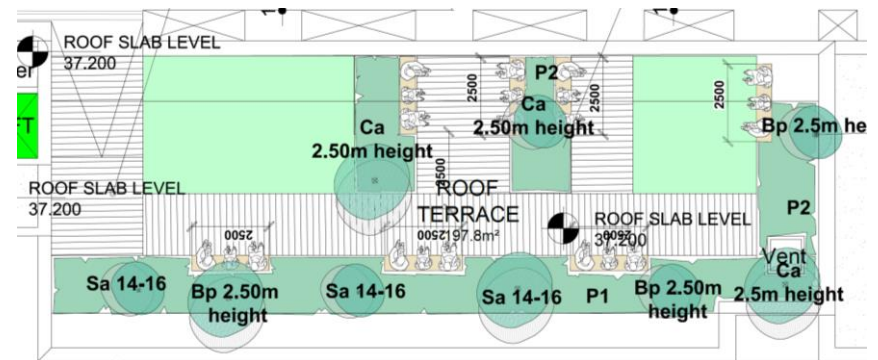
Extract Landscape Architect's plan of podium courtyard to phase 2



Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



Extract Landscape Architect's plan of roof level garden to phase 2 fifth floor

5.8 Apartment Layouts - Quality living

The apartment layouts have been designed in detail with generous floor areas above the standard minimum area requirements. The Housing Quality Assessment has been carried out to demonstrate compliance and in many areas exceeding the requirements of the design guidelines required by Sustainable Urban Housing: Design Standards for New Apartments (2018).

The proposed scheme with a mix of studios, one beds, two beds and three bedroom units provides a high quality living environment for residents to all apartments including bright well orientated open plan living & dining spaces, master bedrooms with en-suites and good storage. All proposed apartments are dual aspect with access from the external walkways.

The dual aspect apartments all have their living & dining areas facing outwards from the courtyard with full height glazing and private amenity balconies or winter gardens benefiting from the afternoon and evening sunlight and with views in all directions.

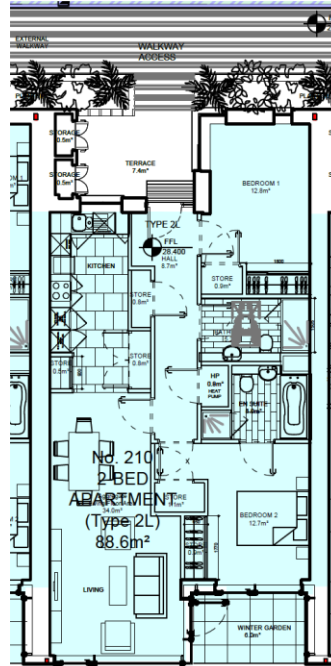
Some of the bedrooms to these dual aspect units face into the courtyard with the access walkways and galleries set off the building face by planters at podium level and by voids at the upper levels to provide more privacy and daylight to the bedroom windows. Master bedrooms are orientated towards the views.

Bathrooms and storage are generally located in the central part of these plans where natural light is not a requirement.

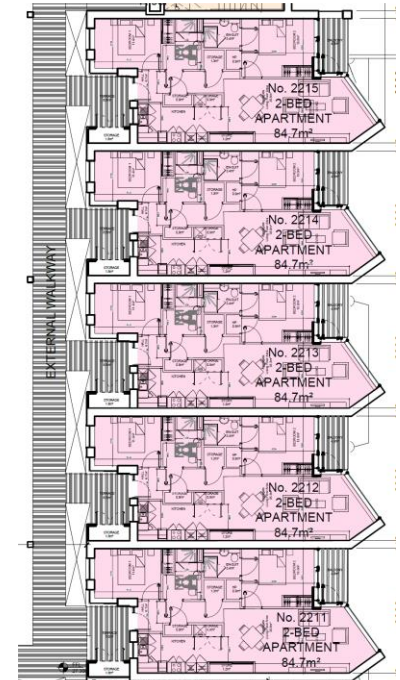
The proposed apartment development has been assessed for compliance with daylight and sunlight requirements as detailed in the separate report prepared by the daylight specialist.

All apartment interiors will include high quality finishes including fully tiled bathrooms and contemporary kitchen units.

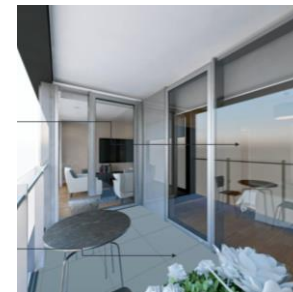
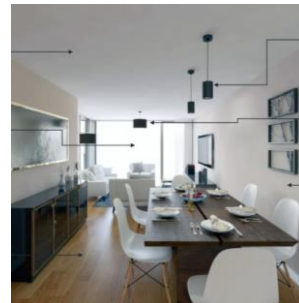
All apartments have private amenity spaces in excess of the minimum area requirements in the form of balconies, winter gardens and external terraces with good sunlight and generally orientated towards the views.



Typical 2 bed apartment plan in permitted phase 1 scheme



Extract plan of phase 2 showing 2 bed apartments



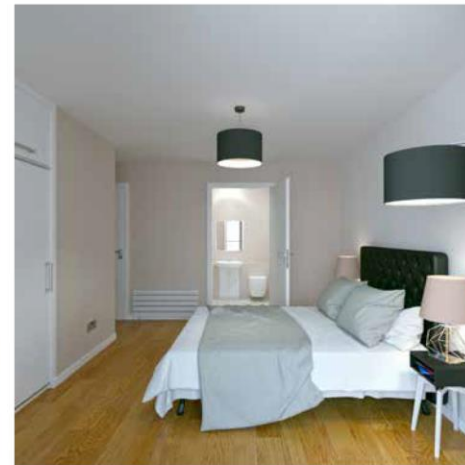
Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

## 5.0 PROPOSED DEVELOPMENT – ARCHITECTURAL DESIGN APPROACH (CONTINUED)

### 5.8 Apartment Layouts - Quality living - continued



Proposed Apartment Finishes

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

### 5.9 Existing Architectural context

The surrounding Architectural context is very mixed with the existing shopping centre adjacent to the proposed phase 2 development. Materials include reconstituted stone cladding, aluminium frame glazing and cladding panels to the rear of the centre.

The Blackrock shopping centre opposite the site is currently being rejuvenated and there is a substantial new office building on the other side of Frascati Road with a glazed and louvered façade.

The housing surrounding the site to the east, south and west is predominantly two storey traditional brick and render finishes. The Lisalea apartments to the north west of the site is a brick and render building.

The proposed apartment development with its contemporary design using reconstituted stone and full height curtain wall glazing will provide a strong and high quality Architectural element in this context.

In addition the proposed new development includes planting of trees and landscaping which will contribute greatly to the 'greening' of the environment at Frascati in Blackrock.



Aerial view of existing site from the south west



Aerial view of proposed apartments from the south west



Existing view from north on Frascati Road

**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020

**5.10 Proposed building external finishes & materials**

The proposed building finishes for phase 2 will match the high quality finishes used in the permitted phase 1 residential scheme and as constructed to the existing shopping center facing Frascati Road including:

- Reconstituted Stone Panels – light cream/white colour.
- Powder coated Aluminum framed glazed curtain walling, windows and doors.
- Powder coated Aluminum spandrel panels.
- Glazed balustrade guardings to balconies and external walkways.
- Exposed steel structure to external walkways with painted finish.
- Special planting elements with stainless steel wiring and planters supporting soft landscape planting as per the Landscape Architect’s details.

These proposed materials provide a high quality and durable finish with a contemporary architectural character.



View of north east façade with permitted apartments facing onto Frascati Road and proposed additional phase 2 apartments set back over the existing car park decks



Extract proposed north east elevation to phase 2 studio apartments



View of proposed phase 2 apartments north west elevation

**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020

5.10 Proposed building external finishes & materials - continued

Special planting elements with stainless steel wiring and planters supporting soft landscape planting as per the Landscape Architect's details.

Glazed balustrade guardings to balconies and external walkways.

Full height glazing - powder coated Aluminum framed glazed curtain walling, windows and doors.

White reconstituted Stone Panels - example Techrete



Detail of proposed phase 2 facade



Detail of proposed phase 2 facade

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

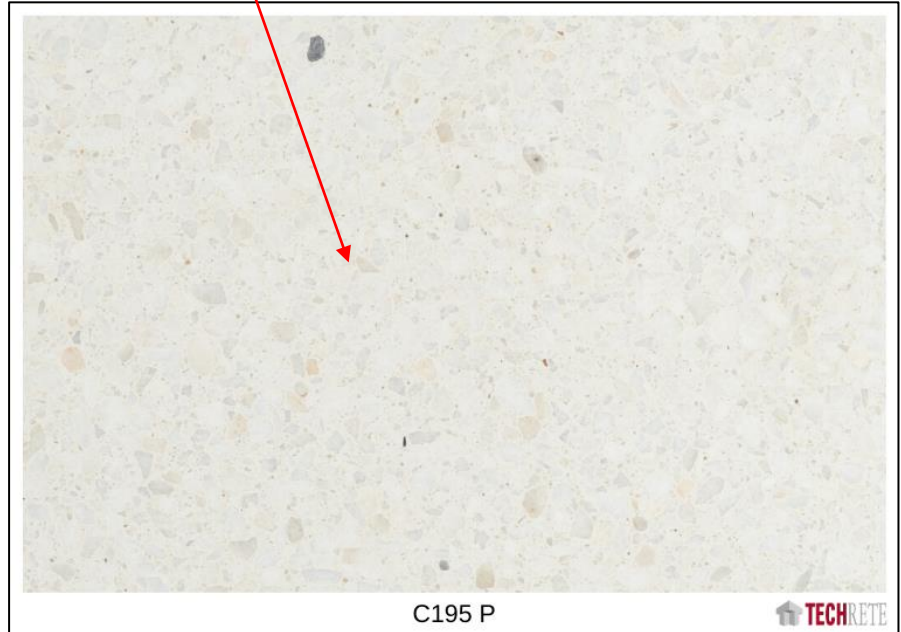
Date: 26<sup>th</sup> August 2020

5.10 Proposed building external finishes & materials - continued

White reconstituted Stone Panels - example Techrete



Detail of proposed phase 2 facade



Sample panel of white reconstituted stone cladding proposed

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

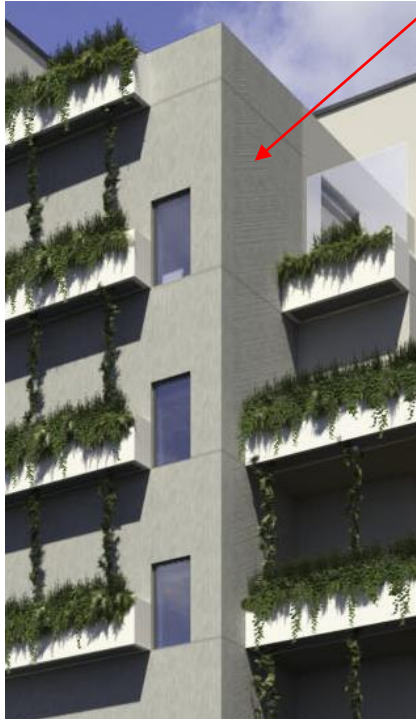
Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



5.10 Proposed building external finishes & materials - continued

Coloured reconstituted Stone  
Panels to gable facades -  
example Techrete



Detail of proposed phase 2 gable facade



C155 B1000 GB



Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



5.10 Proposed building external finishes & materials - continued

Green roofs

Glazed balustrade guardings to balconies and external walkways.

Exposed steel structure to external walkways with painted finish

Powder coated Aluminum framed glazed curtain walling, windows and doors.

White reconstituted Stone Panels - example Techrete



Detail of proposed phase 2 external finishes & materials

Coloured reconstituted Stone Panels to gables - example Techrete

Special planting elements with stainless steel wiring and planters supporting soft landscape planting as per the Landscape Architect's details.

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

5.10 Proposed building external finishes & materials - continued

Self coloured render to courtyard facades

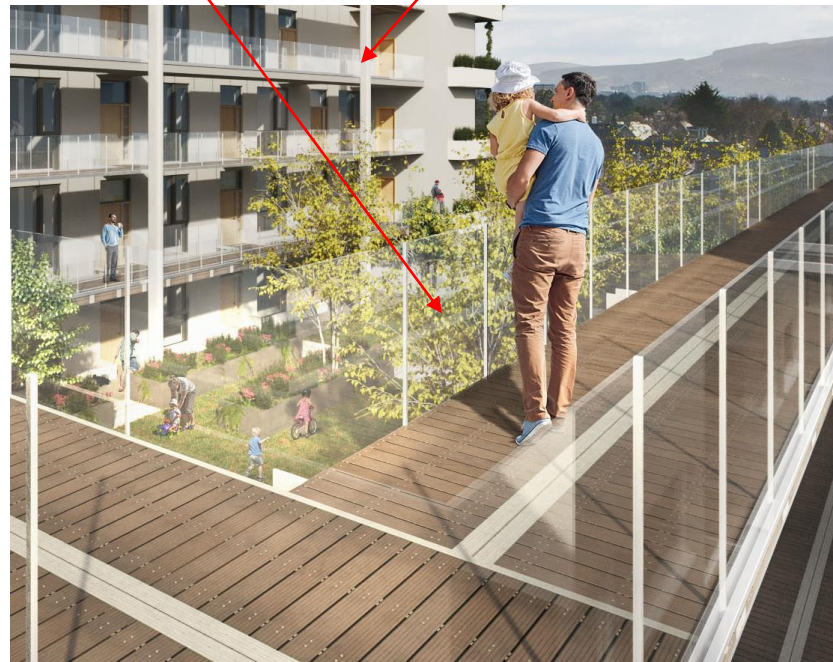
Powder coated Aluminum framed glazed curtain walling, windows and doors.



Detail of proposed phase 2 courtyard walkways

Glazed balustrade guardings to balconies and external walkways.

Exposed steel structure to external walkways with painted finish



Detail of proposed phase 2 courtyard walkways

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

5.10 Proposed building external finishes & materials - continued

Glazed balustrade guardings to balconies – winter gardens to be added

Full height glazing - powder coated Aluminum framed glazed curtain walling, windows and doors.

Black reconstituted Stone Panels - example Techrete



Detail of phase 1 permitted external finishes

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

5.10 Proposed building external finishes & materials - continued

Black reconstituted Stone Panels - example Techrete

Full height glazing - powder coated Aluminum framed glazed curtain walling, windows and doors.

Glazed balustrade guardings to balconies – winter gardens to be added



Detail of phase 1 permitted external finishes

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

## 5.0 PROPOSED DEVELOPMENT – ARCHITECTURAL DESIGN APPROACH (CONTINUED)

### 5.11 Precedent Projects

There are a number of examples of existing apartment developments with a similar format arranged around central courtyards.

There are many international examples of this efficient use of available land which includes the layering of uses with the new apartments proposed over the shopping centre car park.

There is also precedent for apartment buildings with similar heights in the locality including on the nearby N11 Stillorgan Road.



Example of apartments over commercial development at the Charlestown Centre



Example of existing apartment development by RA+U on the N11



Example of courtyard apartment scheme in Paris



Example of existing apartments over retail at Beacon South Quarter Sandyford



Example of existing apartments over retail at Beacon South Quarter Sandyford



Example of existing apartments over retail at Arklow North Quay

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

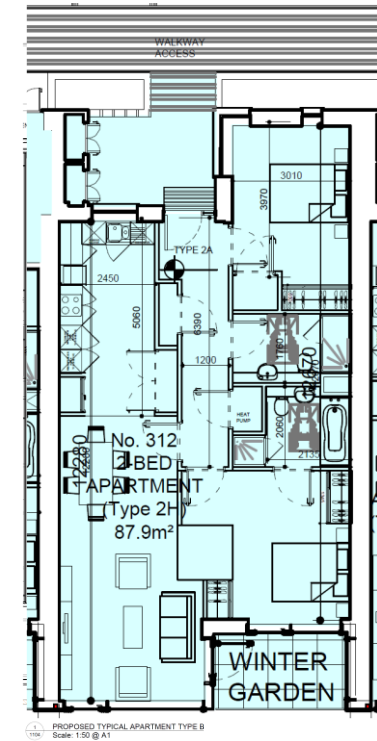
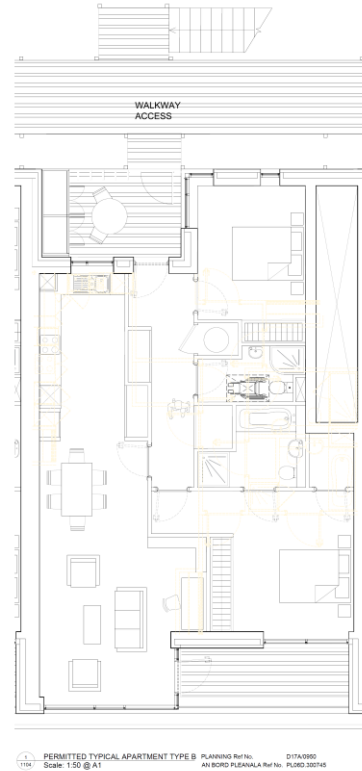
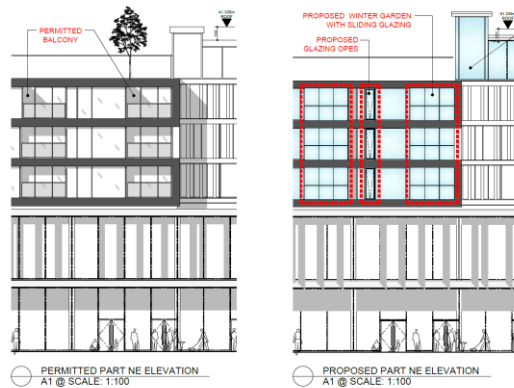
Date: 26<sup>th</sup> August 2020

## 5.0 PROPOSED DEVELOPMENT – ARCHITECTURAL DESIGN APPROACH (CONTINUED)

### 5.12 Permitted and Proposed modifications

The proposals also include associated material alterations to the 45no. apartments in the Phase 1 permission which can briefly be summarised as follows:

- 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 to each permitted unit.
- Provision of a physical connection between Phase 1 and Phase 2 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.
- Reduction in the area of the permitted communal terrace at second floor.
- 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 and first floor level podium car park.



Comparisons between permitted and proposed modifications to the permitted phase 1 typical apartments

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

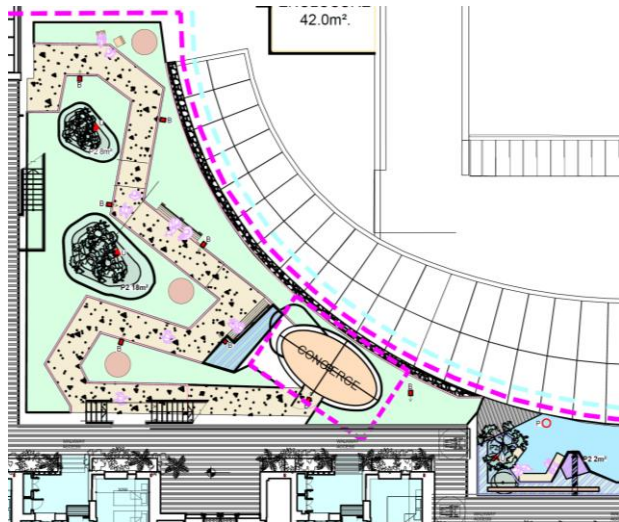
Date: 26<sup>th</sup> August 2020

5.12 Permitted and Proposed modifications - continued

There is a clear rationale behind the proposed amendments to the Phase 1 permitted apartments which is based on both a rationalisation of the apartment layouts and a proposed improvement in the environmental performance of the residential scheme.

The proposed new winter gardens which form part of the proposed modifications will improve thermal and acoustic performance of the external envelope to the apartments.

The permitted landscaped courtyard will be modified to accommodate a new concierge amenity facility. The landscaping proposals link through from the permitted phase 1 roof garden area to the phase 2 podium courtyard allowing residents to benefit from a variety of external landscaped amenity spaces.



Proposed new Concierge facility provided in a pod structure integrated into the permitted landscaped courtyard at second floor roof garden level.



PERMITTED SECOND FLOOR PLAN Drawing Ref No: 0174885  
Scale: 1:250 @ A1  
AN BOND PLEBANIA Part No: P/MSD.300745



PROPOSED SECOND FLOOR PLAN  
Scale: 1:250 @ A1

Comparisons between permitted and proposed modifications relating to a typical floor plate

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



5.13 Landscape Design

Landscaping design has been carefully considered including to the communal podium garden, the communal roof terraces and landscaped screening from surrounding existing residential areas. Refer to drawings and details prepared by Stephen Diamond Associates, Landscape Architects as part of this application.

In addition to the private open space provided for each apartment, landscaped communal open space is proposed at the podium level and at roof top level to both phase 1 & 2 with terrace accessible to all residents.

These provide a very high quality landscaped environment with a distinct character to each type of space.

The podium courtyard with hard and soft landscaping also acts as the access level to the podium apartments. The design maximises the sunny areas with a variety of external spaces and also provides screening with trees to the adjacent existing housing. This landscaped courtyard creates an external ‘heart’ of the scheme for the residents.

The roof top garden at fifth floor gives the residents access to a sunny vibrant space with landscaping, seating and viewing areas over the city. This roof garden is a unique amenity for the residents giving a place to socialize and benefit from the sky and sunlight which enhances health and well being.



Extract from Landscape Architect’s design for the phase 2 podium courtyard



View of landscaped podium courtyard to phase 2 apartments



View of landscaped podium courtyard to phase 1 apartments

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



### 5.14 Mitigation of impact on adjacent residential areas

The proposed design has carefully considered the potential impacts on the existing surrounding residential areas including:

- Lisalea Apartments to the north of the phase 2 site
- Houses along Mount Merrion to the west of the site
- Houses along Frascati Park to the south of the phase 2 site

This process was also informed by the daylight and sunlight study analysis carried out on potential impacts to adjoining properties.

These mitigation measures included:

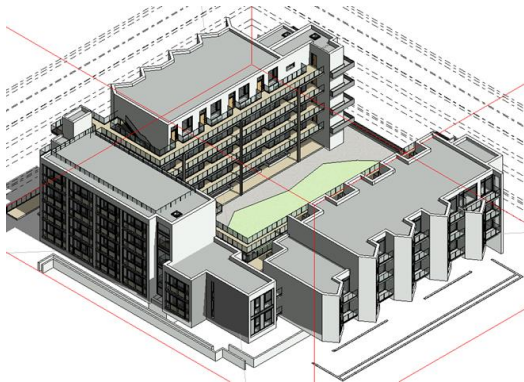
- Stepping down of the proposed building height and massing at the north and west.
- The use of landscaping around the site to assist in screening
- Planter boxes at each level on the south elevation with special details developed by the Landscape Architects.

Following the pre-application consultation, further consideration was carried out of the proposed heights of various building elements relative to context and in particular adjoining existing residential amenities.

