



## 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



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2. ABP OPINION ITEM 1 - RATIONALE FOR THE PROPOSED HEIGHT
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This Architectural Statement of Response to the ABP Opinion 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).

This appendix report document has been prepared in response to the ABP Opinion issued in June 2020 and the pre-application consultation with An Bord Pleanala and Dun Laoghaire Rathdown County Council Planning Authority.

The report makes reference to the architectural design items raised in An Bord Pleanala's opinion report and specific information requirements issued for the pre-application consultation.

Please refer to the planning response report prepared by John Spain & Associates Planning Consultants as part of this planning application submission.

The purpose of this appendix report is to demonstrate the architectural design revisions and clarifications proposed to address the issues and concerns raised in the pre-application consultations.

These proposed revisions to the pre-application proposals have been carefully considered by the Design Team in consultation with the Applicant to address any concerns, mitigate potential impacts on adjoining residential amenities and provide further information/clarifications as requested.

These proposals are made in the context of the overall 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.

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.

This document is intended to be read in conjunction with the Architectural Design Statement and other separate reports, drawings and other information prepared by specialist consultants as part of this Planning Application.



### Summary of proposed main design changes following the review of the ABP Opinion.

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.

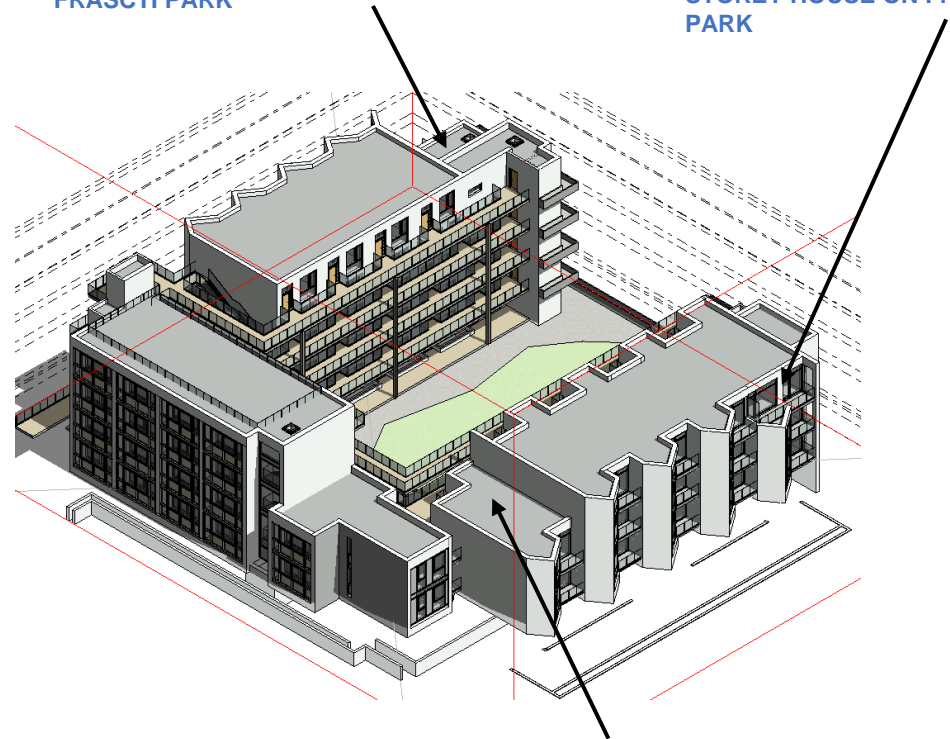
The three main additional mitigating design changes to the proposed phase 2 apartment buildings were:

- Omission of 1 no. 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 2 no. 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 this report.

**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**

## 2.0 ABP OPINION ITEM 1 - RATIONALE FOR THE PROPOSED HEIGHT



### **Item 1 extract from the An Bord Pleanála Opinion report and specific information to be submitted:**

*Rationale for the proposed height of the development which should include consideration of all phases within the development. The rationale should be informed by both design consideration and potential impact upon adjoining residents' amenity. A resulting explanation should be provided for the suitability of parts of the site for the inclusion of taller elements. The application should be accompanied by a material contravention statement where heights exceed local planning policies for the area.*

### **The architectural response to the above specific information in relation to the rationale for the proposed heights is submitted in this section of the report based on the following key headings:**

Analysis of current context.