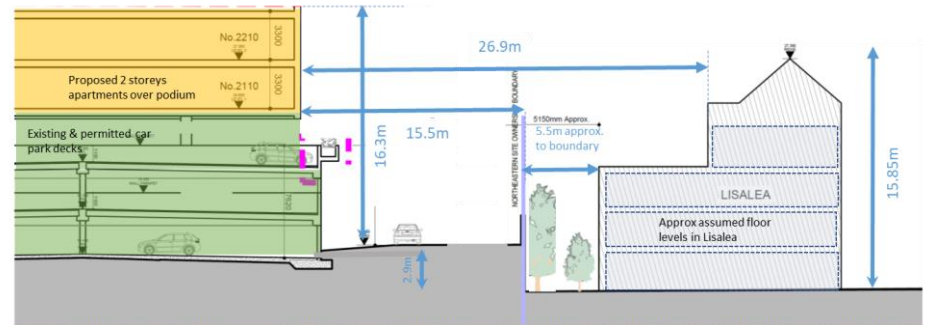
This resulted in reduced heights and additional step backs from the most sensitive receptors at each corner of the proposed new phase 2 apartments. These revisions are described in more detail in the Architectural Statement of Response to the ABP Opinion submitted as part of this planning application documentation.



View of proposed apartments from the south



3D modelling was carried out of proposed building heights and set backs and stepping down at adjacent sensitive receptors



Section at north east corner showing the proposed apartments over the existing car park decks and relationship with Lisalea Apartments

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

**5.15 Car Parking Strategy**

The car parking strategy for the current proposed development of 102no. apartments is to provide 57no. car parking spaces in the existing lower ground level car park area which will be re-designated for residential use only. This includes 3no. disabled parking spaces and 10 no. electric car charging spaces.

Refer also to the Transportation Assessment Report prepared by NRB Consulting Engineers as part of this planning application documentation.

The break down of overall car parking spaces for both residential and retail based on the previously permitted and current schemes is as follows.

**Existing Lower Ground Level Car Park Deck:**

Previously permitted phase 1 residential scheme included 51no. car parking spaces designated for residential use and 150no. car parking spaces for retail use.

Currently proposed 57 no. car parking spaces at existing lower ground level re-designated for residential use and 137no. car parking spaces for retail use.

**Existing Ground Level Car Park Deck:**

Previously permitted scheme included 87no. car parking spaces designated for retail use on the ground level car park deck.

Currently proposed 82no. car parking spaces designated for retail use on the deck.

In addition there are approximately 209no. existing car parking spaces at grade on the site for retail use.

**Permitted First Floor Level Car Park Deck:**

Previously permitted scheme included 81no. car parking spaces designated for retail use.

Currently proposed 75no. car parking spaces designated for retail use.

**Totals for all Car Park Deck Levels:**

Previously permitted scheme included 51no. car parking spaces designated for residential use and a total of 318no. car parking spaces for retail use on the three car park decks.

Currently proposed 57 no. car parking spaces re-designated for residential use and a total of 294no. car parking spaces for retail use on the car park decks.

In addition there are approximately 209no. existing car parking spaces at grade on the site for retail use.



Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

5.16 Bicycle Parking Strategy

Proposed provision of bicycle parking spaces for residential use is as follows:

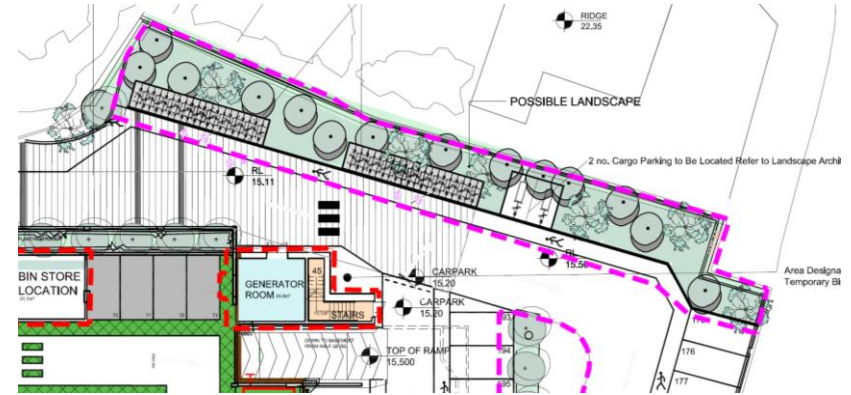
148no. bicycle parking spaces in two secure lock up areas at lower ground level based on stacker type units with ‘Sheffield’ type units below.

22no. visitor parking spaces based on ‘Sheffield’ type stands distributed at lower ground level and 2no. Cargo bike areas.

In addition there are 40no. visitor residential spaces proposed in two designated bike shelters at ground level to the south of the phase 2 apartments. There is also 2no. Cargo bike spaces proposed in this area.

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, whilst retaining the overall retail cycle parking provision at 170 no. spaces.

Refer also to the Transportation Assessment Report prepared by NRB Consulting Engineers as part of this planning application documentation.



Proposed visitor residential spaces in a designated bike shelter at ground level to the south of the phase 2 apartments. There is also 2no. Cargo bike spaces proposed in this area.



Proposed secure residents & visitor bicycle parking areas in the Lower Ground Floor Plan

space saving cycle parking solutions

BX/MW/HI-RISE Two Tier Cycle Storage Solution

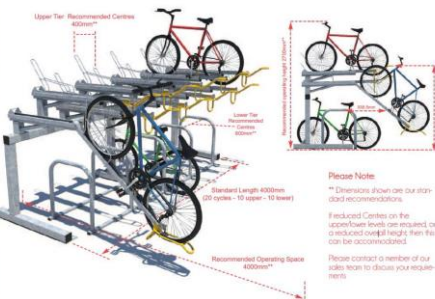


Fig 5.1 - Proposed stacker type two-tier units

Stacker type bicycle storage in the secure residents area



‘Sheffield’ type bicycle stands for visitors

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

### 5.17 Sustainability and Services Strategy

The dwelling units have been designed to exceed the minimum requirements set out in the “Sustainable Urban Housing: Design Standards for New Apartments” published in March 2018.

Refer also to the Sustainability, TGDL and NZEB Report prepared by Homan O’Brien Consulting Engineers as part of the planning application documentation.

This energy performance of the proposed new development has been assessed by the specialist consultant in comparison with the standards prescribed in the building regulations TGD Part L 2019. Based on the results of their provisional BER assessments it has been determined that the residential units shall achieve a minimum BER rating of ‘A2’.

This is achieved through high levels of insulation and low fabric u values in the building design coupled with energy efficient lighting, good air tightness and a highly efficient heating system in each dwelling.

The proposals also include photovoltaic panels at roof level providing renewable electric energy generation.

A services strategy has been developed with specific service risers integrated into the cores.

### 5.18 Acoustics

The construction of the apartments will be detailed in accordance with the acoustic performance requirements of the Building Regulations including internal acoustic separation between apartments and external noise source criteria.

High performance acoustic glazing will be specified to all elevations.

### 5.19 Building Regulations & Control

Fire Safety & Accessibility have been carefully considered in the design of the proposed apartment planning scheme which is also all in compliance with the Building Regulations.

The project will be subject to all statutory requirements including compliance with the Building Control.



Aerial view of proposed apartments from the south west

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

5.20 Part V

Refer also to a separate Part V submission accompanying this planning application in relation to the proposed provision of Social/ Affordable units as indicated on the plans.



1  
100 PROPOSED THIRD FLOOR PLAN  
Scale: 1:500 @ A1

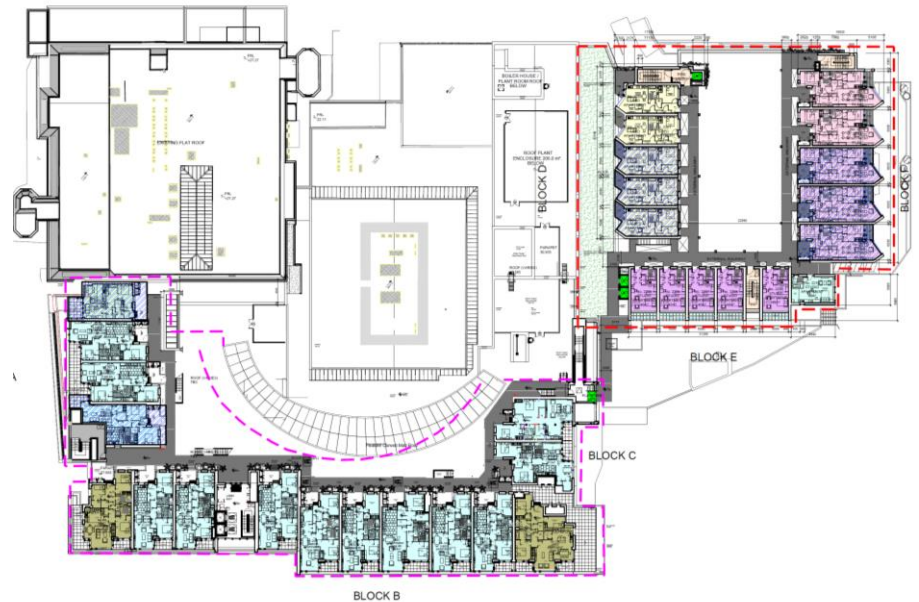
	EXTENT OF ALTERATIONS TO PHASE 1
	EXTENT OF PROPOSED PHASE 2 RESIDENTIAL DEVELOPMENT
	PROPOSED FOR PART 5 APPLICATION
	PROPOSED 1-BED TYPE M
	PROPOSED STUDIO TYPE 1N
	PROPOSED STUDIO TYPE 2N
	PROPOSED 2-BED TYPE P

NOTE:  
LIST OF PROPOSED APARTMENT FOR PART 5 APPLICATION:

BLOCK A:  
1 BED APARTMENT : NO.201; NO.301  
2 BED APARTMENT : NO.204; NO.304

BLOCK D:  
1 BED APARTMENT : NO.2202 ; NO.2203;  
NO.2204

BLOCK F:  
2 BED APARTMENT : NO.2211; NO.2212;  
NO.2213



2  
100 PROPOSED SECOND FLOOR PLAN  
Scale: 1:500 @ A1

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

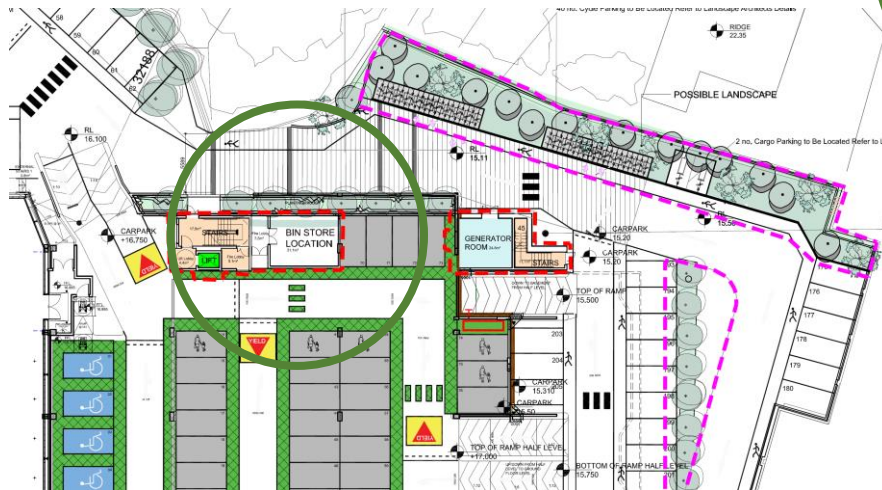
Date: 26<sup>th</sup> August 2020

5.21 Waste Management Strategy

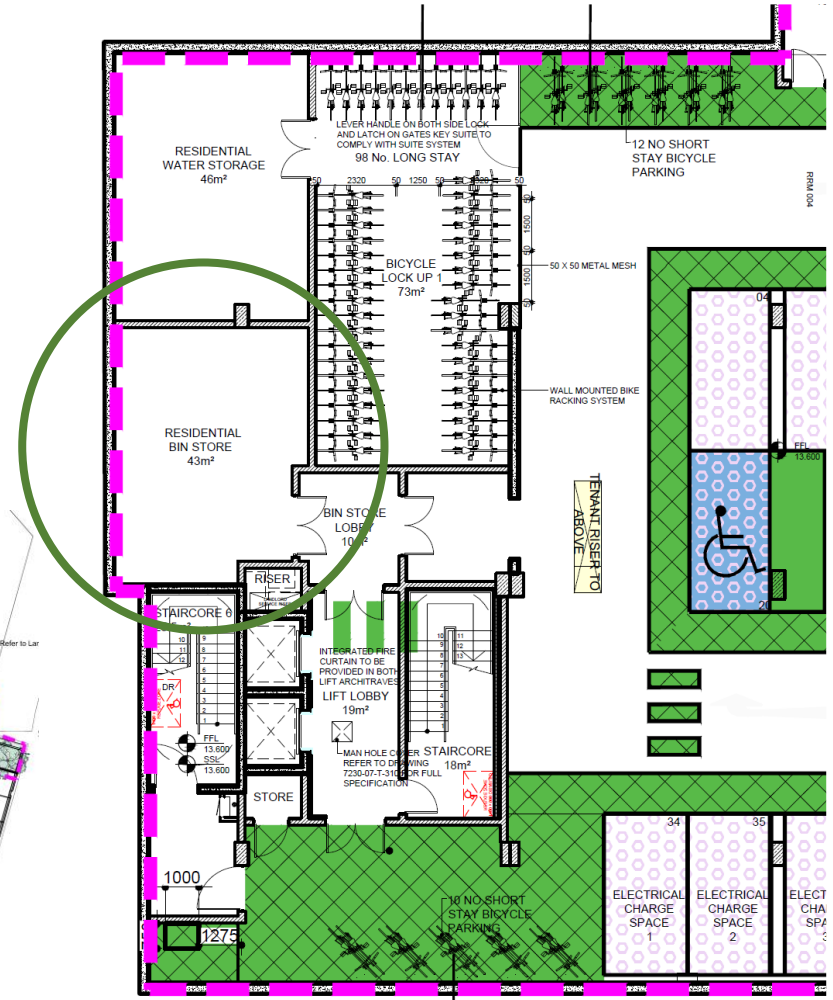
The waste management strategy is based on two dedicated bin/waste storage areas provided at basement/ lower ground level adjacent to the apartment stairs and lift core. This area will be fully ventilated and fire enclosed. Residents will deposit waste into segregated recyclable and general waste bins in this area which will be managed by the management company including arrangement for collection by a regulated waste services collector on a weekly or more frequent basis.

In addition there is a second bin/waste storage area proposed in the ground floor car park deck. This allows residents at that end of the development to access this area by the stairs and lift at this location. Waste collection can be managed directly adjacent in this external area.

Refer to separate waste management report submitted as part of this planning application.



Proposed residents bin store at ground level to the car park deck with access from the stairs & lift core in this area



Proposed residents bin store at lower ground level

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

### 6.1 Context: How does the development respond to its surroundings?

- Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users.
- Form, architecture and landscaping have been informed by the development's context and national, regional and local policy & objectives.
- The development positively contributes to the character and identity of the neighbourhood and natural topography of the site.
- Appropriate responses are made to the nature of specific boundary conditions.

### 6.2 Connections: How well is the new neighbourhood / site connected?

- There are attractive and safe routes in and out for pedestrians and cyclists.
- The development is located in or close to a mixed-use centre.
- The development's location makes it easy for a bus and dart to serve the scheme.
- The layout links to existing movement routes and the places people will want to get to.
- Appropriate density, dependent on location, helps support efficient public transport.

### 6.3 Inclusivity: How easily can people use and access the development?

- New apartments meet the aspirations of a range of people and households.
- Design and layout enable easy access by all based on universal accessibility.
- There is a range of shared communal and private amenity spaces and facilities for people of different ages accessible to all.
- New buildings present a positive aspect to the public and residents.



Aerial view from north of phase 1 apartments facing Frascati Road

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



## 6.0 URBAN DESIGN – BEST PRACTICE GUIDE CRITERIA (CONTINUED)

### 6.4 Variety: How does the development promote a good mix of activities?

- Activities generated by the development contribute to the quality of life in its locality.
- Uses that attract the most people are in the most accessible places
- Neighbouring uses and activities are compatible with each other
- Housing types and tenure add to the choice available in the area
- Opportunities have been taken to provide commercial uses/ facilities/ services that complement those already available in the neighbourhood.

### 6.5 Efficiency: How does the development make appropriate use of resources, including land?

- The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design.
- Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems.
- Buildings, gardens and public spaces are laid out to exploit the best solar orientation.
- Appropriate recycling facilities are provided.

### 6.6 Distinctiveness: How do the proposals create a sense of place?

- The place has recognisable features so that people can describe where they live and form an emotional attachment to the place.
- The scheme is a positive addition to the identity of the locality.
- The proposal successfully exploits views into and out of the site.



Aerial view of proposed apartments from the south west

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

### 6.7 Layout: How does the proposal create people-friendly streets and spaces?

- The proposals are integrated into an existing commercial centre with street frontage and people-friendly external spaces.
- The layout creates welcoming public, semi private communal and private amenity spaces.
- Cars are separated from the residential areas and pedestrian & cyclists take precedence.

### 6.8 Public realm: How safe, secure and enjoyable are the public areas?

- The public realm is considered as a usable integrated element in the design of the development.
- The public areas form part of the managed spaces as part of the Frascati Centre.
- There is a clear definition between public, semi private, and private spaces.
- Roads and parking areas are considered as an integral landscaped element in the design of the public realm.

### 6.9 Adaptability: How will the buildings cope with change?

- Designs exploit good practice lessons, such as the knowledge that certain apartment types are proven to be ideal for adaptation
- The homes are energy-efficient and equipped for challenges anticipated from a changing climate
- The structure of the home and its loose fit design allows for adaptation and subdivision.



View from south east of phase 1 apartments facing Frascati Road



View of proposed apartments from the south west

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

## 6.0 URBAN DESIGN – BEST PRACTICE GUIDE CRITERIA (CONTINUED)

### 6.10 Privacy / amenity: How do the buildings provide a high quality amenity?

- The design maximises the number of homes enjoying dual aspect. All apartments are dual aspect.
- Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout.
- Windows are sited to avoid views into the home from other apartments or the street and adequate privacy is affordable to all units.
- The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.
- All apartments have private amenity areas with balconies and terraces benefitting from good sunlight and views.

### 6.11 Parking: How will the parking be secure and attractive?

- Secure parking is provided for residents at lower ground level.
- There is extensive visitor parking available as part of the existing Frascati shopping centre.
- This avoids the need to provide additional dedicated visitor spaces
- Materials used for parking areas are good quality with painted finishes.
- Adequate secure facilities are provided for bicycle storage.

### 6.12 Detailed design: How well thought through is the building and landscape design?

- The design has been considered in detail with the input of specialist designers co-ordinated by the Architectural team to provide a very high quality building and environment.
- The materials and external design make a positive contribution to the locality.
- The landscape design has been considered in detail to provide a high quality amenity for residents and to provide screening and a green visual appearance to the development.
- Design of the buildings and communal spaces will facilitate easy and regular maintenance.

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



View of proposed courtyard to phase 2 apartments



View of landscaped podium courtyard to phase 1 apartments

## 7.0 APPENDICES

APPENDIX 1 - CGI VISUALISATIONS OF PROPOSED DEVELOPMENT

APPENDIX 2 – COPIES OF PLANNING DRAWINGS

APPENDIX 3 – SCHEDULE OF AREAS

APPENDIX 4 – HOUSING QUALITY ASSESSMENT

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





Aerial view of proposed apartments from the south west

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

View of proposed apartments from the south east





Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

View of proposed apartments from the south west





View of proposed courtyard to phase 2 apartments

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020







View from north of phase 1 apartments facing Frascati Road

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



View from south east of phase 1 apartments facing Frascati Road

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





Aerial view from north of phase 1 apartments facing Frascati Road



Aerial view from east of phase 1 apartments facing Frascati Road (prior to addition of additional apartments over car park deck for phase 2)



View of landscaped podium courtyard to phase 1 apartments

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

APPENDIX 1 – SKETCH VIEWS OF PROPOSED DEVELOPMENT



Aerial sketch view of proposed apartments from the south west



Sketch view of proposed apartments from the south west



Sketch view of proposed apartments from the south east



Sketch view of proposed podium courtyard to phase 2 apartments



Sketch view of proposed apartments from the north

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

## APPENDIX 2 – COPIES OF PLANNING DRAWINGS – DRAWING REGISTER

SHEET No.	DESCRIPTION	Scale	Size
P19202D-RAU-08-02-DR-A-06.1102	Permitted & Proposed Phase 1 Second Floor Plan Comparisons	1:250	A1
P19202D-RAU-08-03-DR-A-06.1103	Permitted & Proposed Phase 1 Third Floor Plan Comparisons	1:250	A1
P19202D-RAU-08-04-DR-A-06.1104	Permitted & Proposed Phase 1 Fourth Floor Plan Comparisons	1:250	A1
P19202D-RAU-08-05-DR-A-06.1105	Permitted & Proposed Phase 1 Fifth Floor Plan Comparisons	1:250	A1
P19202D-RAU-08-RF-DR-A-06.1106	Permitted & Proposed Phase 1 Roof Plan Comparisons	1:250	A1
P19202D-RAU-07-04-DR-A-06.1115	Permitted & Proposed Phase 1 Apartment Type B Comparisons	1:250	A1
P19202D-RAU-08-ZZ-DR-A-06.2140	Permitted & Proposed North East Elevation Phase 1	1:100	A0
P19202D-RAU-08-ZZ-DR-A-06.2141	Permitted & Proposed South East Elevation Phase 1	1:100	A0
P19202D-RAU-08-ZZ-DR-A-06.2142	Permitted & Proposed North West Elevation Phase 1	1:100	A0
P19202D-RAU-07-ZZ-DR-A-06.2143	Permitted & Proposed Courtyard South West Elevation Phase 1	1:100	A0
P19202D-RAU-07-ZZ-DR-A-06.2144	Permitted & Proposed Courtyard NE, NW Elevations Phase 1	1:100	A0
19-202D-AR-08-PL-001	Site Location Map	1:1000	A1
19-202D-AR-08-PL-002	Proposed Site Layout Plan Indicating Phases	1:500	A1
19-202D-AR-08-PL-003	Proposed Site Layout Plan	1:500	A1
19-202D-AR-08-PL-098	Proposed Lower Ground Floor Plan	1:250	A1
19-202D-AR-08-PL-099	Proposed Lower Ground Floor Plan(Residential Parking)	1:150	A1
19-202D-AR-08-PL-100	Proposed Ground Floor Plan	1:250	A0
19-202D-AR-08-PL-101A	Proposed First Floor Plan (Retail level)	1:250	A1
19-202D-AR-08-PL-101B	Proposed First Floor Plan (Residential level)	1:250	A1
19-202D-AR-08-PL-102	Proposed Second Floor Plan	1:250	A1
19-202D-AR-08-PL-103	Proposed Third Floor Plan	1:250	A1
19-202D-AR-08-PL-104	Proposed Fourth Floor Plan	1:250	A1
19-202D-AR-08-PL-105	Proposed Fifth Floor Plan	1:250	A1
19-202D-AR-08-PL-106	Proposed Roof Plan	1:250	A1
19-202D-AR-08-PL-120	Contiguous North East Elevation To Ftascati Road	As Drawing	A0
19-202D-AR-08-PL-140	Proposed Sections CC & EE	1:250	A1
19-202D-AR-08-PL-141	Proposed Sections BB, DD & JJ	1:250	A1
19-202D-AR-08-PL-142	Proposed Sections FF, GG & HH	1:250	A1
19-202D-AR-08-PL-143	Proposed Sections LL, MM, NN, OO & PP	1:250	A1
19-202D-AR-08-PL-144	Proposed Section BB Without Plants	As Drawing	A1
19-202D-AR-08-PL-150	Building Block D Typical 1 Bed Floor Plan (Type M)	1:50	A3
19-202D-AR-08-PL-151	Building Block E Typical Studio Floor Plan (Type 1N)	1:50	A3
19-202D-AR-08-PL-152	Building Block E Typical Studio Floor Plan (Type 2N)	1:50	A3
19-202D-AR-08-PL-153	Building Block F Typical 2-Bed Floor Plan (Type P)	1:50	A3
19-202D-AR-08-PL-154	Building Block F Typical 2-Bed Floor Plan (Type Q)	1:50	A3
19-202D-AR-08-PL-155	Building Block D Typical 2-Bed Floor Plan (Type R)	1:50	A3
19-202D-AR-08-PL-160	Proposed Part 5 Application	1:500	A1
19-202D-AR-08-PL-161	Proposed Lower Ground Floor Bicycle Parking Plan	1:250	A1
19-202D-AR-08-PL-162	Proposed Ground Floor Bicycle Parking Plan	1:250	A0

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



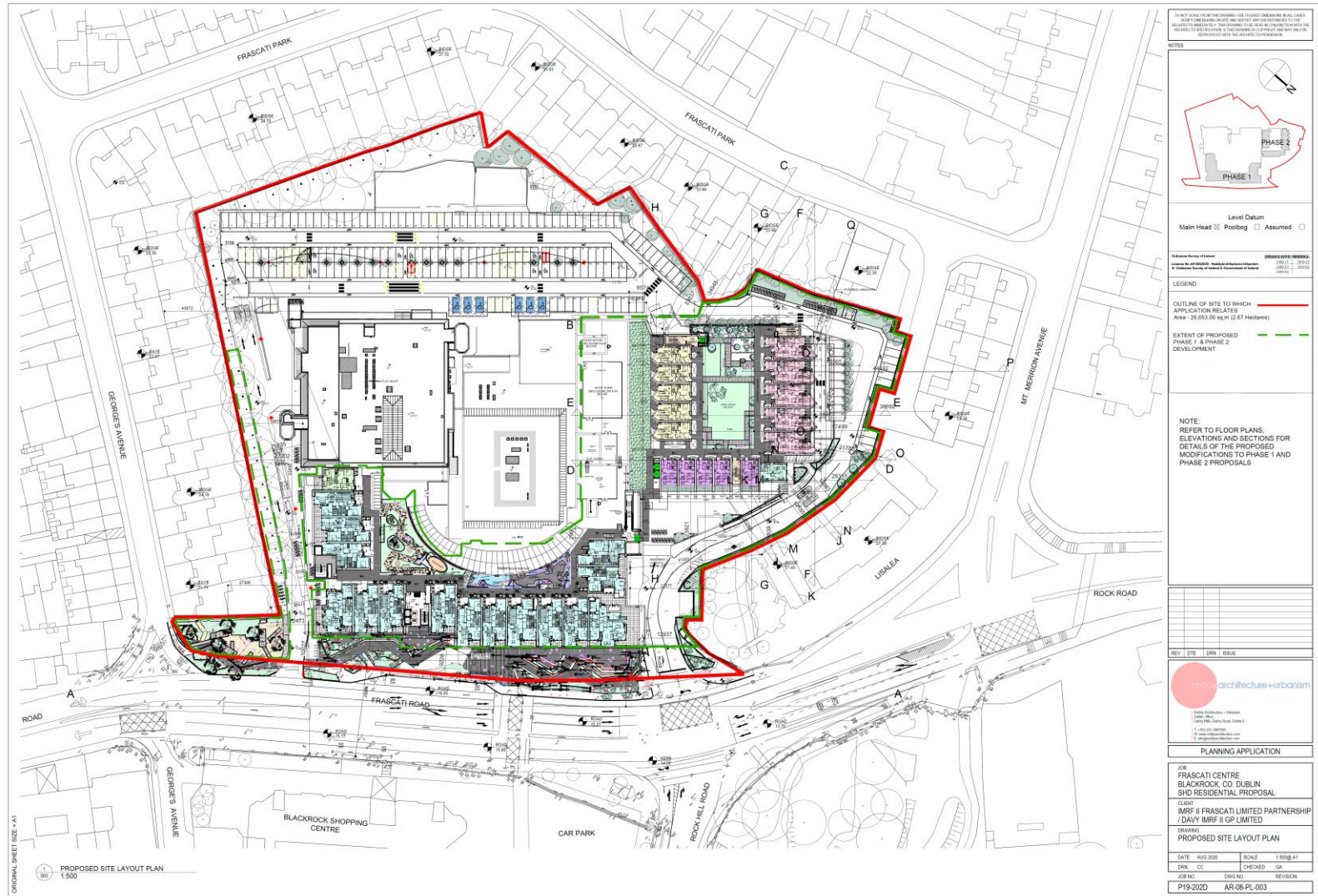


**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020



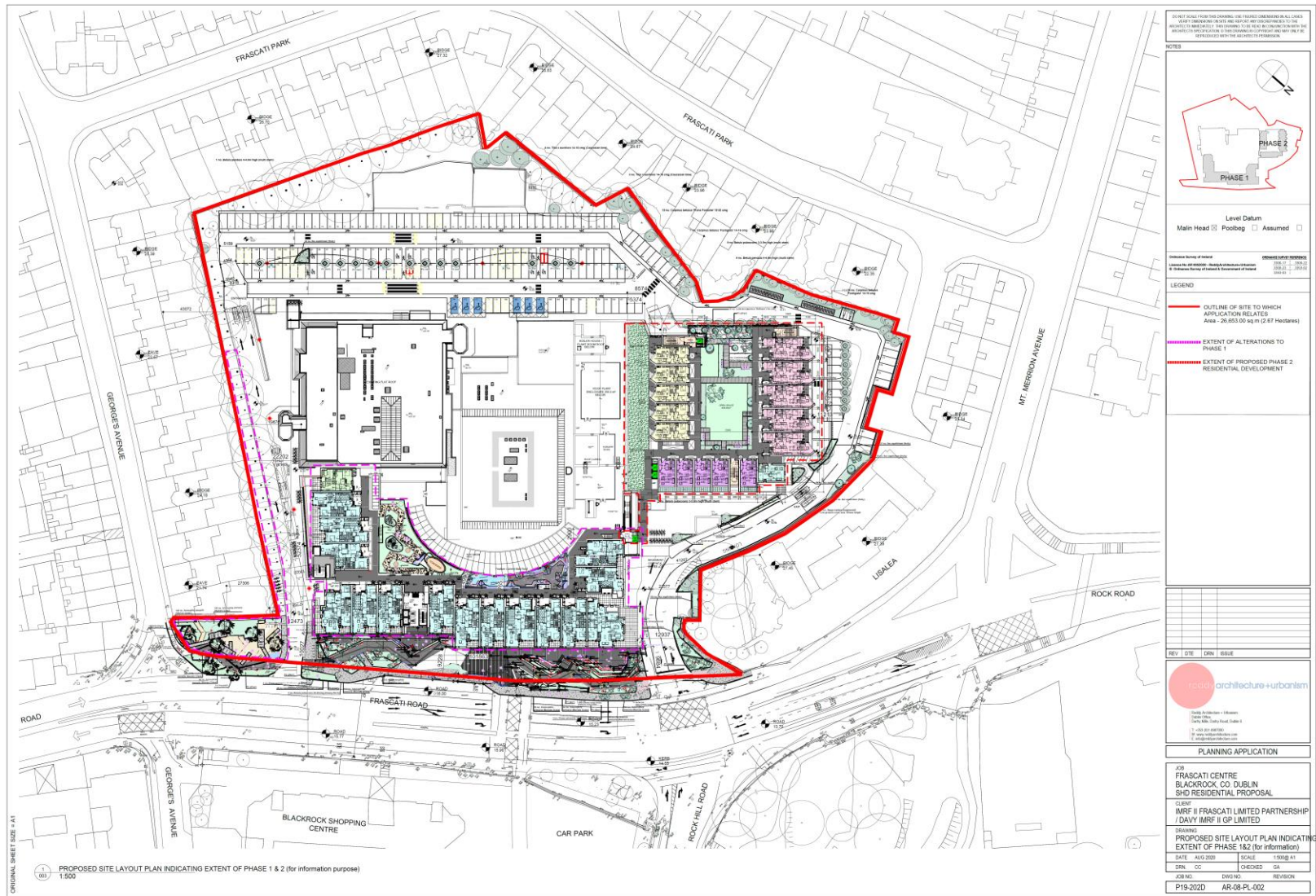


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020





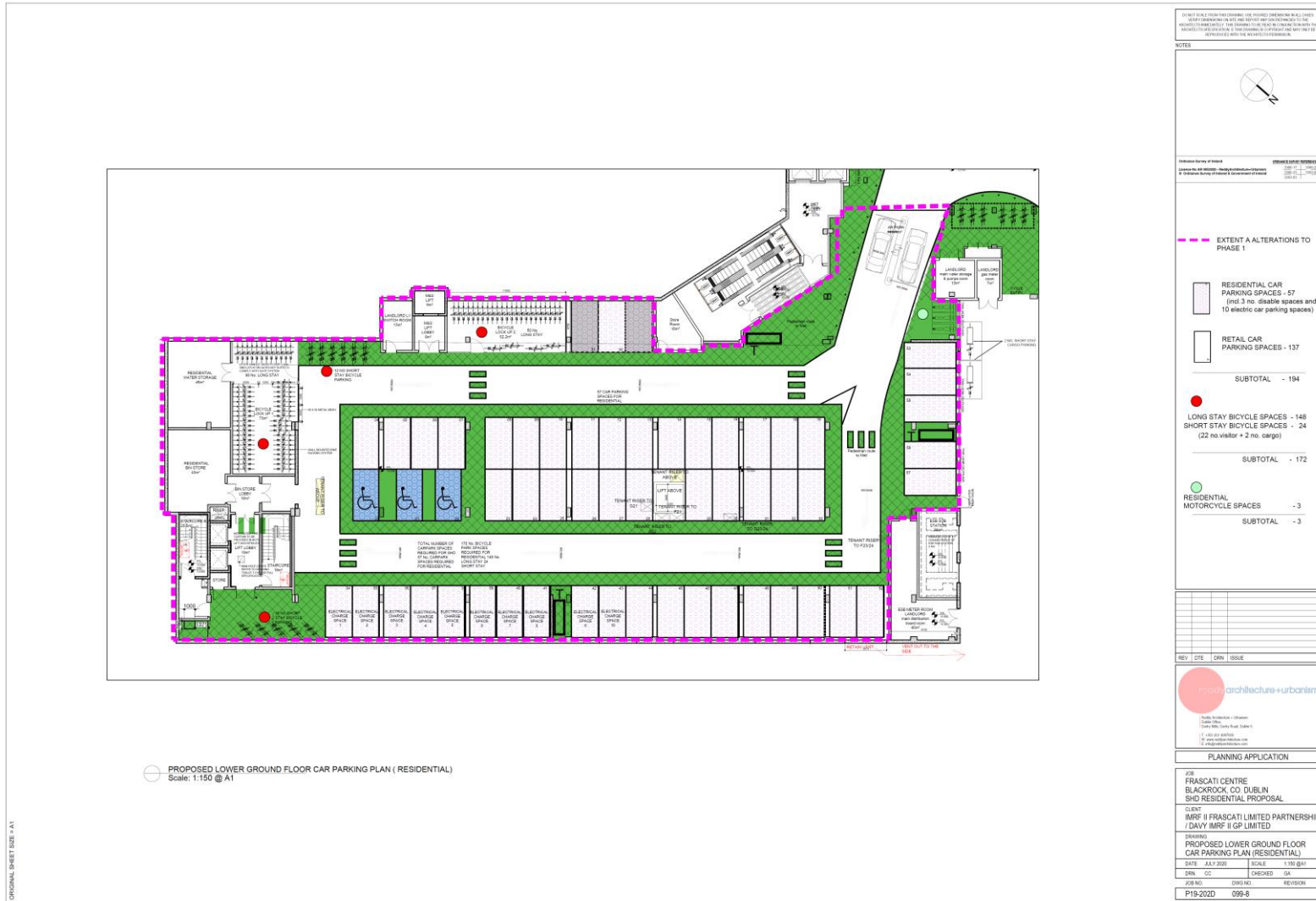


**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020



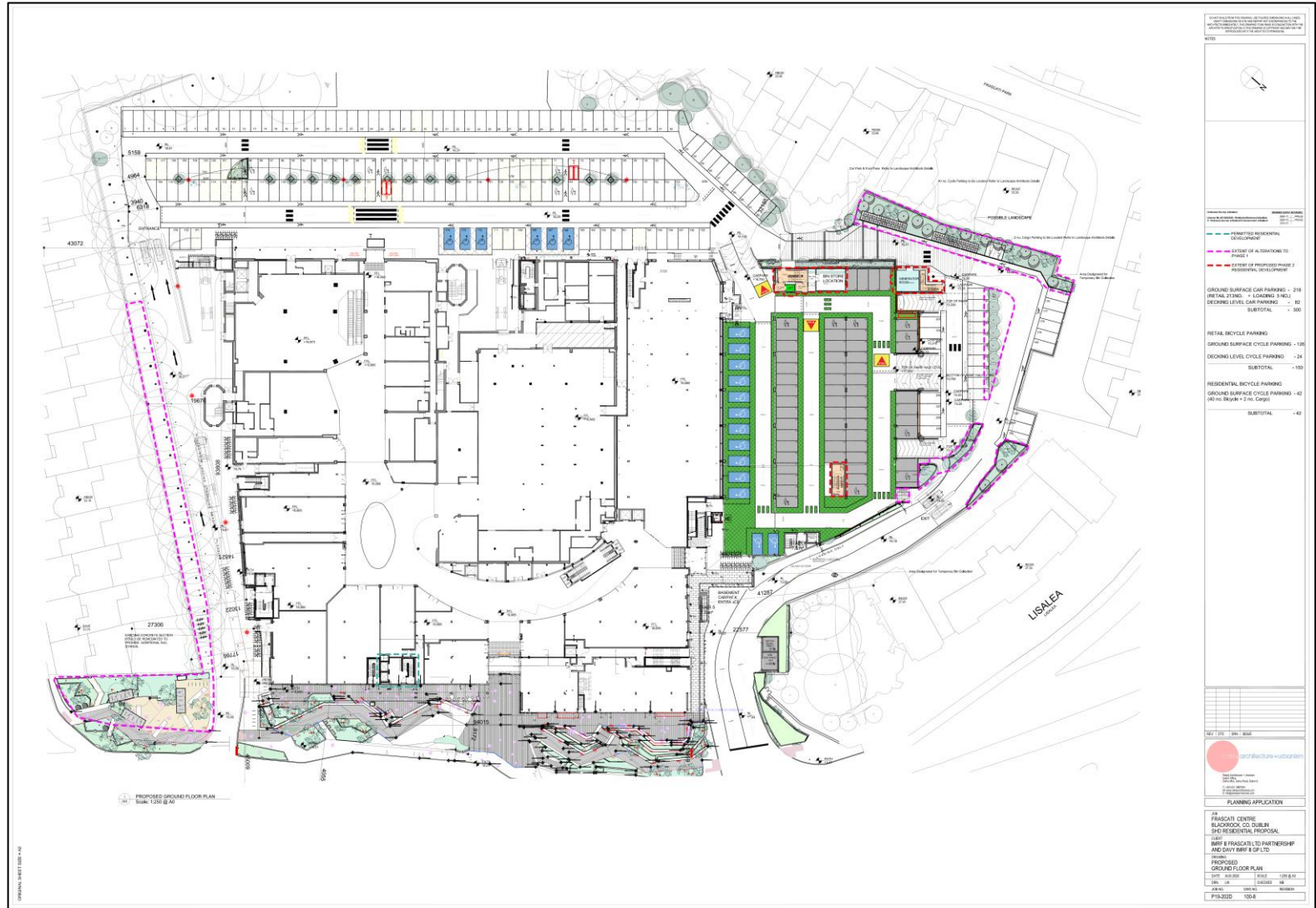


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



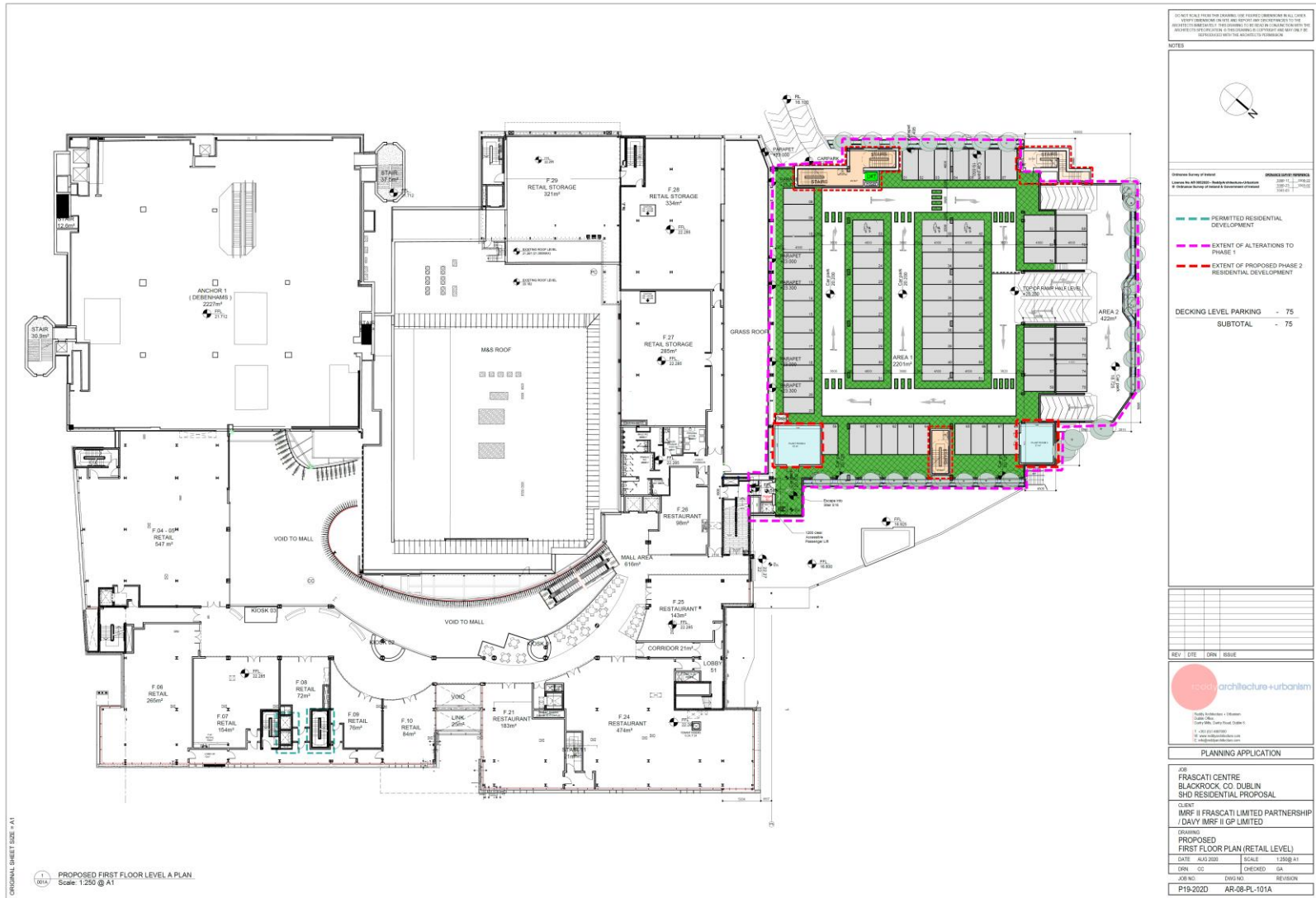


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



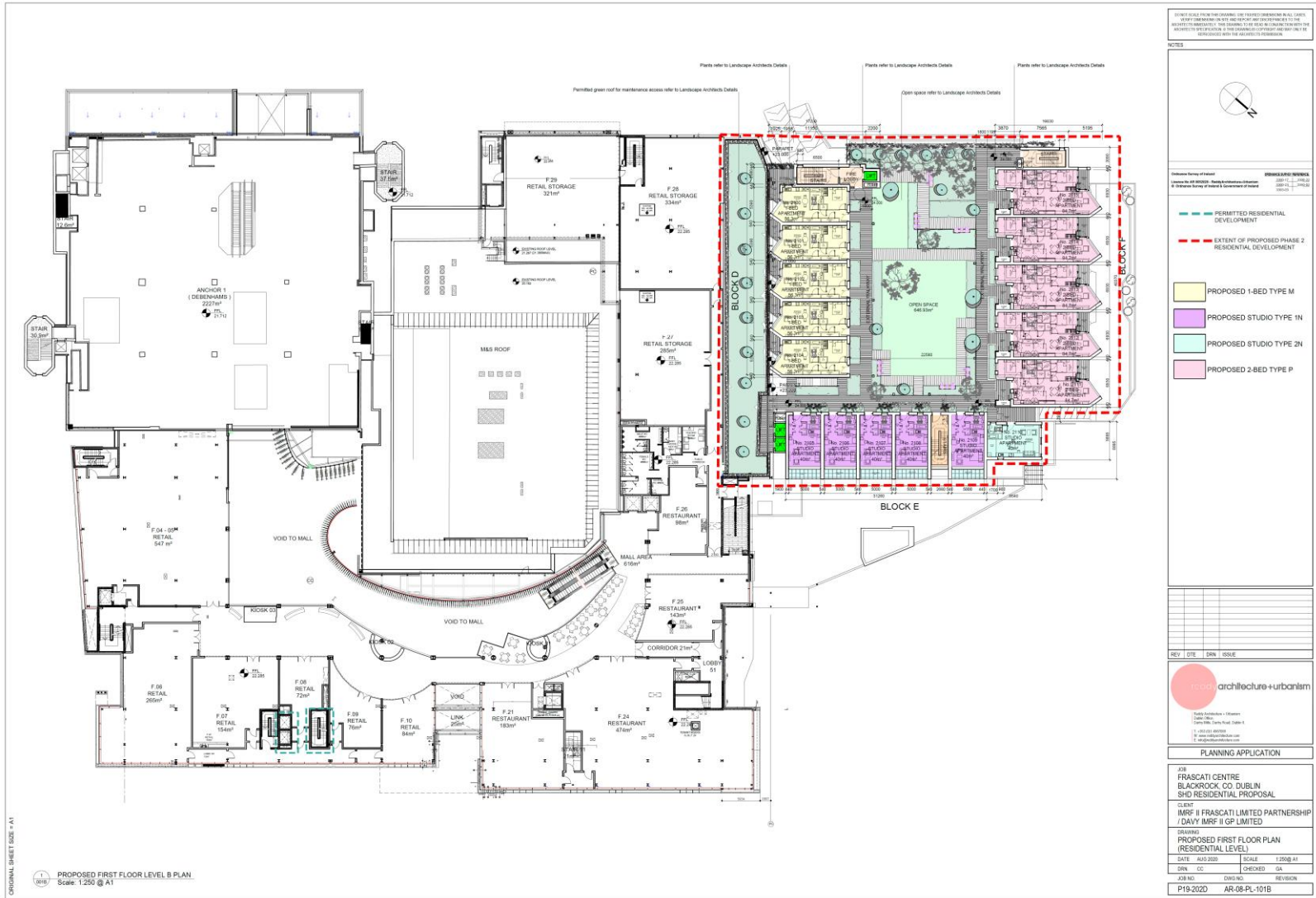


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



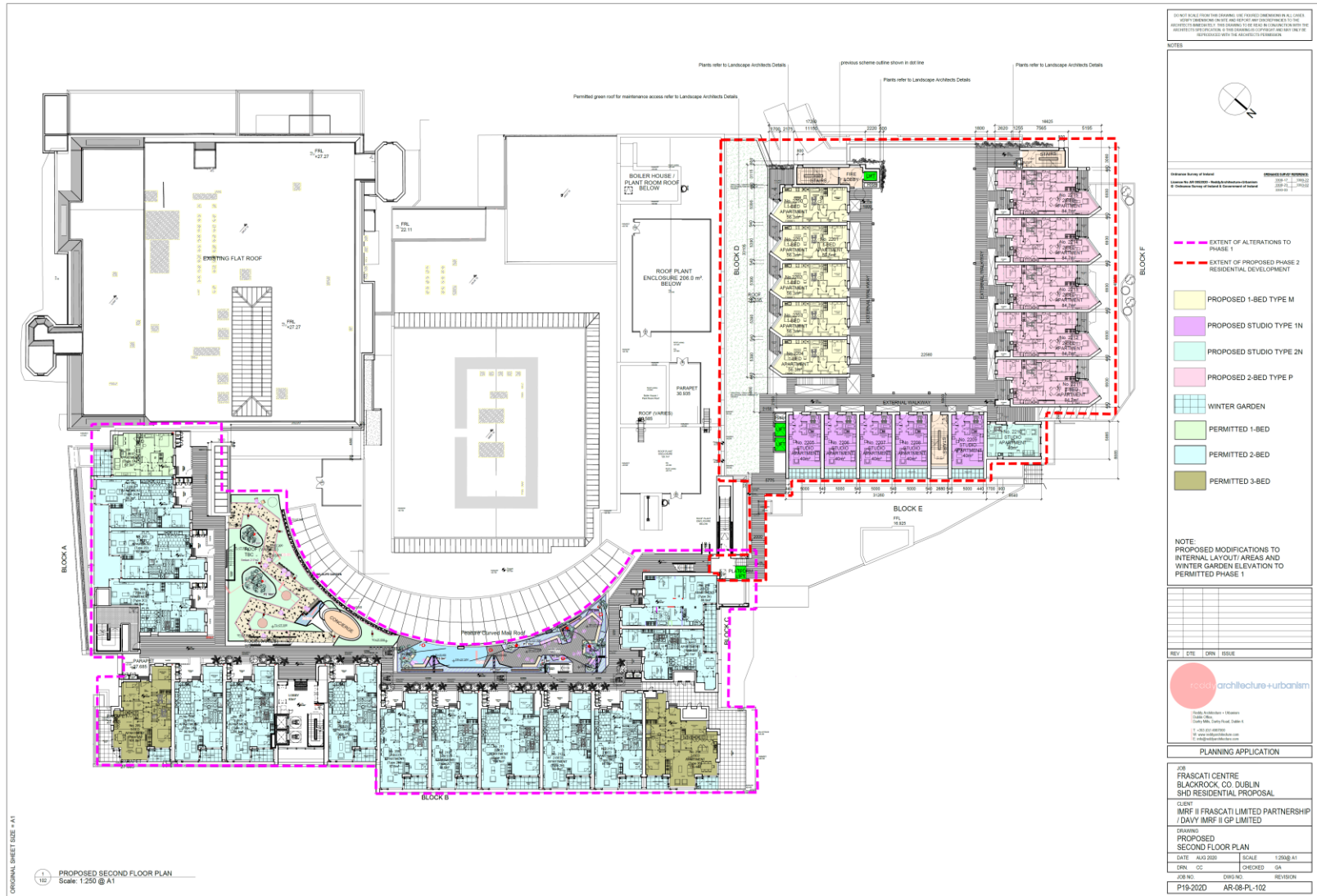


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



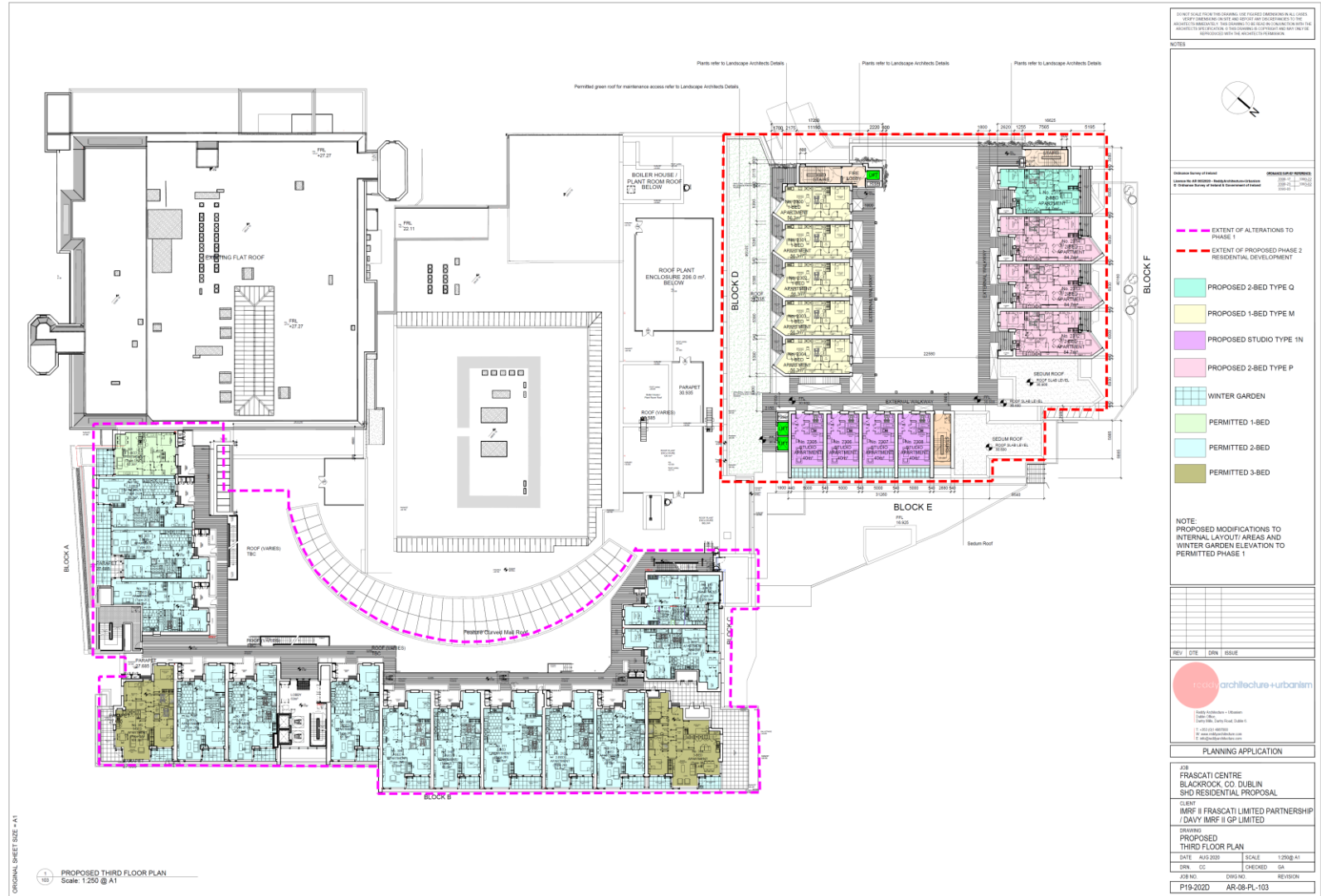


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



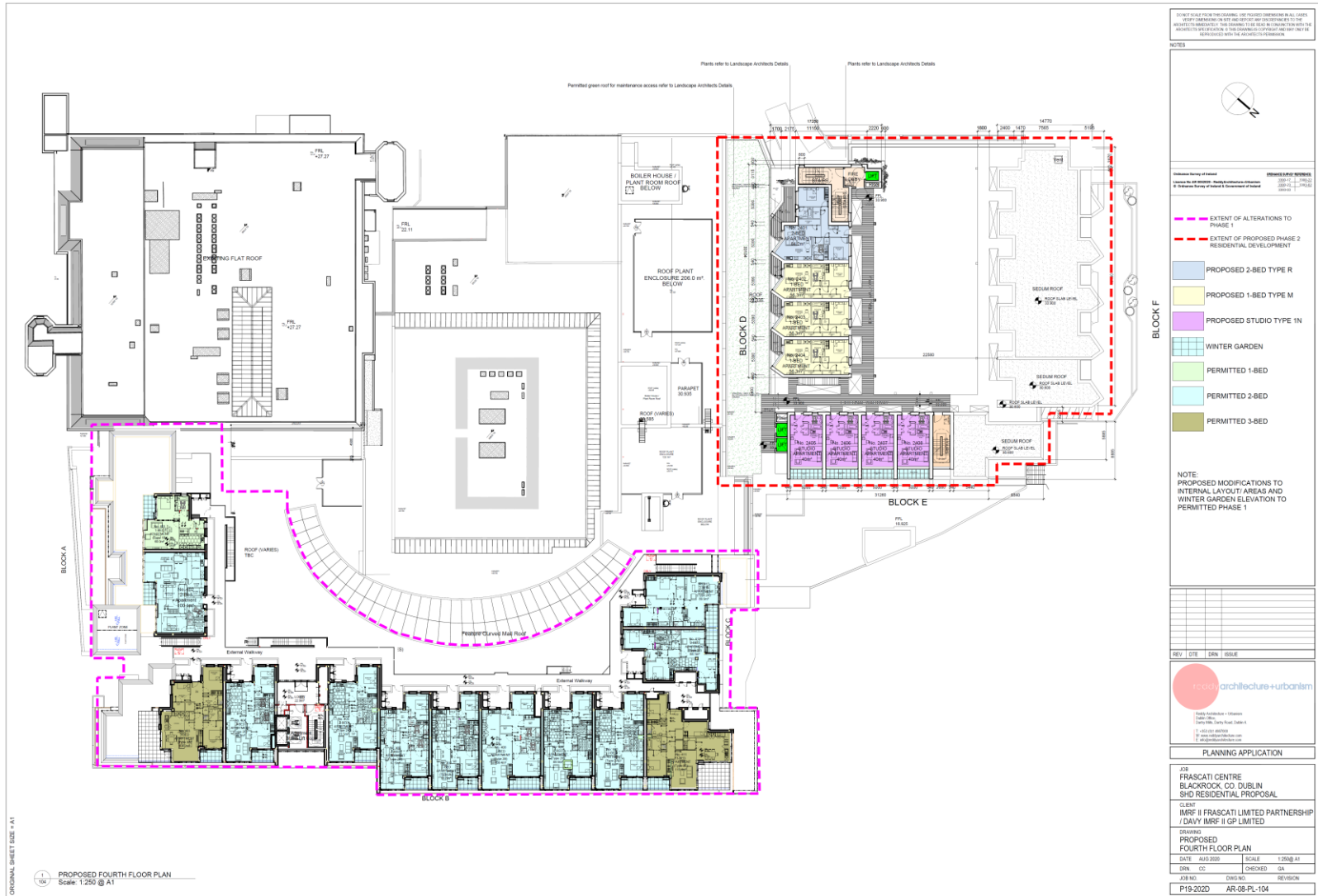


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





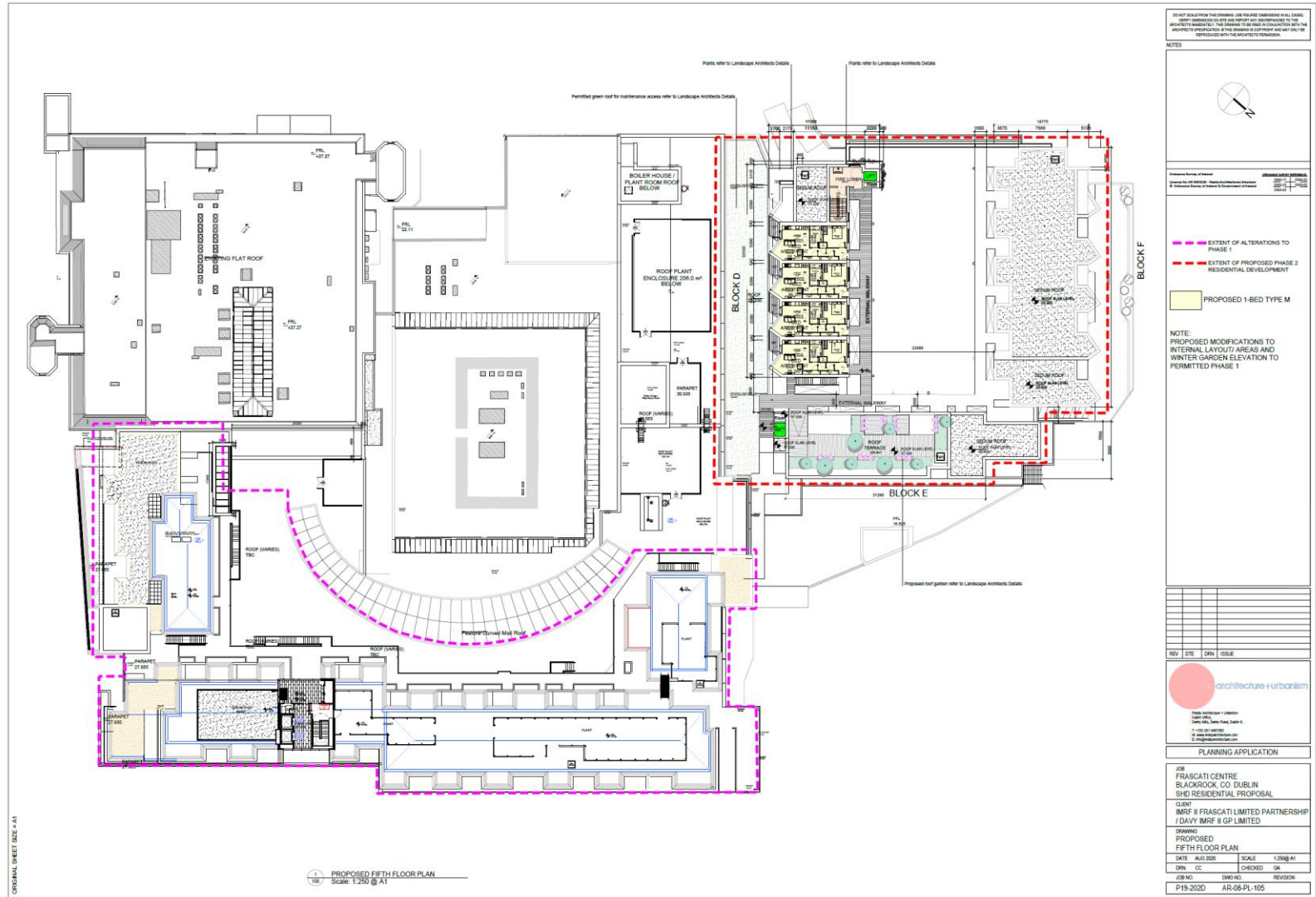
Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