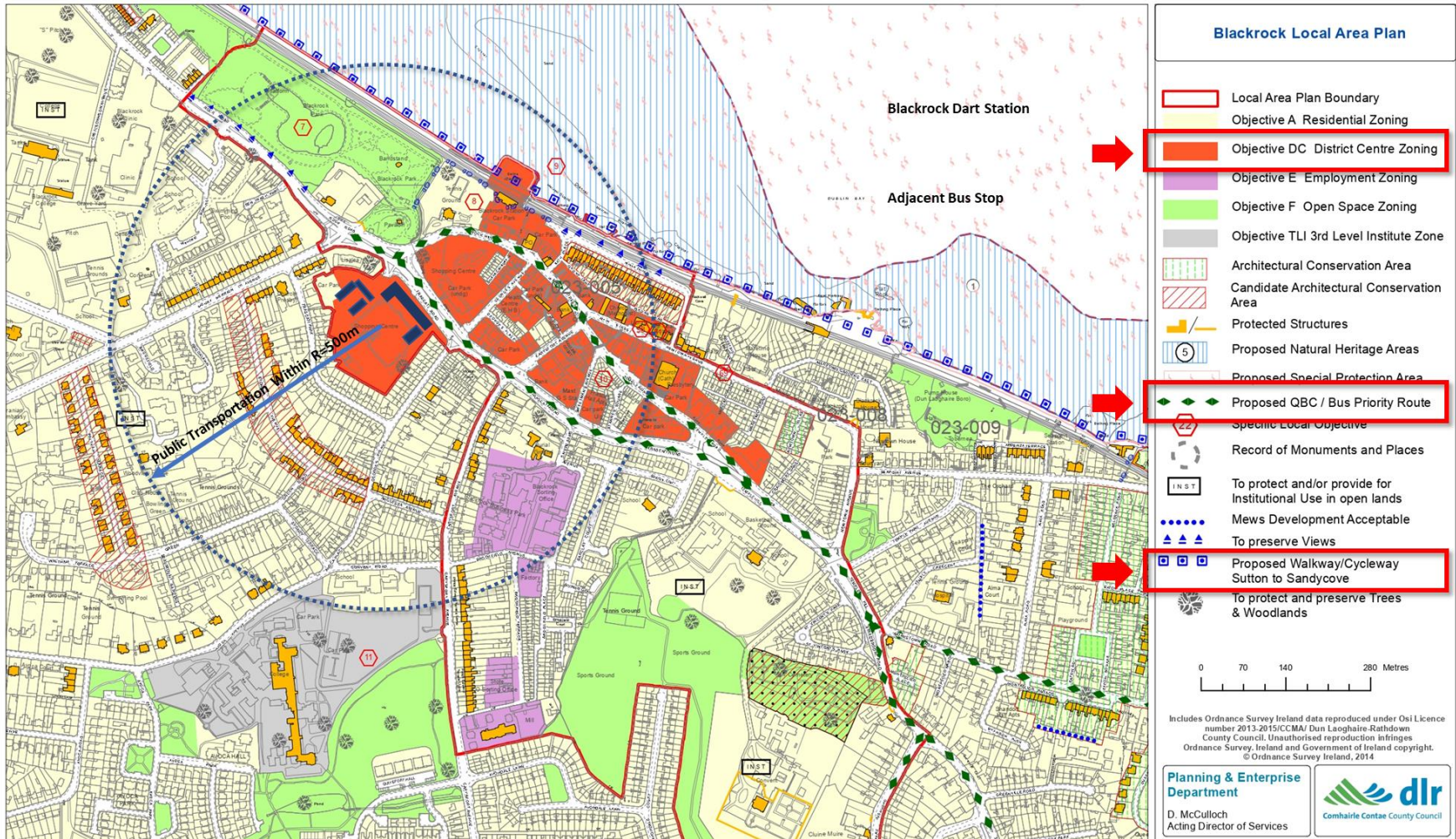
Summary of proposed heights at the various parts of the site.

Statement regarding height limitations of phase 1 permitted apartments.