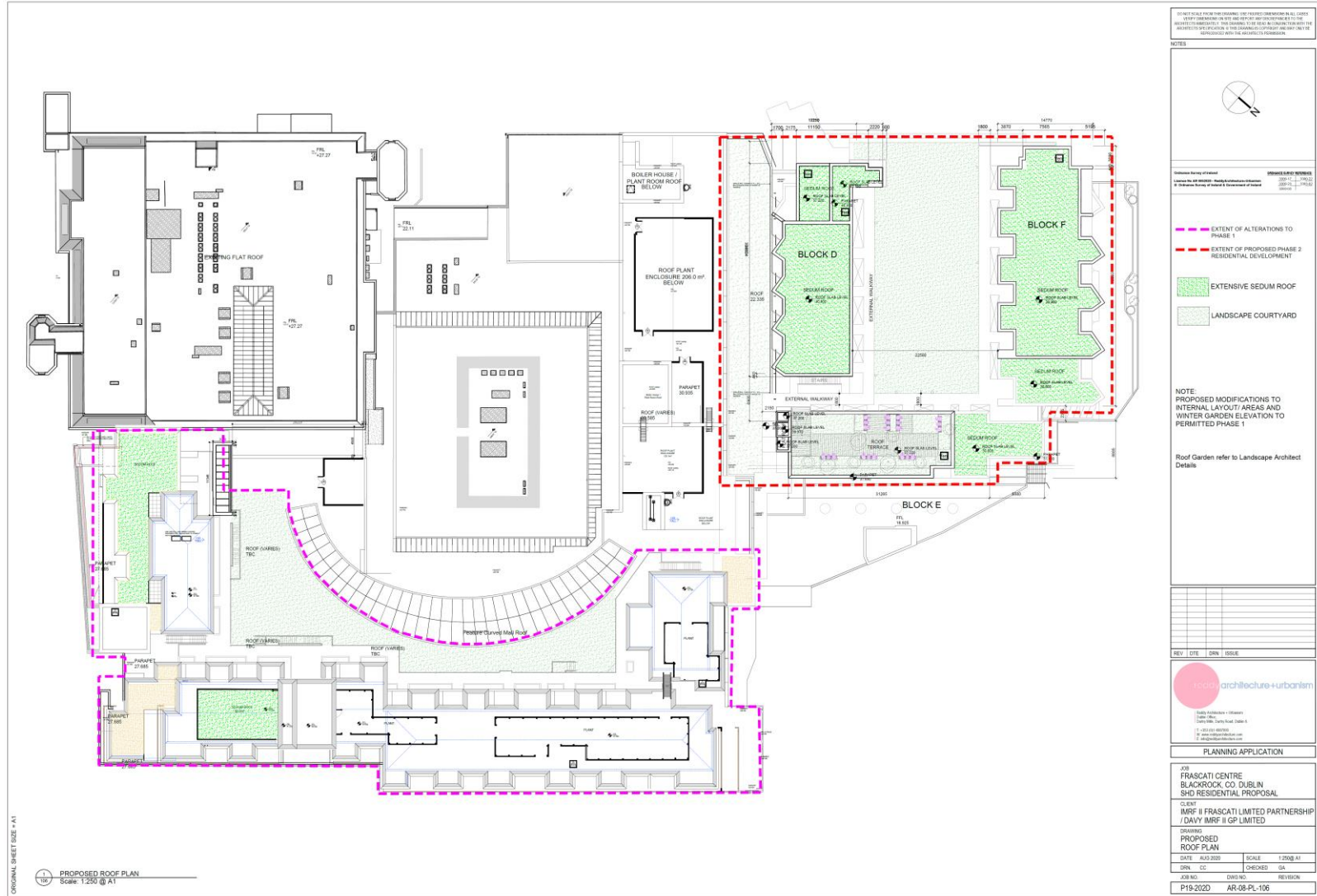


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



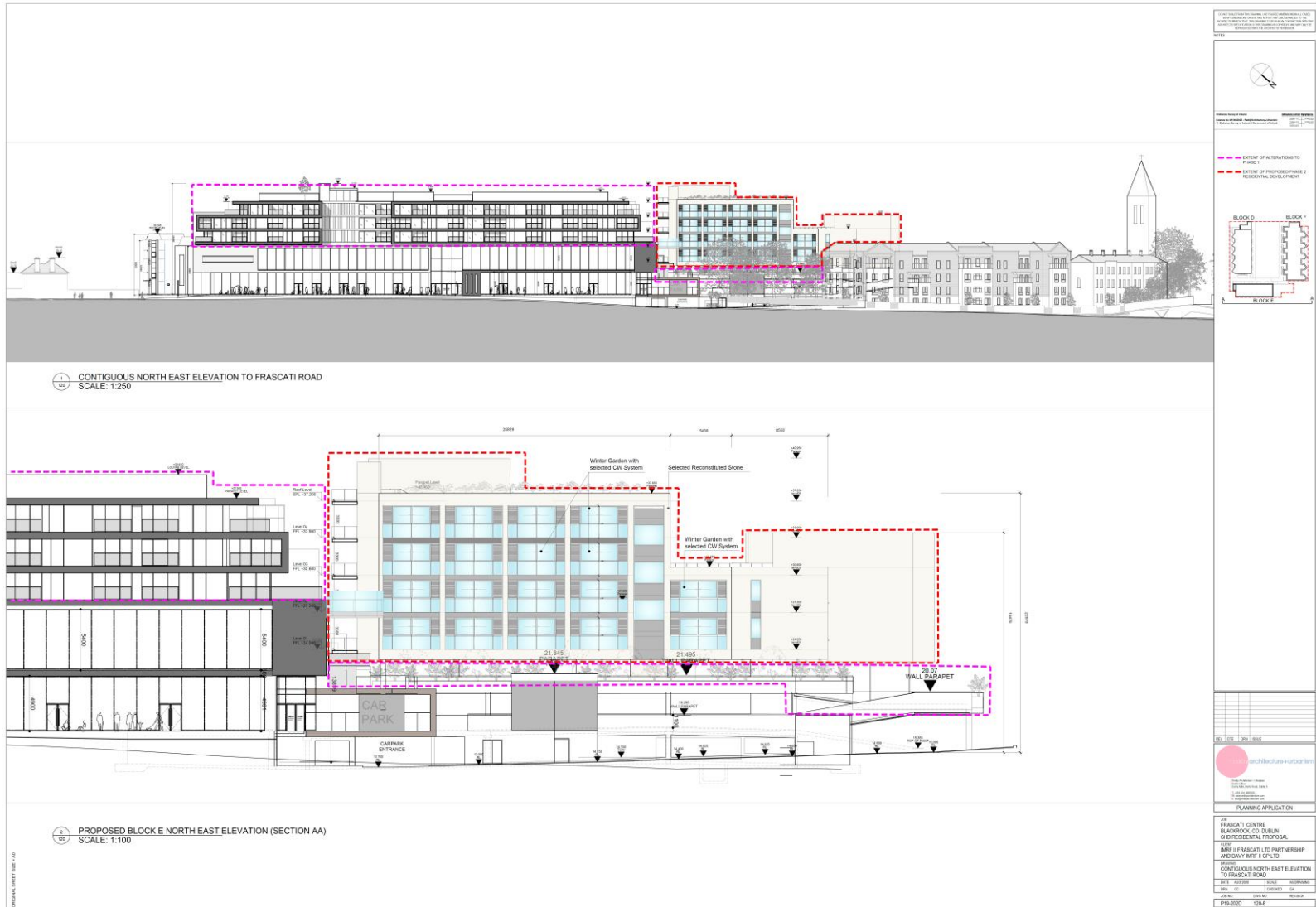


**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020



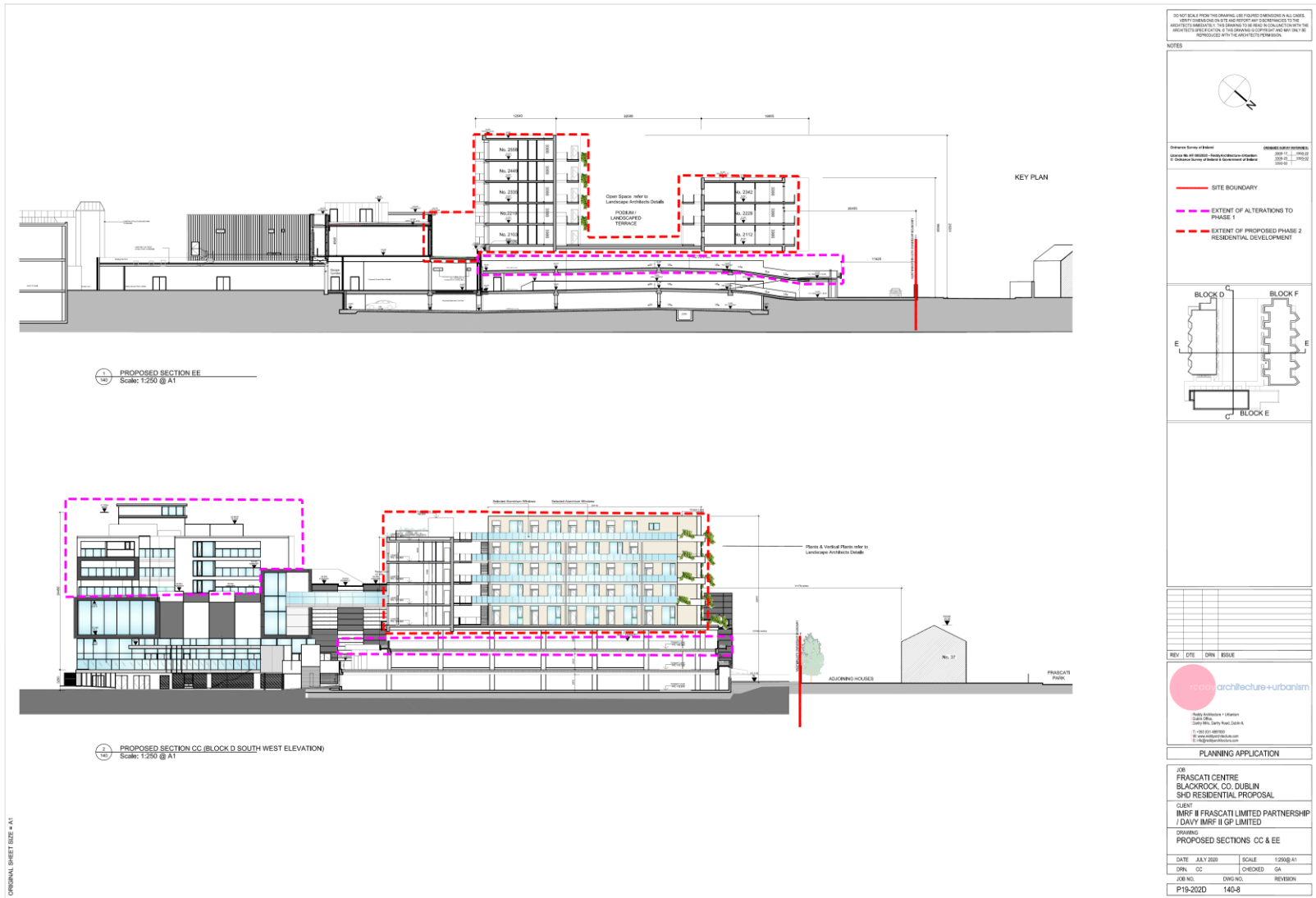


**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020



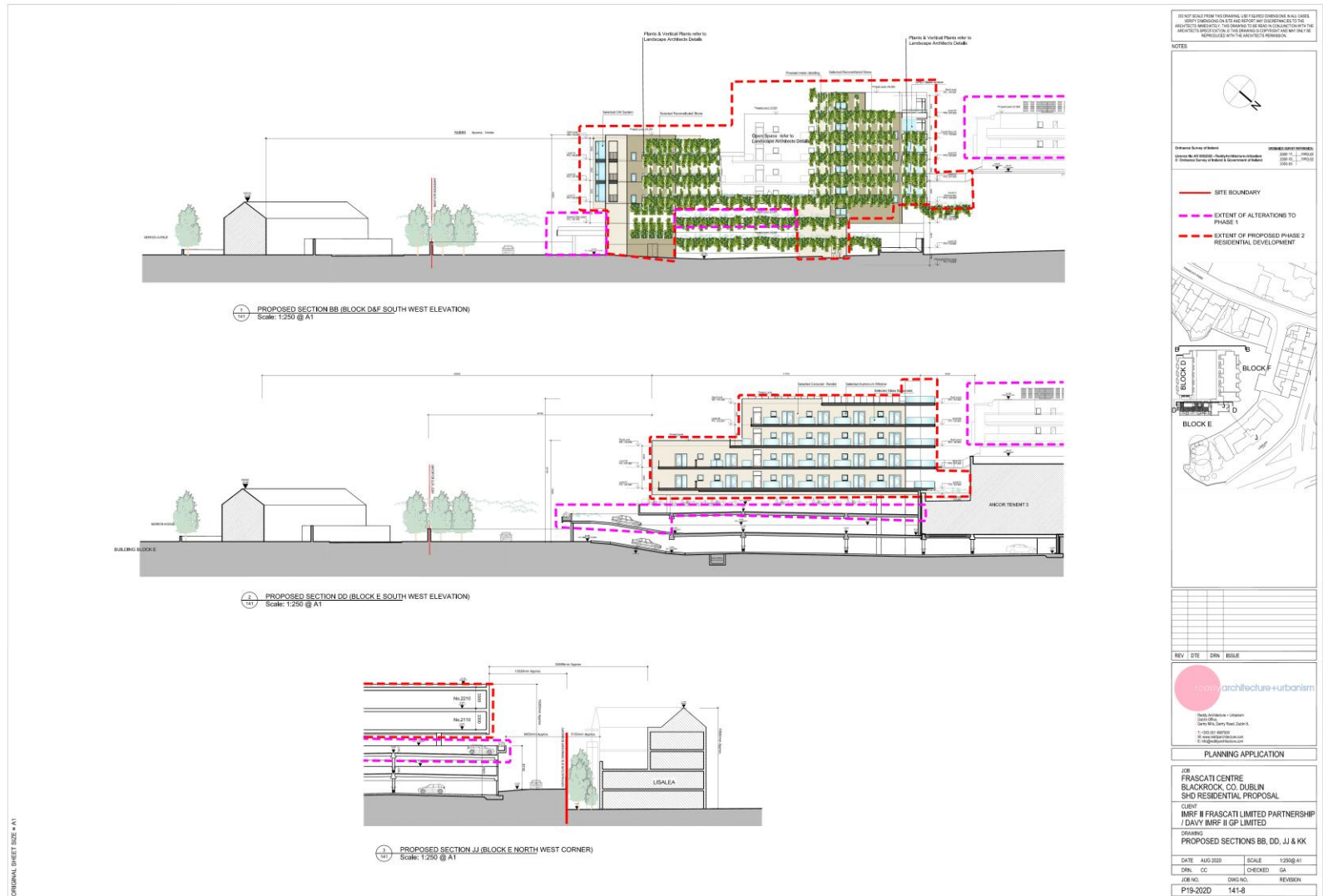


**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020



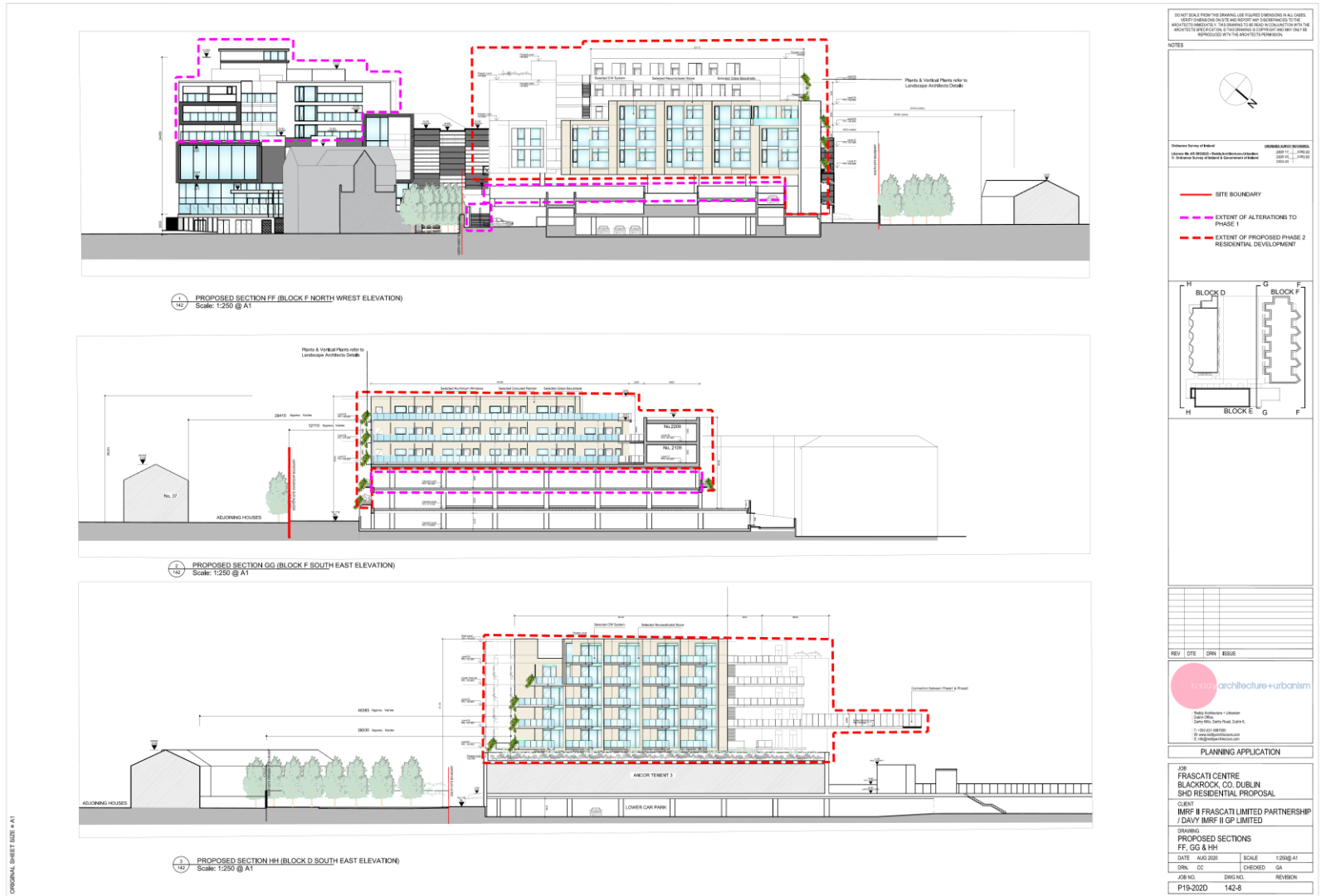


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



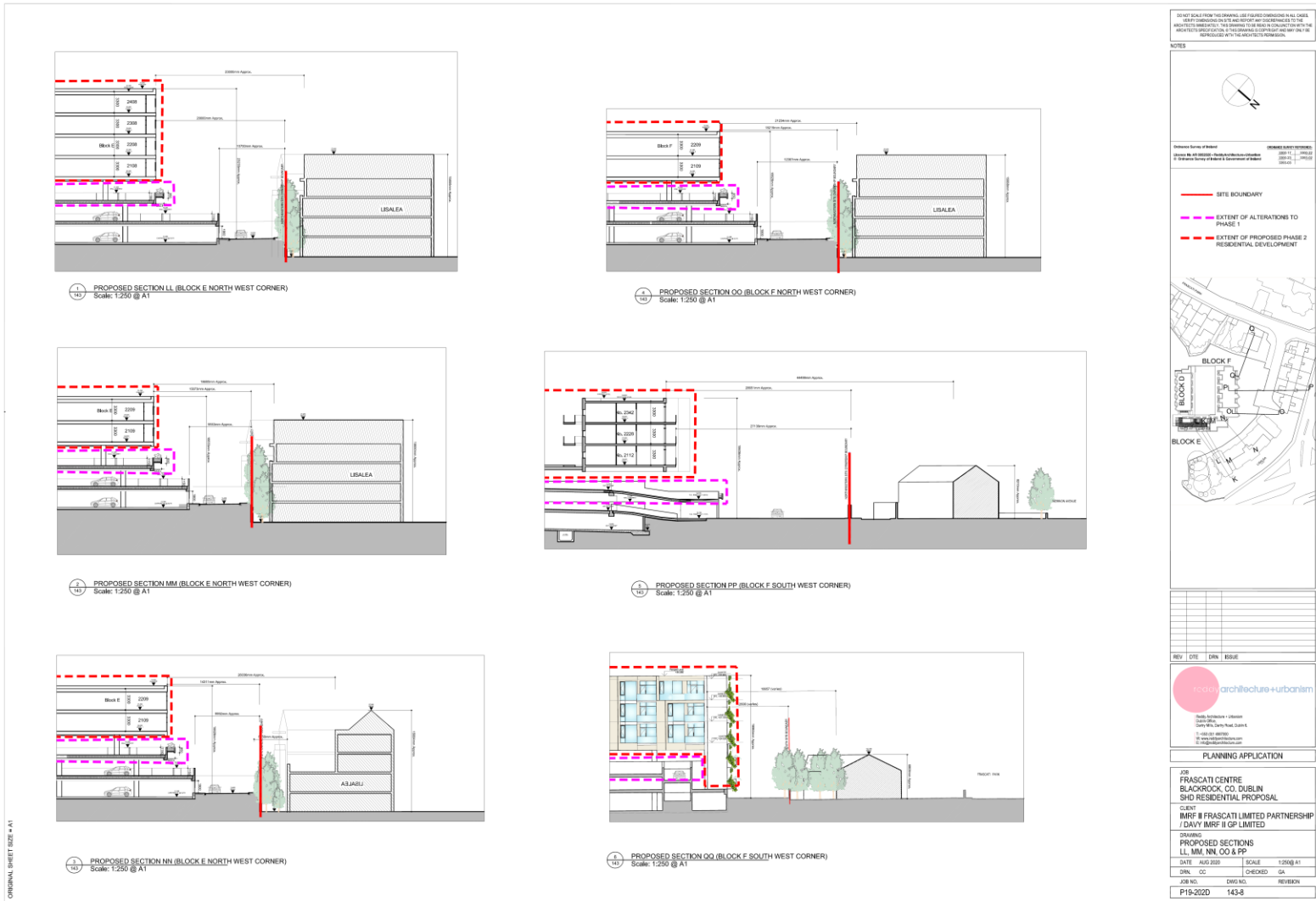


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



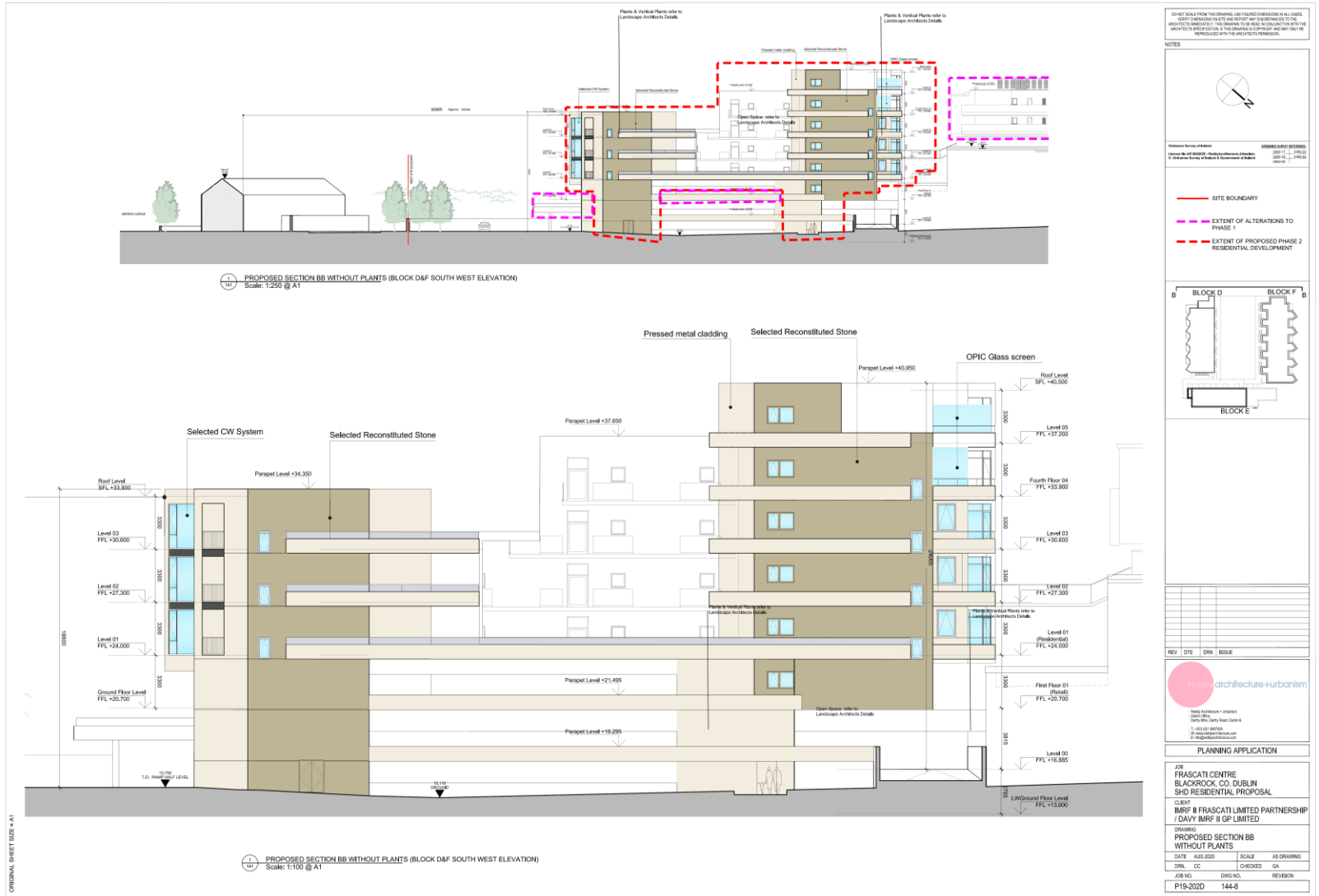


**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020





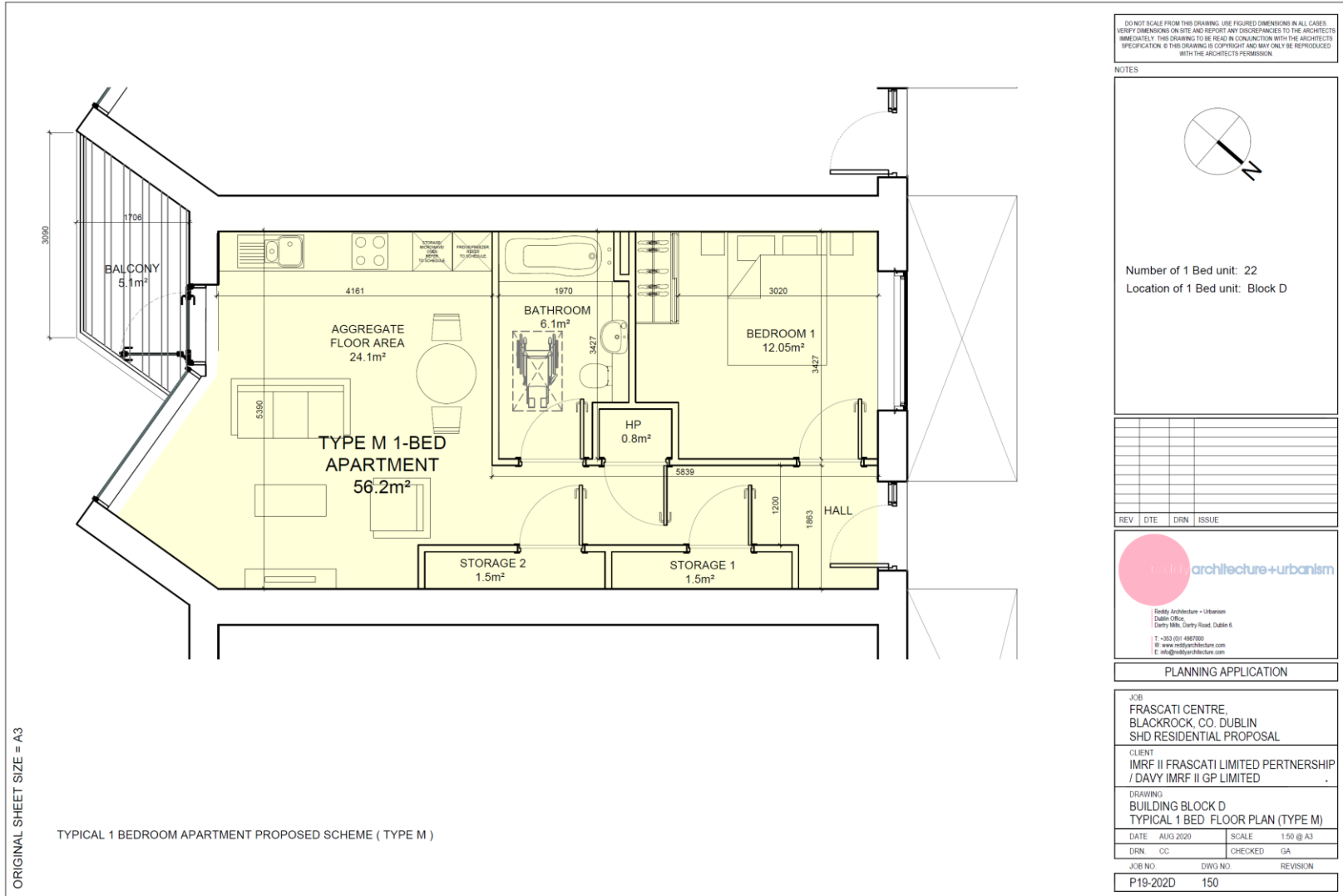
Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





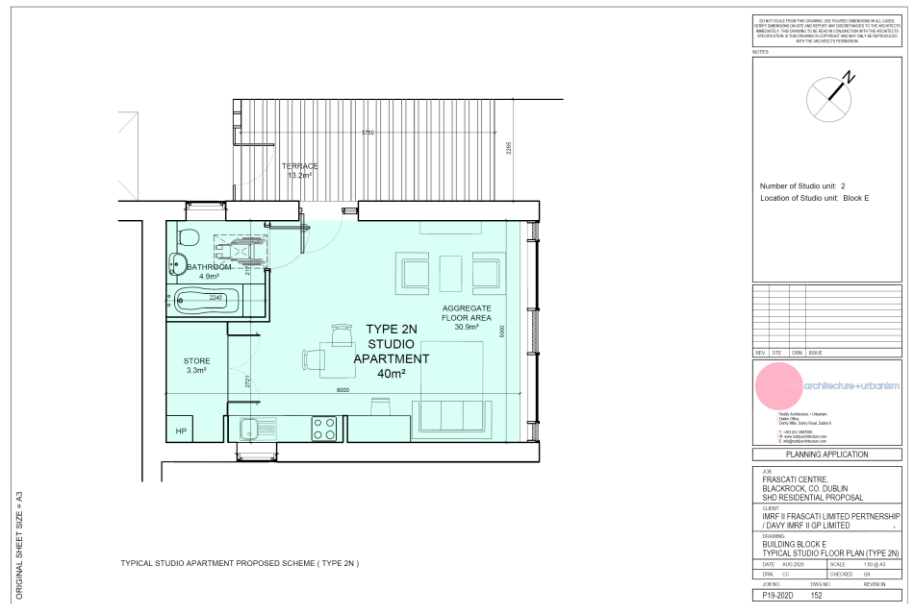
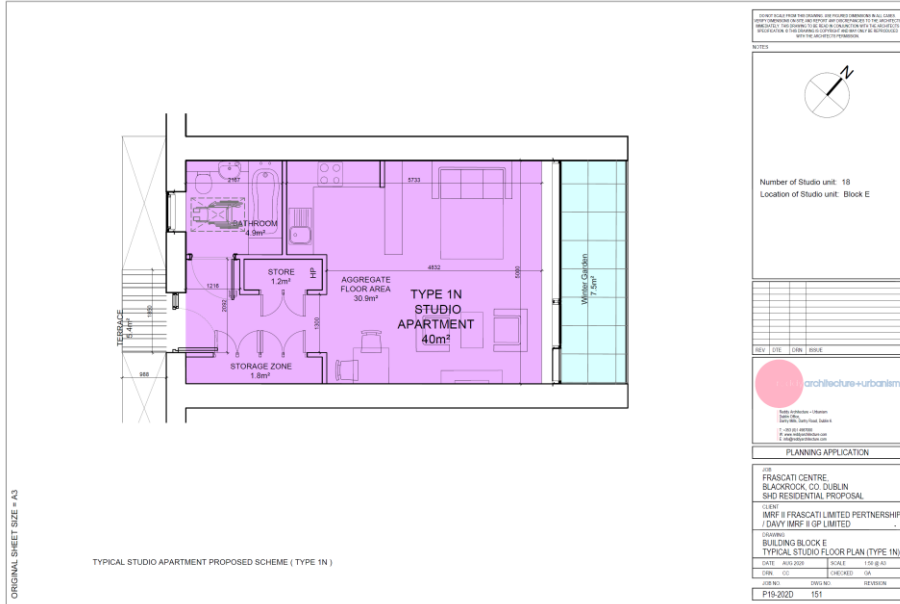