Mitigation and reduced heights of the phase 2 proposed apartments at sensitive interfaces at:

- North West corner
- South West corner
- South East corner

2.1 ANALYSIS OF CURRENT CONTEXT - EXTRACT BLACKROCK LOCAL AREA PLAN



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



2.0 RATIONALE FOR THE PROPOSED HEIGHT

2.1 ANALYSIS OF CURRENT CONTEXT – AERIAL VIEW



District Centre – Mixed use objective

Project: Proposed Strategic Housing Development at the Frascati Centre, Blackrock, Co Dublin  
Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited  
Date: 26<sup>th</sup> August

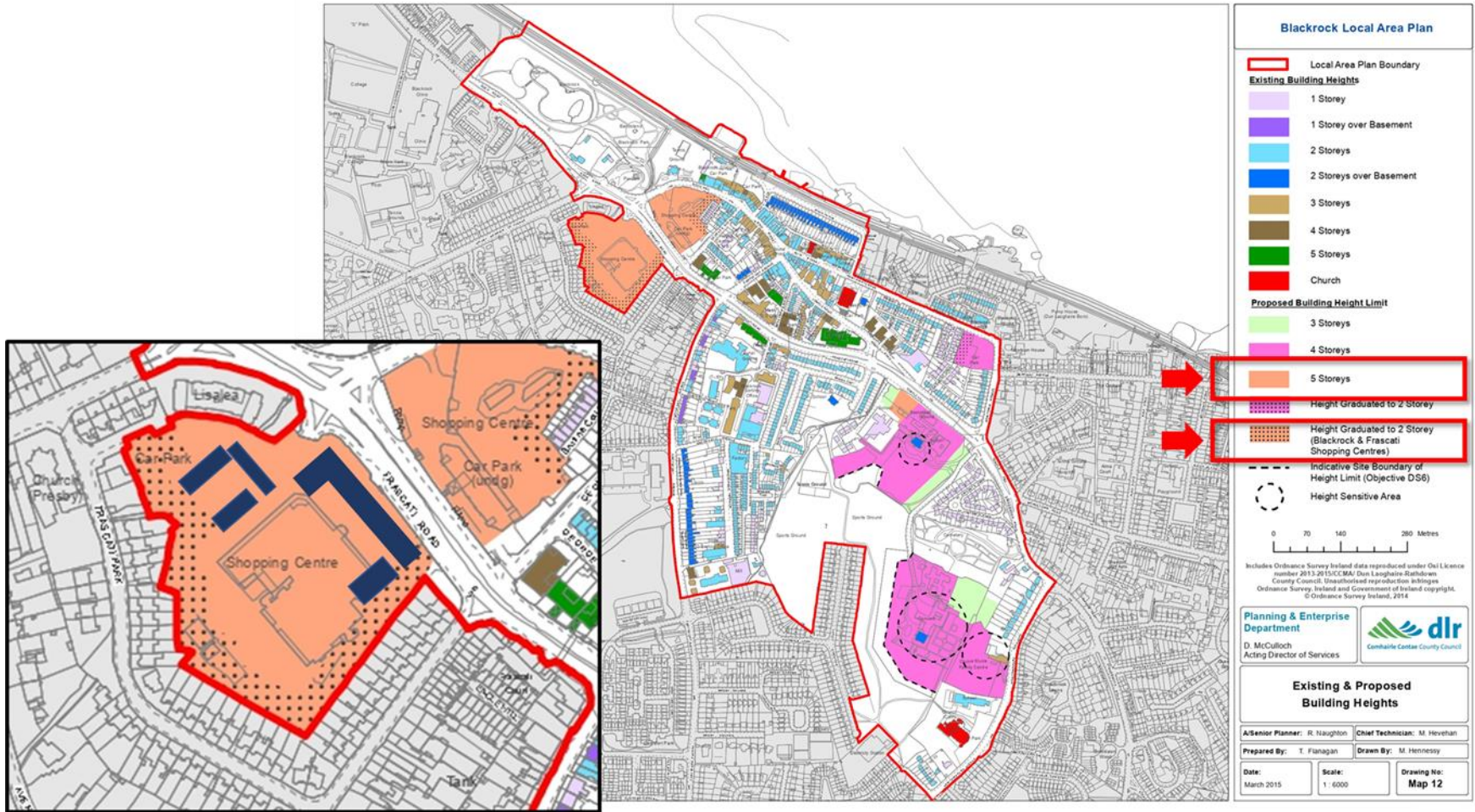




Aerial view of site with proposed residential footprint







Overlay of LAP – Building Height Limits





Existing aerial view from south west showing heights of existing buildings on and adjacent to the site.

### 2.2 SUMMARY OF EXISTING AND PROPOSED BUILDING HEIGHTS

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 later in this report.

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.