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



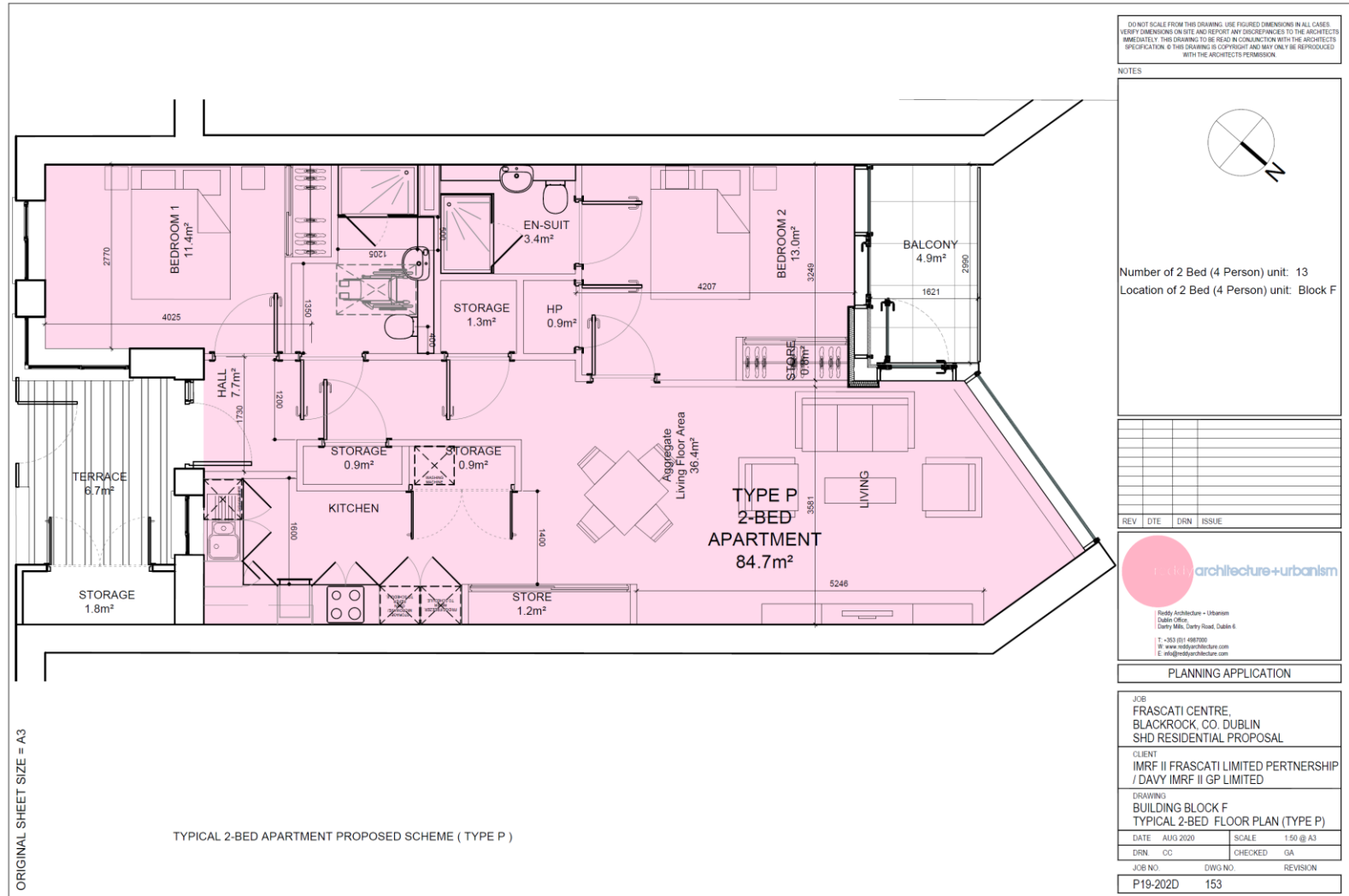


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



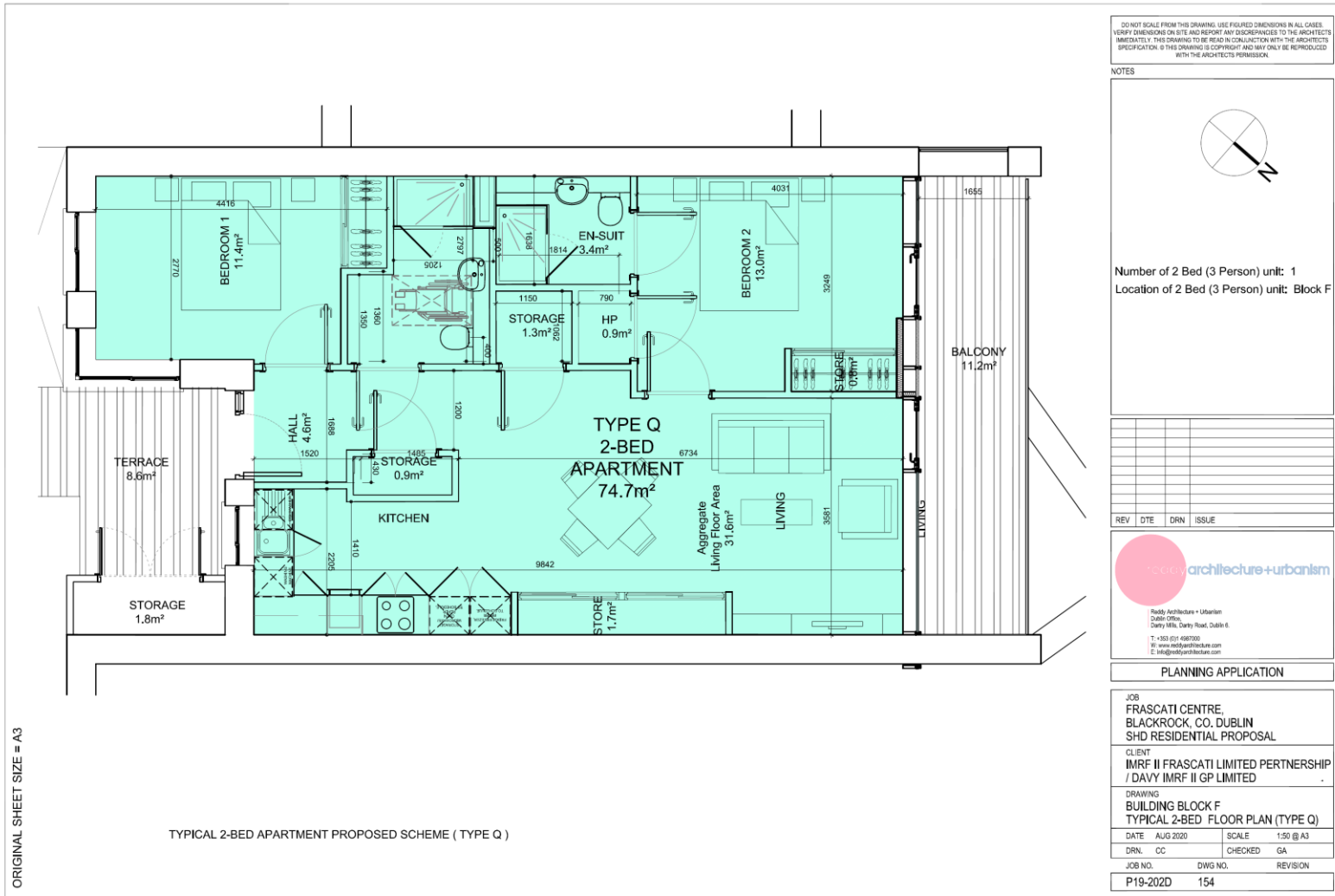


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



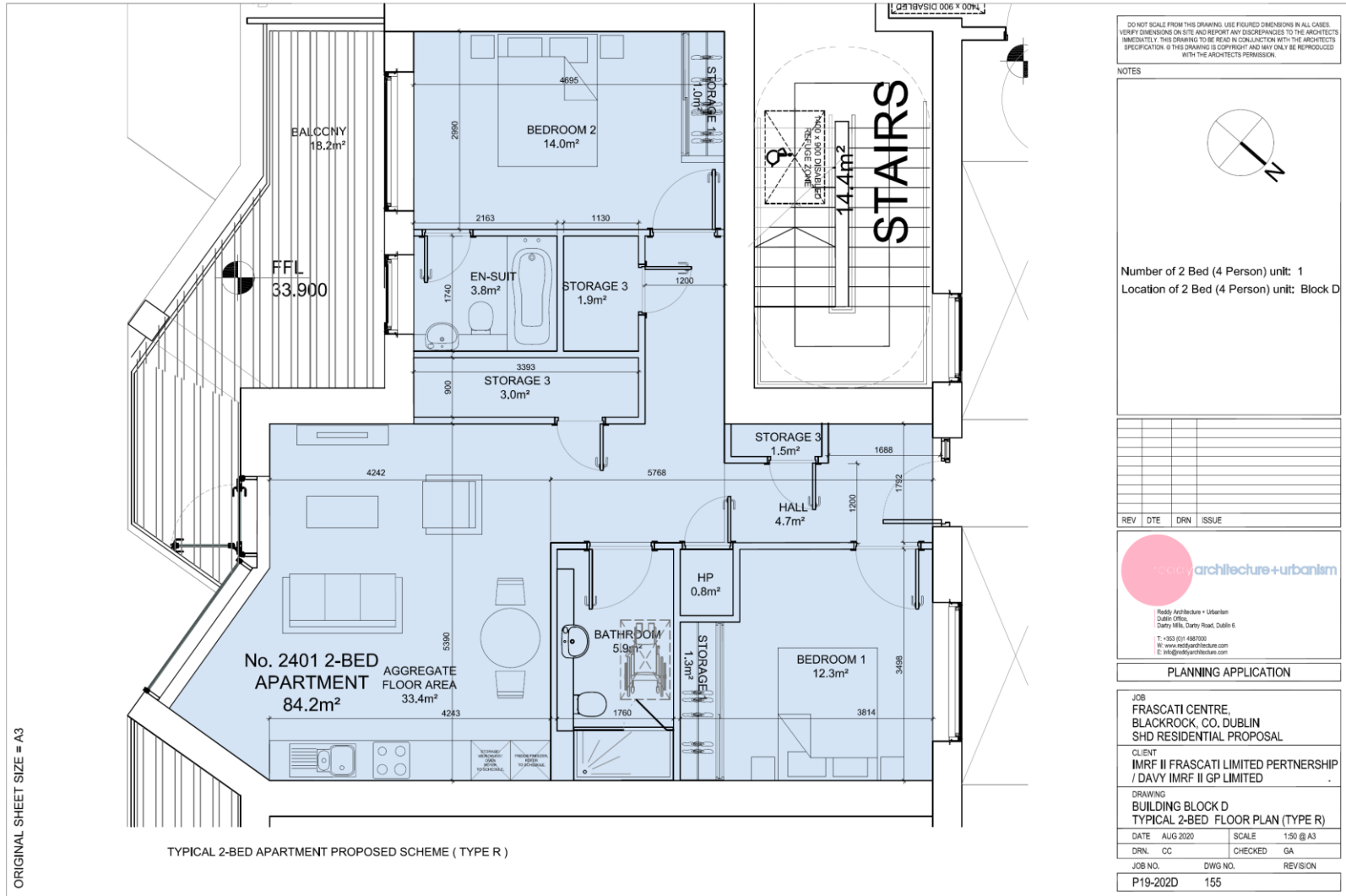


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



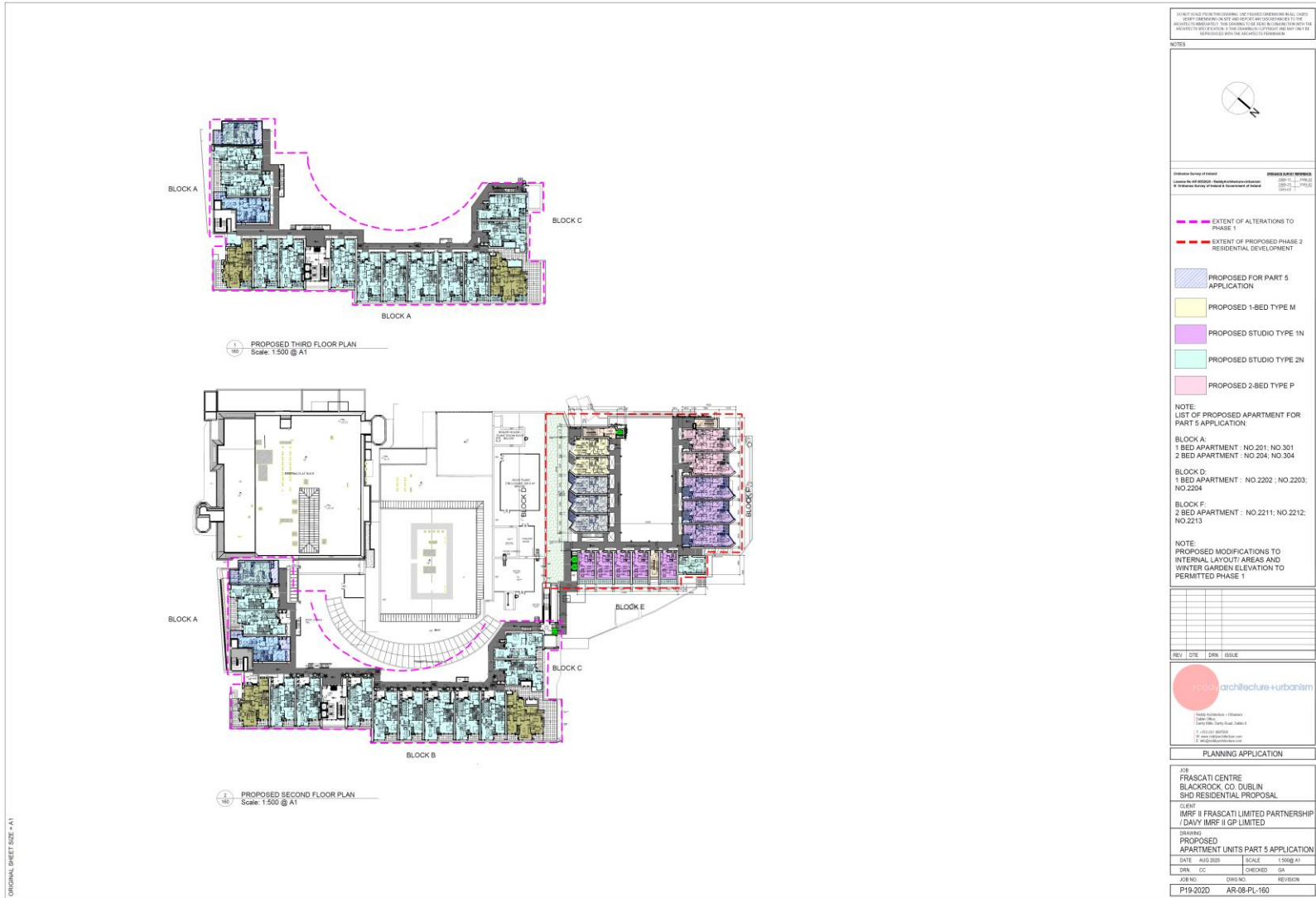


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



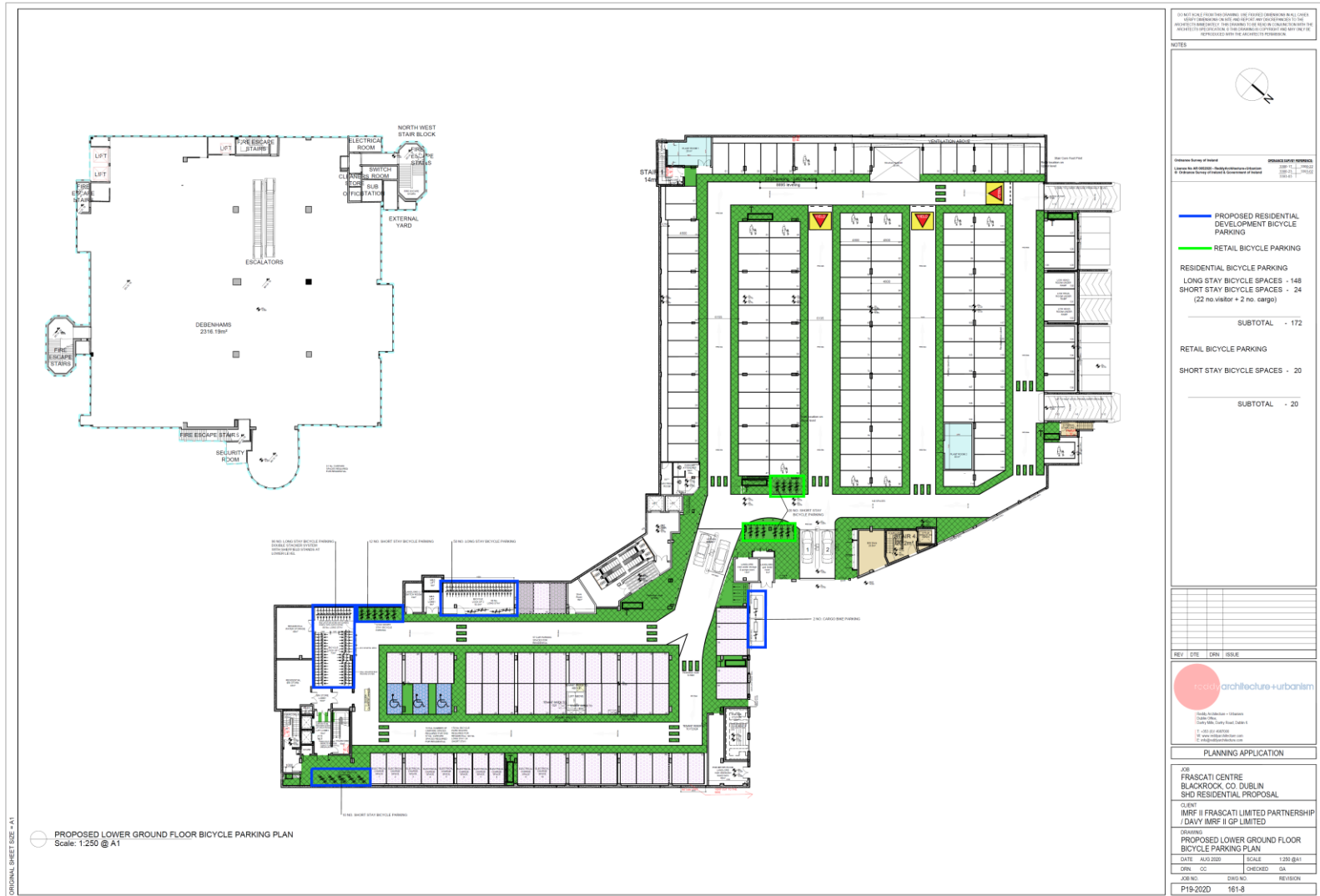


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



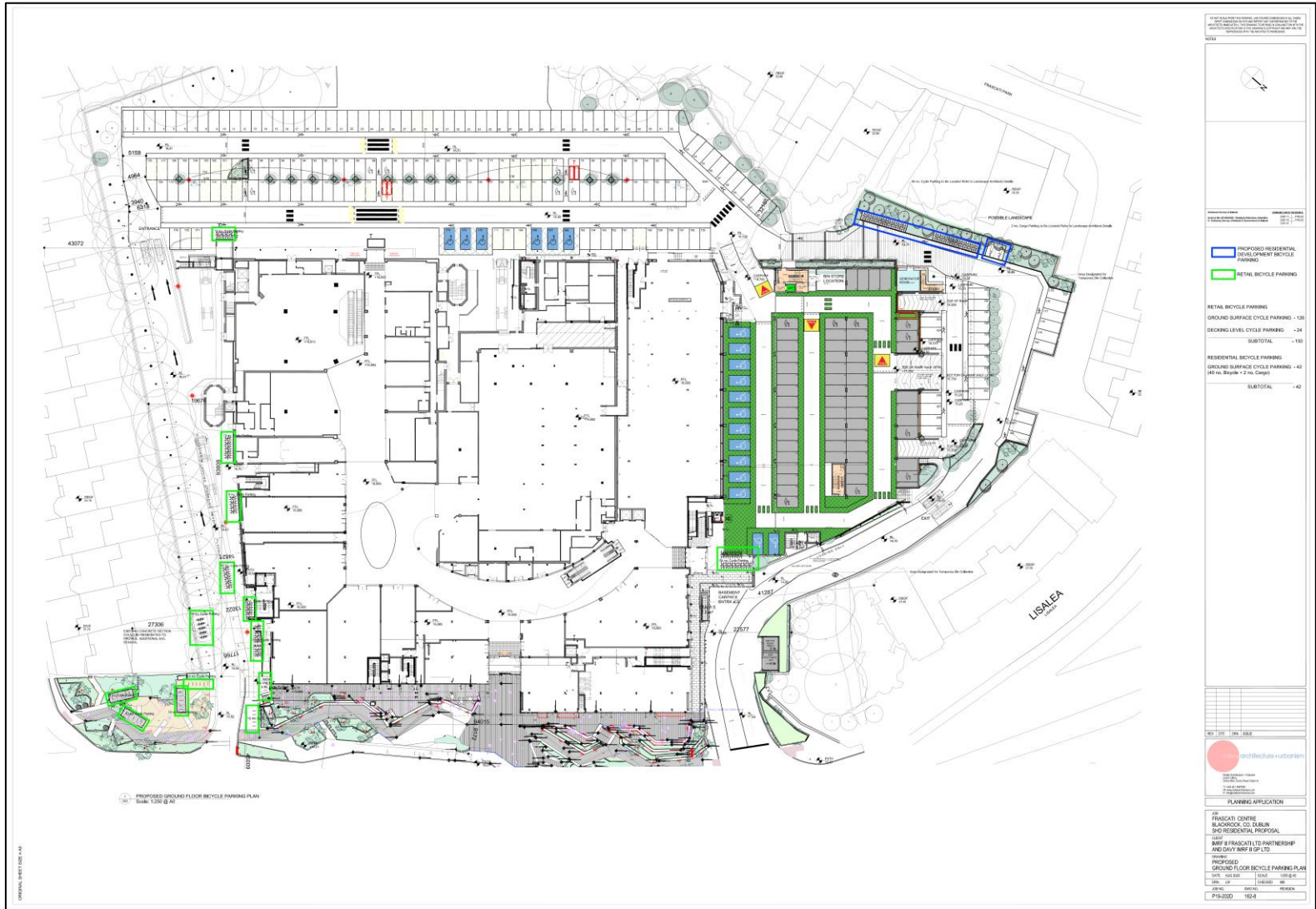


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





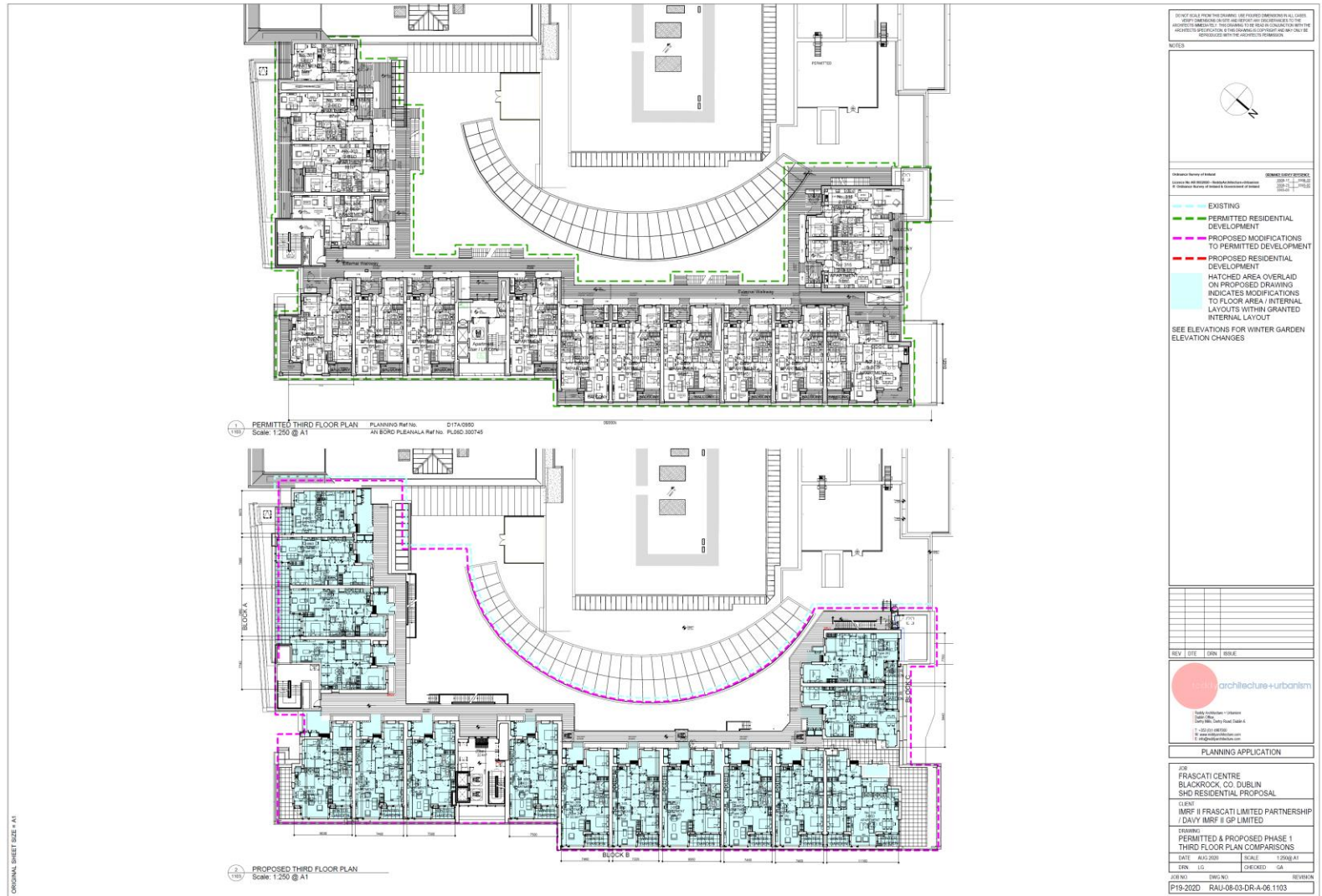


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020



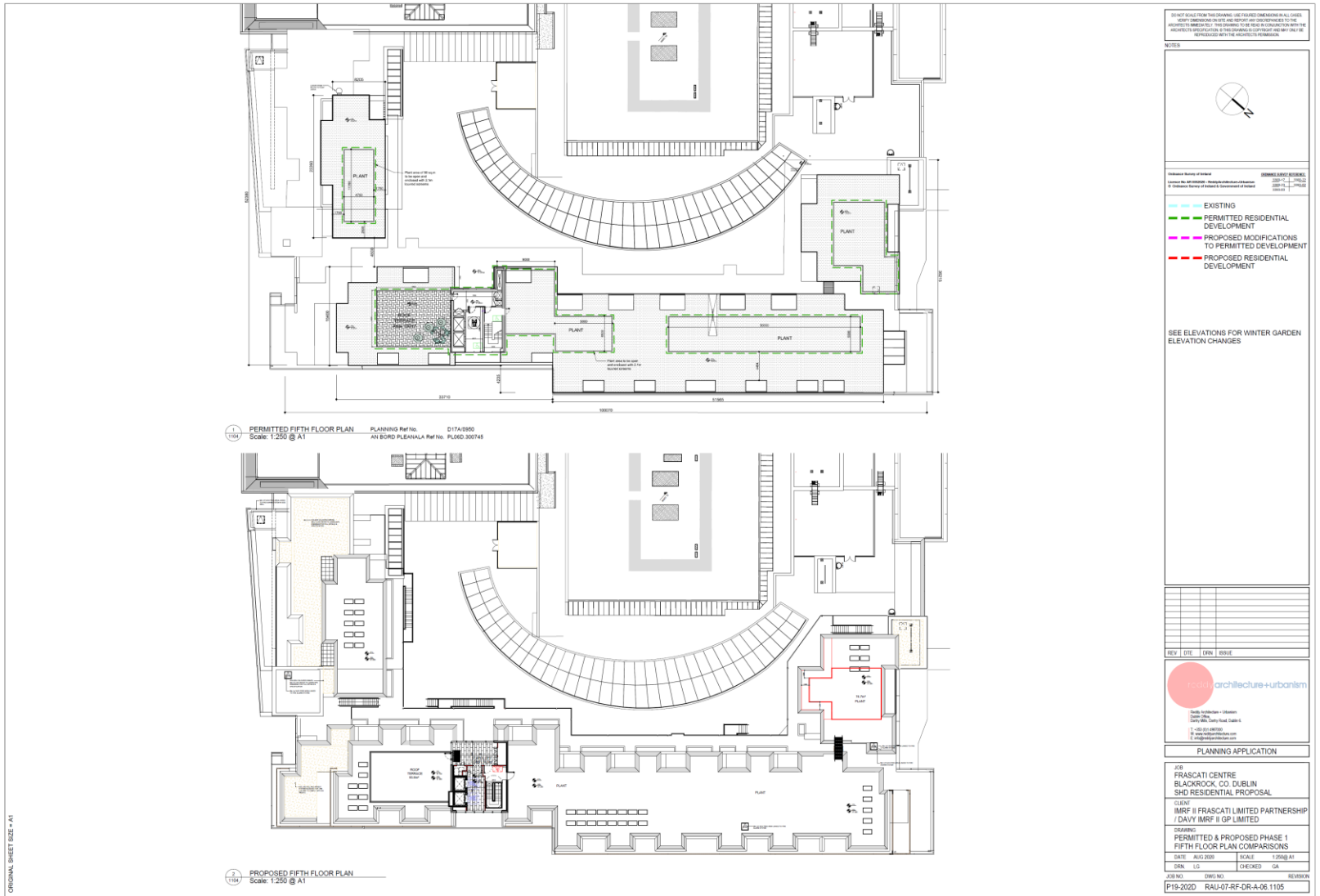


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



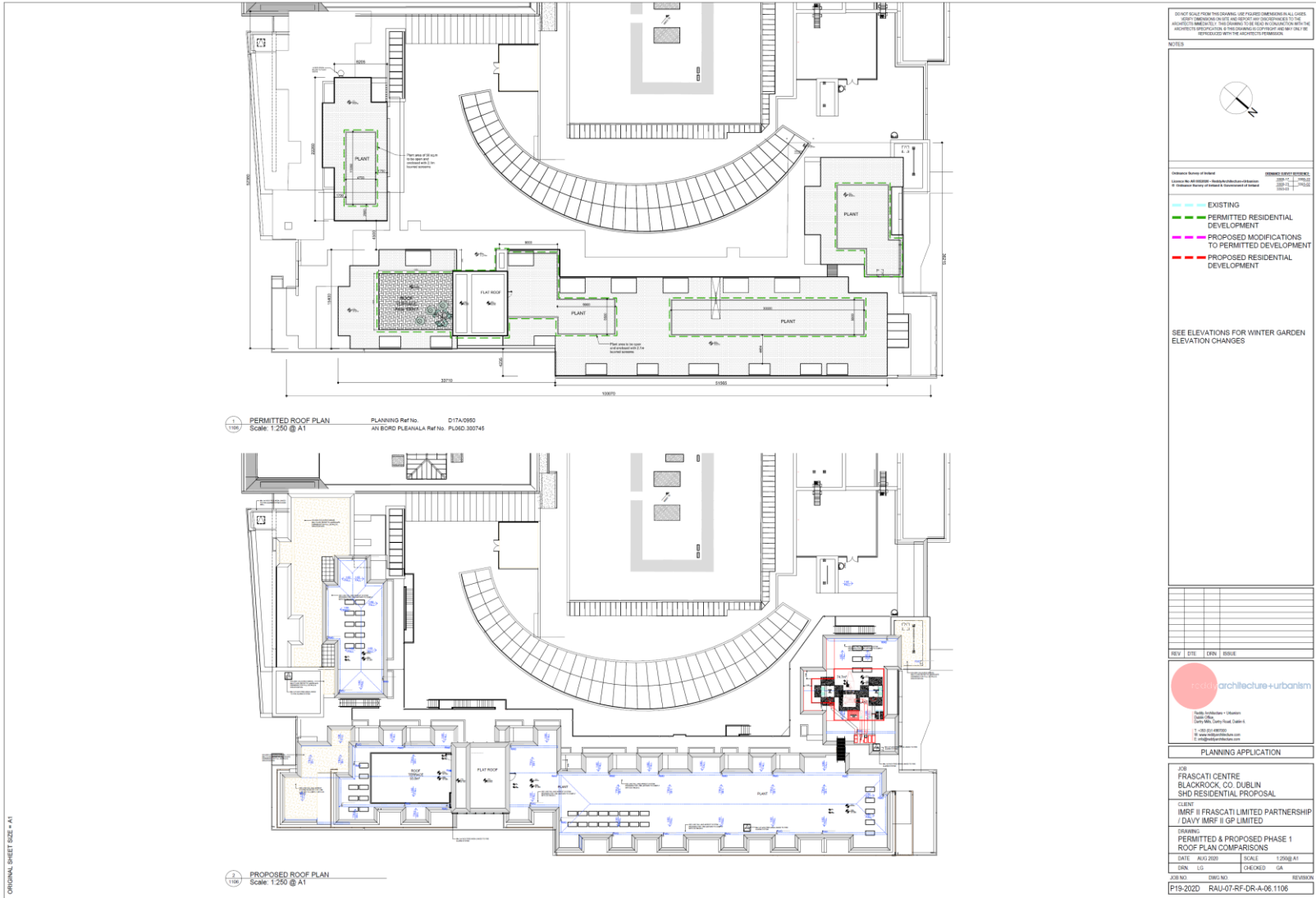


**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020





**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020



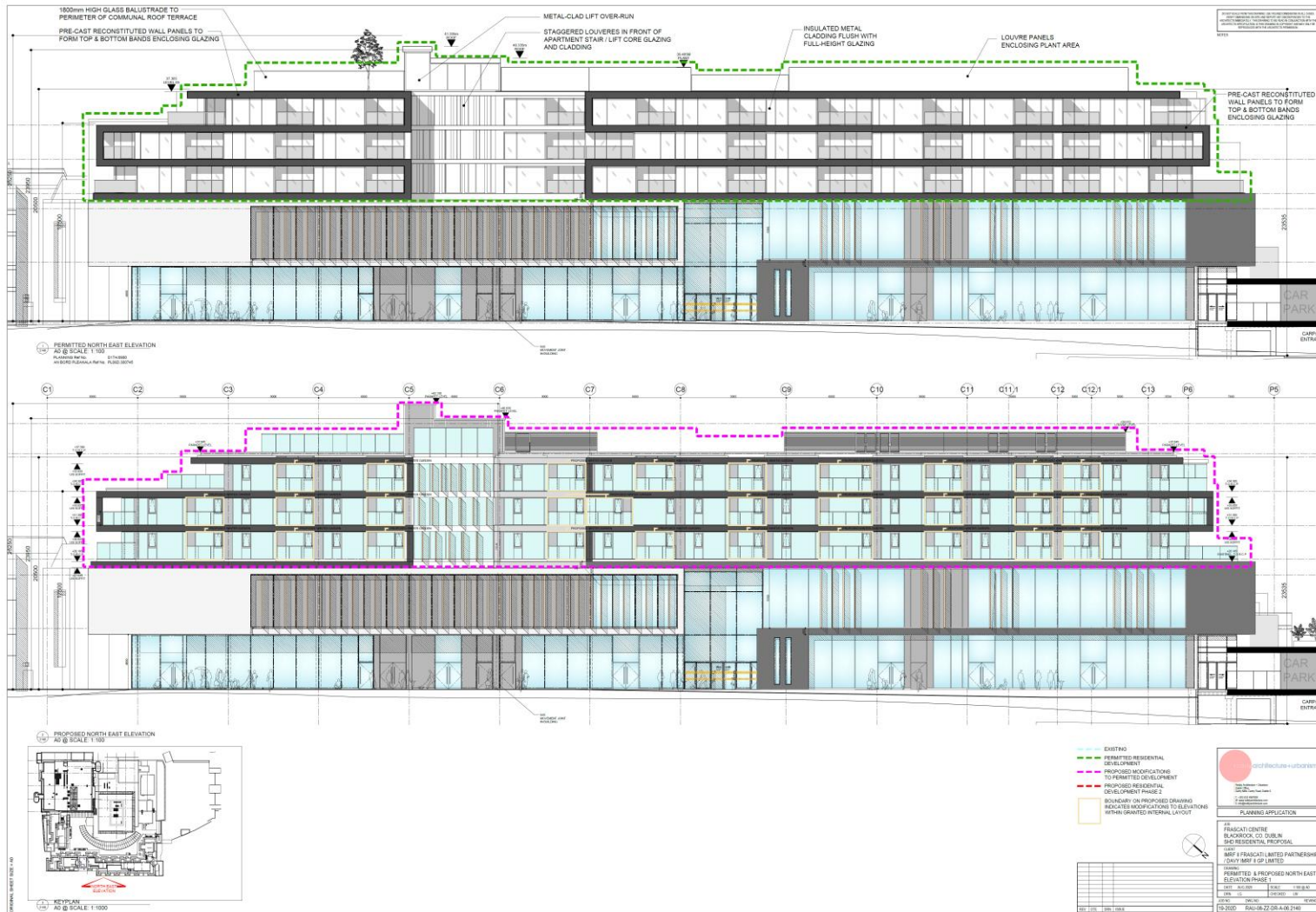


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





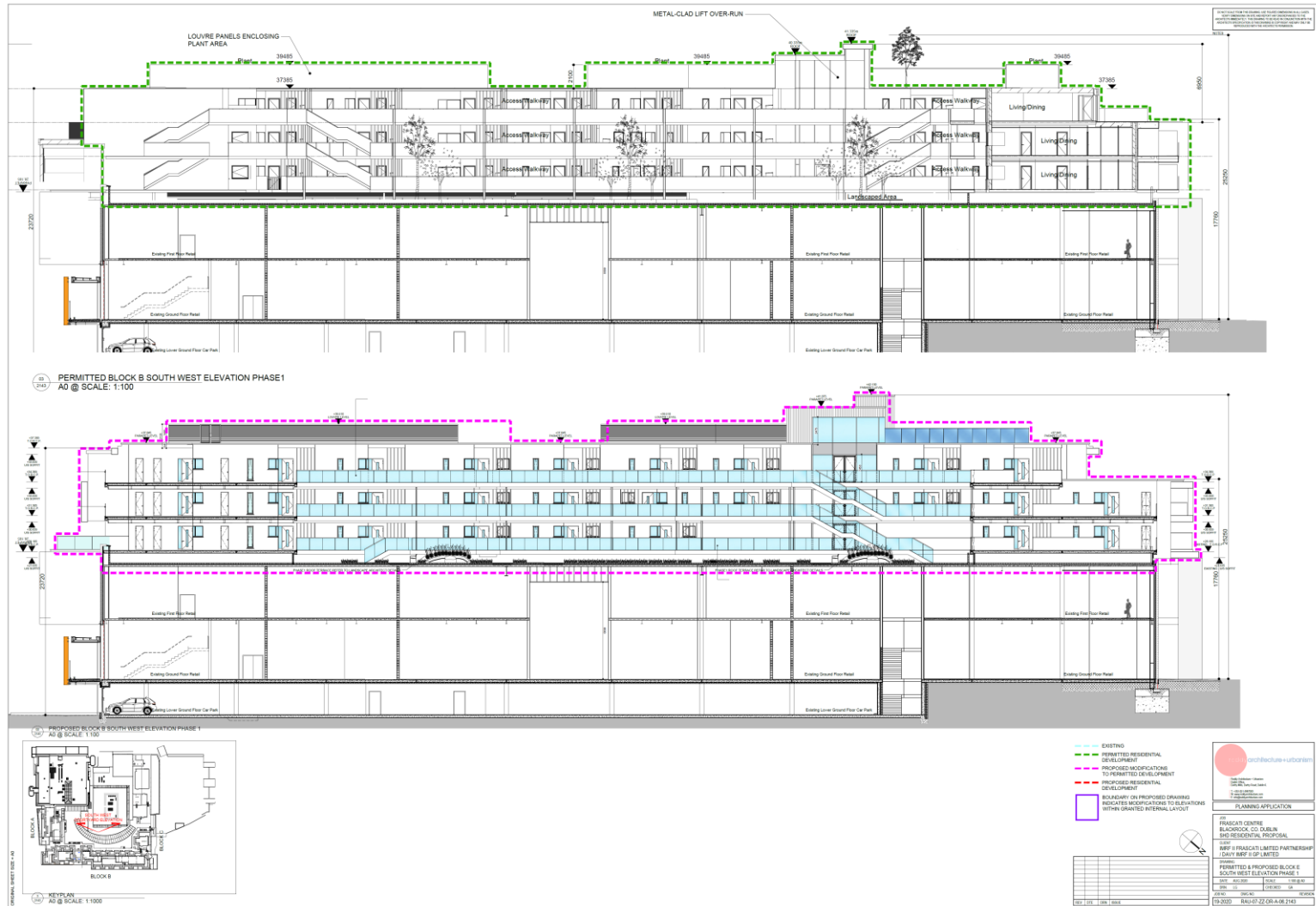


Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





**Project:** Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

**Applicant:** IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

**Date:** 26<sup>th</sup> August 2020



**Summary of Proposed Development**

This proposal relates to a residential development consisting of a total of **102 no.** residential apartment units and is considered to constitute a Strategic Housing Development.

The main components of the proposed development consist of:

- 57no.** new apartments in the proposed new phase 2 element with the following mix:
  - 20 no. studios
  - 22 no. 1 bed apartments
  - 15 no. 2 bed apartments

Material alterations to **45no.** permitted apartments in the phase 1 element with the following mix:

- 3no. 1 bed apartments
- 36no. 2 bed apartments
- 6no. 3 bed apartments

Total: 102no. apartments

The proposed development includes the allocation of 57no. car parking spaces at lower ground floor level for residential use. The proposals also include 172no. bicycle parking spaces at lower ground level with an additional 42no. bicycle parking spaces at ground level for the use of the 102no. residential units.

The proposal includes alterations to existing surface car parking to provide additional landscaping, a bicycle shelter, and all associated ancillary site development works.

Level	Studio	1 Bed	2 Bed	3 Bed		GIA (sq.m)
<b>Level -1 (Basement)</b>						
Apartment Core & Bin Store	N/A	N/A	N/A	N/A		118
Plant Room 1						28
Plant Room 2						30
Gas Manifold						3
LV Switchroom						10.5
<b>Total</b>						<b>189.5</b>
<b>Level 0 (Ground)</b>						
Apartment Core & Bin Store	N/A	N/A	N/A	N/A		97.4
External Carpark Stair	N/A	N/A	N/A	N/A		9.1
Generator Room	N/A	N/A	N/A	N/A		24.8
Switch & SUB station						25
<b>Total</b>						<b>156.3</b>
<b>Level 1 (Retail )</b>						
Apartment Liftshafts	N/A	N/A	N/A	N/A		2.8
Apartment Stairwell	N/A	N/A	N/A	N/A		90.1
External Carpark	N/A	N/A	N/A	N/A		4836.08
Plant Room 3						31
Plant Room 4						43
<b>Total</b>						<b>5002.98</b>
<b>Level 1 (Residential)</b>						
		6	5	5	0	16
						1093.6
<b>Level 2</b>						
		6	6	18	2	32
						2604.5
<b>Level 3</b>						
		4	6	17	2	29
						2419.4
<b>Level 4</b>						
		4	3	11	2	20
						1881.1
<b>Level 5</b>						
		0	4	0	0	4
						276.9
<b>Total</b>		20	25	51	6	102
		19%	27%	49%	6%	
						8275.5
						(excl. external circulation)
Apartment Core & Liftshaft		Phase 1=484.81		Phase 2=529.85		1014.66
Apartment Block A Plant Area						50
Apartment Block B Plant Area						290
Apartment Block C Plant Area						104
Apartment Block D Plant Area						N/A
Apartment Block E Plant Area						N/A
Apartment Block F Plant Area						N/A
External Circulation Area		Phase 1=1068.55		Phase 2=1105.05		2173.6
<b>Total</b>						<b>3632.26</b>
<b>Site Area</b>						
Site Coverage						26653.00 sq.m
Plot Ratio						0.53
Carpark Area		Phase 1 + Phase 2+ Retail+ Car decking		Internal=9992.52		1.30
Total Communal External Amenity Space		External=4836.08				14828.60 sq.m
Landscaped Podium (Phase 2)						1468.53 sq.m
Landscaped Over Retail Communal Terrace (Phase 1)						646.93 sq.m
Roof Terrace		phase1= 99.8		phase2=230.8		545.16 sq.m
						330.60 sq.m

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020



APPENDIX 4 – HOUSING QUALITY ASSESSMENT

Architectural Design Statement

P19-202D Frascati Centre, Blackrock, Co. Dublin SHD Residential Permitted & Proposed  
20/08/2020

Unit No	Description	Level / Floor	Permitted Dwelling Unit Size (m <sup>2</sup> )	Proposed Dwelling Unit Size (m <sup>2</sup> )	Dwelling Unit Size Required (m <sup>2</sup> )	Dwelling Unit Size Required "PLUS 10%" (m <sup>2</sup> )	Number of Bedrooms	Bed Spaces	Permitted Aggregate Living Area (m <sup>2</sup> )	Proposed Aggregate Living Area (m <sup>2</sup> )	Aggregate Living Area Required (m <sup>2</sup> )	Permitted Aggregate Bedroom Area (m <sup>2</sup> )	Proposed Aggregate Bedroom Area (m <sup>2</sup> )	Aggregate Bedroom Area Required (m <sup>2</sup> )	Permitted Storage (m <sup>3</sup> )	Proposed Storage (m <sup>3</sup> )	Storage Required (m <sup>3</sup> )	Dual Aspect	Permitted Private (Terrace/Balcony) Space Provided	Proposed Private (Terrace/Balcony) Space Provided	Private (Terrace/Balcony) Space Required
Level 1																					
2100	1 Bed Apartment	01 Residential level	56.3	45.0	Y	1	2	24.1	23.0		12.05	11.4		3	3.0	3.0	Y		13	5.0	
2101	1 Bed Apartment	01 Residential level	56.3	45.0	Y	1	2	24.1	23.0		12.05	11.4		3	3.0	3.0	Y		5.1	5.0	
2102	1 Bed Apartment	01 Residential level	56.3	45.0	Y	1	2	24.1	23.0		12.05	11.4		3	3.0	3.0	Y		5.1	5.0	
2103	1 Bed Apartment	01 Residential level	56.3	45.0	Y	1	2	24.1	23.0		12.05	11.4		3	3.0	3.0	Y		5.1	5.0	
2104	1 Bed Apartment	01 Residential level	56.3	45.0	Y	1	2	24.1	23.0		12.05	11.4		3	3.0	3.0	Y		5.1	5.0	
2105	1 Bed Studio	01 Residential level	40	37.0	N	1	2	30.9	30.0		30.9	30		3	3.0	3.0	Y		7.5	4.0	
2106	1 Bed Studio	01 Residential level	40	37.0	N	1	2	30.9	30.0		30.9	30		3	3.0	3.0	Y		7.5	4.0	
2107	1 Bed Studio	01 Residential level	40	37.0	N	1	2	30.9	30.0		30.9	30		3	3.0	3.0	Y		7.5	4.0	
2108	1 Bed Studio	01 Residential level	40	37.0	N	1	2	30.9	30.0		30.9	30		3	3.0	3.0	Y		7.5	4.0	
2109	1 Bed Studio	01 Residential level	40	37.0	N	1	2	30.9	30.0		30.9	30		3	3.0	3.0	Y		7.5	4.0	
2110	1 Bed Studio	01 Residential level	40	37.0	N	1	2	30.9	30.0		30.9	30		3	3.0	3.0	Y		13	4.0	
2111	2 Bed Apartment	01 Residential level	84.7	73.0	Y	2	4	35.8	30.0		24.4	24.4		6.1	6.0	6.0	Y		13.9	7.0	
2112	2 Bed Apartment	01 Residential level	84.7	73.0	Y	2	4	35.8	30.0		24.4	24.4		6.1	6.0	6.0	Y		13.4	7.0	
2113	2 Bed Apartment	01 Residential level	84.7	73.0	Y	2	4	35.8	30.0		24.4	24.4		6.1	6.0	6.0	Y		13.4	7.0	
2114	2 Bed Apartment	01 Residential level	84.7	73.0	Y	2	4	35.8	30.0		24.4	24.4		6.1	6.0	6.0	Y		13.4	7.0	
2115	2 Bed Apartment	01 Residential level	84.7	73.0	Y	2	4	35.8	30.0		24.4	24.4		6.1	6.0	6.0	Y		13.4	7.0	
Level 2																					
201	1 Bedroom Apartment	02 Residential	59.0	62.3	45.0	Y	1	2	25.5	27.8	23.0	12.5	27.8	11.4	4.6	3.8	3.0	Y	16.5	23.8	5.0
202	2 Bedrooms Apartment	02 Residential	87.0	89.3	73.0	Y	2	4	32.0	35.7	30.0	24.6	35.7	24.4	6.6	6	6.0	Y	14.0	17	7.0
203	2 Bedrooms Apartment	02 Residential	80.4	82.8	73.0	Y	2	4	36.0	36.2	30.0	24.8	36.2	24.4	6.1	6.2	6.0	Y	13.0	27.7	7.0
204	2 Bedrooms Apartment	02 Residential	80.4	84.2	73.0	Y	2	4	30.0	37.4	30.0	25.1	37.4	24.4	6.5	6.1	6.0	Y	15.4	18.5	7.0
205	3 Bedrooms Apartment	02 Residential	105.0	101.8	90.0	Y	3	5	36.0	34.1	34.0	31.5	34.1	31.5	3.0	10.2	9.0	Y	49.0	38.2	9.0
206	2 Bedrooms Apartment	02 Residential	91.0	90.9	73.0	Y	2	4	36.0	36.4	30.0	24.8	36.4	24.4	6.1	6.1	6.0	Y	13.0	15.9	7.0
207	2 Bedrooms Apartment	02 Residential	91.0	90.1	73.0	Y	2	4	36.0	35.4	30.0	24.8	35.4	24.4	6.1	6.1	6.0	Y	13.0	15.9	7.0
208	2 Bedrooms Apartment	02 Residential	91.0	91.5	73.0	Y	2	4	36.0	36.4	30.0	24.8	36.4	24.4	6.1	6.1	6.0	Y	13.0	15.9	7.0
209	2 Bedrooms Apartment	02 Residential	91.0	92.6	73.0	Y	2	4	36.0	35.4	30.0	24.8	35.4	24.4	6.1	6.1	6.0	Y	13.0	14.7	7.0
210	2 Bedrooms Apartment	02 Residential	91.0	88.6	73.0	Y	2	4	36.0	34	30.0	24.8	34	24.4	6.1	6.4	6.0	Y	13.0	15.5	7.0
211	2 Bedrooms Apartment	02 Residential	98.0	106.4	73.0	Y	2	4	36.0	47.2	30.0	27.4	47.2	24.4	6.7	8.0	7.8	Y	13.9	18.5	7.0
212	2 Bedrooms Apartment	02 Residential	91.0	89.9	73.0	Y	2	4	36.0	35.7	30.0	24.8	35.7	24.4	6.1	6	6.0	Y	13.0	15.9	7.0
213	2 Bedrooms Apartment	02 Residential	91.0	91.6	73.0	Y	2	4	36.0	36.4	30.0	24.8	36.4	24.4	6.1	6.1	6.0	Y	13.0	14.3	7.0
214	3 Bedrooms Apartment	02 Residential	121.0	115.4	90.0	Y	3	5	46.5	44.1	34.0	33.9	44.1	31.5	9.3	9.1	9.0	Y	76.0	73	9.0
215	2 Bedrooms Apartment	02 Residential	91.0	88.1	73.0	Y	2	4	36.0	34.9	30.0	24.8	34.9	24.4	6.1	6	6.0	Y	13.0	15.7	7.0
216	2 Bedrooms Apartment	02 Residential	91.0	89.9	73.0	Y	2	4	36.0	33.6	30.0	24.8	33.6	24.4	6.1	6	6.0	Y	13.0	10.2	7.0
Level 3																					
2200	1 Bed Apartment	02 Residential level	56.3	45.0	Y	1	2	24.1	23.0		12.05	11.4		3	3.0	3.0	Y		13	5.0	
2201	1 Bed Apartment	02 Residential level	56.3	45.0	Y	1	2	24.1	23.0		12.05	11.4		3	3.0	3.0	Y		5.1	5.0	
2202	1 Bed Apartment	02 Residential level	56.3	45.0	Y	1	2	24.1	23.0		12.05	11.4		3	3.0	3.0	Y		5.1	5.0	
2203	1 Bed Apartment	02 Residential level	56.3	45.0	Y	1	2	24.1	23.0		12.05	11.4		3	3.0	3.0	Y		5.1	5.0	
2204	1 Bed Apartment	02 Residential level	56.3	45.0	Y	1	2	24.1	23.0		12.05	11.4		3	3.0	3.0	Y		5.1	5.0	
2205	1 Bed Studio	02 Residential level	40	37.0	N	1	2	30.9	30.0		30.9	30		3	3.0	3.0	Y		7.5	4.0	
2206	1 Bed Studio	02 Residential level	40	37.0	N	1	2	30.9	30.0		30.9	30		3	3.0	3.0	Y		7.5	4.0	
2207	1 Bed Studio	02 Residential level	40	37.0	N	1	2	30.9	30.0		30.9	30		3	3.0	3.0	Y		7.5	4.0	
2208	1 Bed Studio	02 Residential level	40	37.0	N	1	2	30.9	30.0		30.9	30		3	3.0	3.0	Y		7.5	4.0	
2209	1 Bed Studio	02 Residential level	40	37.0	N	1	2	30.9	30.0		30.9	30		3	3.0	3.0	Y		7.5	4.0	
2210	1 Bed Studio	02 Residential level	40	37.0	N	1	2	30.9	30.0		30.9	30		3	3.0	3.0	Y		13	4.0	
2211	2 Bed Apartment	02 Residential level	84.7	73.0	Y	2	4	35.8	30.0		24.4	24.4		6.1	6.0	6.0	Y		13.9	7.0	
2212	2 Bed Apartment	02 Residential level	84.7	73.0	Y	2	4	35.8	30.0		24.4	24.4		6.1	6.0	6.0	Y		13.4	7.0	
2213	2 Bed Apartment	02 Residential level	84.7	73.0	Y	2	4	35.8	30.0		24.4	24.4		6.1	6.0	6.0	Y		13.4	7.0	
2214	2 Bed Apartment	02 Residential level	84.7	73.0	Y	2	4	35.8	30.0		24.4	24.4		6.1	6.0	6.0	Y		13.4	7.0	
2215	2 Bed Apartment	02 Residential level	84.7	73.0	Y	2	4	35.8	30.0		24.4	24.4		6.1	6.0	6.0	Y		13.4	7.0	
Level 3																					
301	1 Bedroom Apartment	03 Residential	59.0	62.3	45	Y	1	2	12.5	27.8	23.0	12.5	11.8	11.4	4.6	3.8	3.0	Y	16.5	16.1	5.0
302	2 Bedrooms Apartment	03 Residential	87.0	89.3	73	Y	2	4	24.6	35.7	30.0	24.6	25.4	24.4	6.6	6	6.0	Y	14.0	18.2	7.0
303	2 Bedrooms Apartment	03 Residential	91.0	92.6	73	Y	2	4	24.8	36.2	30.0	24.8	28	24.4	6.1	6.2	6.0	Y	13.0	28	7.0
304	2 Bedrooms Apartment	03 Residential	80.4	84.2	73	Y	2	4	25.1	37.4	30.0	25.1	24.7	24.4	6.5	6.1	6.0	Y	15.4	20.9	7.0
305	3 Bedrooms Apartment	03 Residential	105.0	101.8	90	Y	3	5	31.5	34.1	34.0	31.5	32.7	31.5	3.0	10.2	9.0	Y	33.5	38.9	9.0
306	2 Bedrooms Apartment	03 Residential	91.0	90.9	73	Y	2	4	24.8	36.4	30.0	24.8	26.6	24.4	6.1	6.1	6.0	Y	13.0	15.9	7.0
307	2 Bedrooms Apartment	03 Residential	91.0	90.1	73	Y	2	4	24.8	35.4	30.0	24.8	25.8	24.4	6.1	6.1	6.0	Y	13.0	15.9	7.0
308	2 Bedrooms Apartment	03 Residential	91.0	91.5	73	Y	2	4	24.8	36.4	30.0	24.8	26.7	24.4	6.1	6	6.0	Y	13.0	15.9	7.0
309	2 Bedrooms Apartment	03 Residential	91.0	92.6	73	Y	2	4	24.8	35.4	30.0	24.8	27.2	24.4	6.1	6	6.0	Y	13.0	14.7	7.0
310	2 Bedrooms Apartment	03 Residential	91.0	88.6	73	Y	2	4	24.8	34	30.0	24.8	25.5	24.4	6.1	6.4	6.0	Y	13.0	15.5	7.0
311	2 Bedrooms Apartment	03 Residential	98.0	106.4	73	Y	2	4	27.4	47.2	30.0	27.4	28.4	24.4	6.7	7.8	6.0	Y	13.9	18.5	7.0
312	2 Bedrooms Apartment	03 Residential	91.0	89.9	73	Y	2	4	24.8	35.7	30.0	24.8	27.6	24.4	6.1	6	6.0	Y	13.0	15.9	7.0
313	2 Bedrooms Apartment	03 Residential	91.0	91.6	73	Y	2	4	24.8	36.4	30.0	24.8	26.6	24.4	6.1						

P19-202D Frascati Centre, Blackrock, Co. Dublin SHD Residential Permitted & Proposed  
20/08/2020

Unit No	Description	Level / Floor	Permitted Dwelling Unit Size (m <sup>2</sup> )	Proposed Dwelling Unit Size (m <sup>2</sup> )	Dwelling Unit Size Required (m <sup>2</sup> )	Dwelling Unit Size Required "PLUS 10%" (m <sup>2</sup> )	Number of Bed-rooms	Bed Spaces	Permitted Aggregate Living Area (m <sup>2</sup> )	Proposed Aggregate Living Area (m <sup>2</sup> )	Aggregate Living Area Required (m <sup>2</sup> )	Permitted Aggregate Bedroom Area (m <sup>2</sup> )	Proposed Aggregate Bedroom Area (m <sup>2</sup> )	Aggregate Bedroom Area Required (m <sup>2</sup> )	Permitted Storage (m <sup>3</sup> )	Proposed Storage (m <sup>3</sup> )	Storage Required (m <sup>3</sup> )	Dual Aspect	Permitted Private (Terrace/Balcony) Space Provided	Proposed Private (Terrace/Balcony) Space Provided	Private (Terrace/Balcony) Space Required
2300	1 Bed Apartment	03 Residential level		56.3	45.0	Y	1	2		24.1	23.0		12.05	11.4		3	3.0	Y		13	5.0
2301	1 Bed Apartment	03 Residential level		56.3	45.0	Y	1	2		24.1	23.0		12.05	11.4		3	3.0	Y		5.1	5.0
2302	1 Bed Apartment	03 Residential level		56.3	45.0	Y	1	2		24.1	23.0		12.05	11.4		3	3.0	Y		5.1	5.0
2303	1 Bed Apartment	03 Residential level		56.3	45.0	Y	1	2		24.1	23.0		12.05	11.4		3	3.0	Y		5.1	5.0
2304	1 Bed Apartment	03 Residential level		56.3	45.0	Y	1	2		24.1	23.0		12.05	11.4		3	3.0	Y		5.1	5.0
2305	1 Bed Studio	03 Residential level		40	37.0	N	1	2		30.9	30.0		30.9	30		3	3.0	Y		7.5	4.0
2306	1 Bed Studio	03 Residential level		40	37.0	N	1	2		30.9	30.0		30.9	30		3	3.0	Y		7.5	4.0
2307	1 Bed Studio	03 Residential level		40	37.0	N	1	2		30.9	30.0		30.9	30		3	3.0	Y		7.5	4.0
2308	1 Bed Studio	03 Residential level		40	37.0	N	1	2		30.9	30.0		30.9	30		3	3.0	Y		7.5	4.0
2309	N/A	N/A		N/A																	
2310	N/A	N/A		N/A																	
2311	N/A	N/A		N/A																	
2312	2 Bed Apartment	03 Residential level		84.7	73.0	Y	2	4		35.8	30.0		34.4	24.4		6.1	6.0	Y		13.4	7.0
2313	2 Bed Apartment	03 Residential level		84.7	73.0	Y	2	4		35.8	30.0		34.4	24.4		6.1	6.0	Y		13.4	7.0
2314	2 Bed Apartment	03 Residential level		84.7	73.0	Y	2	4		35.8	30.0		34.4	24.4		6.1	6.0	Y		13.4	7.0
2316	2 Bed Apartment	03 Residential level		74.7	63.0	Y	2	3		31.6	28.0		34.4	20.1		5.7	5.0	Y		19.7	6.0
Level 4																					
401	1 Bedroom Apartment	04 Residential	59.0	60	45	Y	1	2	33.5	32.2	23.0	11.6	11.4	11.4	3.1	4.4	3.0	Y	12.5	15.8	5
402	2 Bedrooms Apartment	04 Residential	98.0	100.1	73	Y	2	4	42.0	40.1	30.0	24.8	28	24.4	6.1	6	6.0	Y	7.5	7	7
403	3 Bedrooms Apartment	04 Residential	105.0	104.2	90	Y	3	5	36.0	34.1	34.0	31.5	32.7	31.5	3.0	10.2	9.0	Y	33.5	45.4	9
404	2 Bedrooms Apartment	04 Residential	91.0	90.1	73	Y	2	4	36.0	35.4	30.0	24.8	25.5	24.4	6.1	6.1	6.0	Y	13.0	15.9	7
405	2 Bedrooms Apartment	04 Residential	91.0	91.5	73	Y	2	4	36.0	36.4	30.0	24.8	26.7	24.4	6.1	6	6.0	Y	13.0	15.9	7
406	2 Bedrooms Apartment	04 Residential	91.0	92.6	73	Y	2	4	36.0	35.4	30.0	24.8	27.2	24.4	6.1	6	6.0	Y	13.0	14.7	7
407	2 Bedrooms Apartment	04 Residential	91.0	85.6	73	Y	2	4	36.0	34	30.0	24.8	25.5	24.4	6.1	6.4	6.0	Y	13.0	15.5	7
408	2 Bedrooms Apartment	04 Residential	91.0	104.4	73	Y	2	4	36.0	47.2	30.0	24.8	28.4	24.4	6.1	7.8	6.0	Y	13.0	18.5	7
409	2 Bedrooms Apartment	04 Residential	91.0	89.9	73	Y	2	4	36.0	35.7	30.0	24.8	27.6	24.4	6.1	6	6.0	Y	13.0	15.9	7
410	2 Bedrooms Apartment	04 Residential	91.0	91.6	73	Y	2	4	36.0	36.4	30.0	24.8	26.6	24.4	6.1	6.1	6.0	Y	13.0	14.3	7
411	3 Bedrooms Apartment	04 Residential	118.0	115.4	90	Y	3	4	40.5	45.9	34.0	33.9	31.5	31.5	9.3	9.1	9.0	Y	35.5	27.8	9
412	2 Bedrooms Apartment	04 Residential	91.0	88.1	73	Y	2	5	36.0	34.9	30.0	24.8	26.9	24.4	6.1	6	6.0	Y	13.0	15.7	7
413	2 Bedrooms Apartment	04 Residential	91.0	89.9	73	Y	2	2	36.0	33.6	30.0	24.8	27.3	24.4	6.1	6	6.0	Y	13.0	10.2	7
Level 5																					
2500	N/A	N/A		N/A																	
2501	1 Bed Apartment	05 Residential level		56.3	45.0	Y	1	2		24.1	23.0		12.05	11.4		3	3.0	Y		5.1	5.0
2502	1 Bed Apartment	05 Residential level		56.3	45.0	Y	1	2		24.1	23.0		12.05	11.4		3	3.0	Y		5.1	5.0
2503	1 Bed Apartment	05 Residential level		56.3	45.0	Y	1	2		24.1	23.0		12.05	11.4		3	3.0	Y		5.1	5.0
2504	1 Bed Apartment	05 Residential level		56.3	45.0	Y	1	2		24.1	23.0		12.05	11.4		3	3.0	Y		5.1	5.0

Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020





Project: Proposed Strategic Housing development (alterations to phase 1 residential and proposed phase 2 residential development) at the Frascati Centre, Frascati Road (N31), Blackrock, Co. Dublin (formerly known as Frascati Shopping Centre)

Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited

Date: 26<sup>th</sup> August 2020