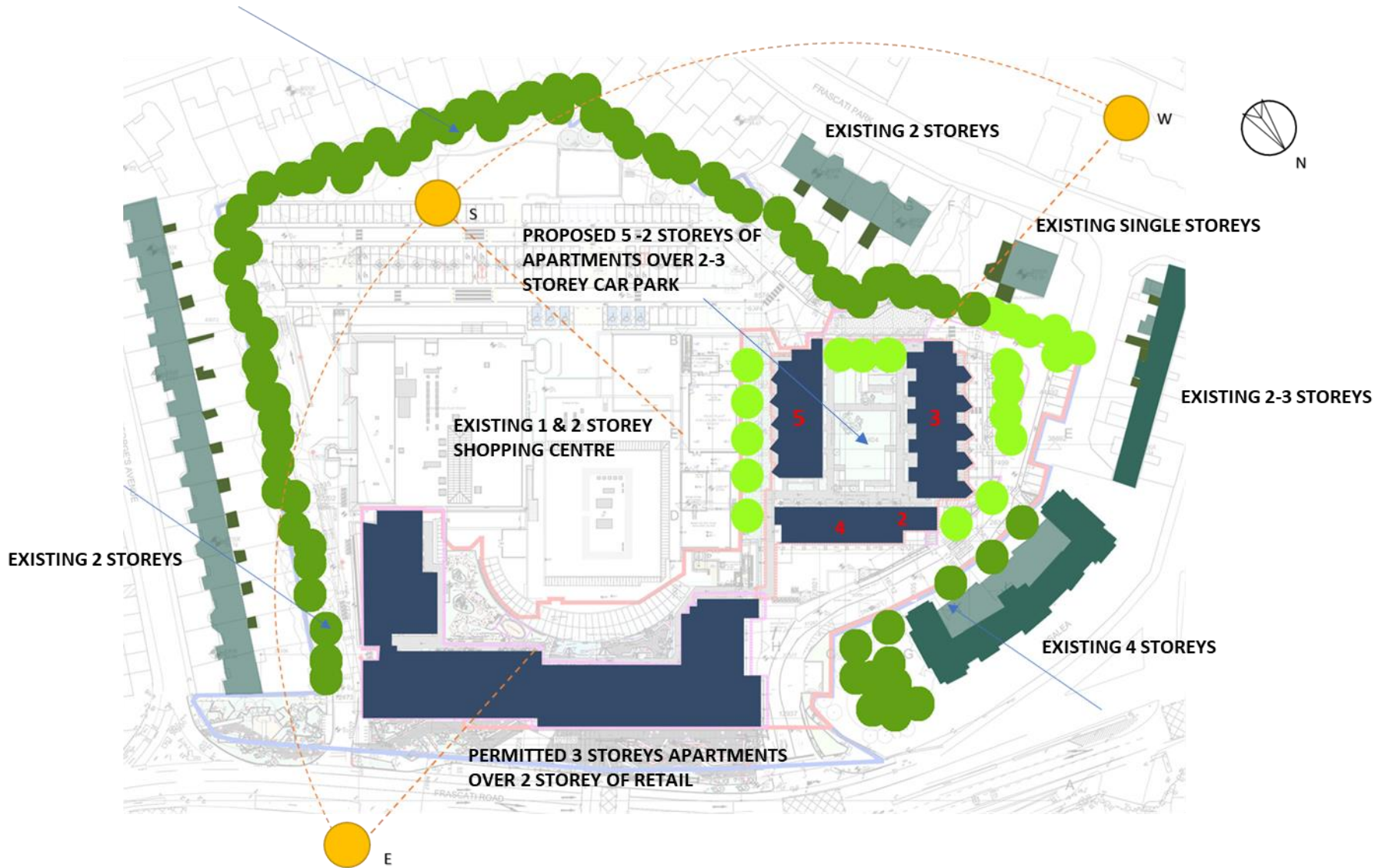
The Phase 2 new apartments are proposed to be built from a new podium level over the existing and permitted 2 storeys of car park deck with semi basement lower ground level below. The heights of each block vary from 2 storeys to 5 storeys over podium level.

The 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.



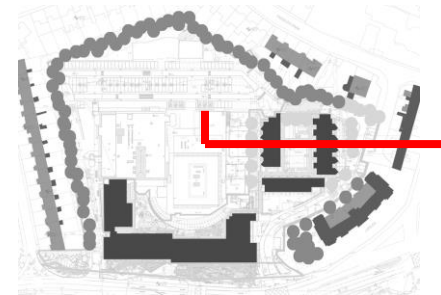
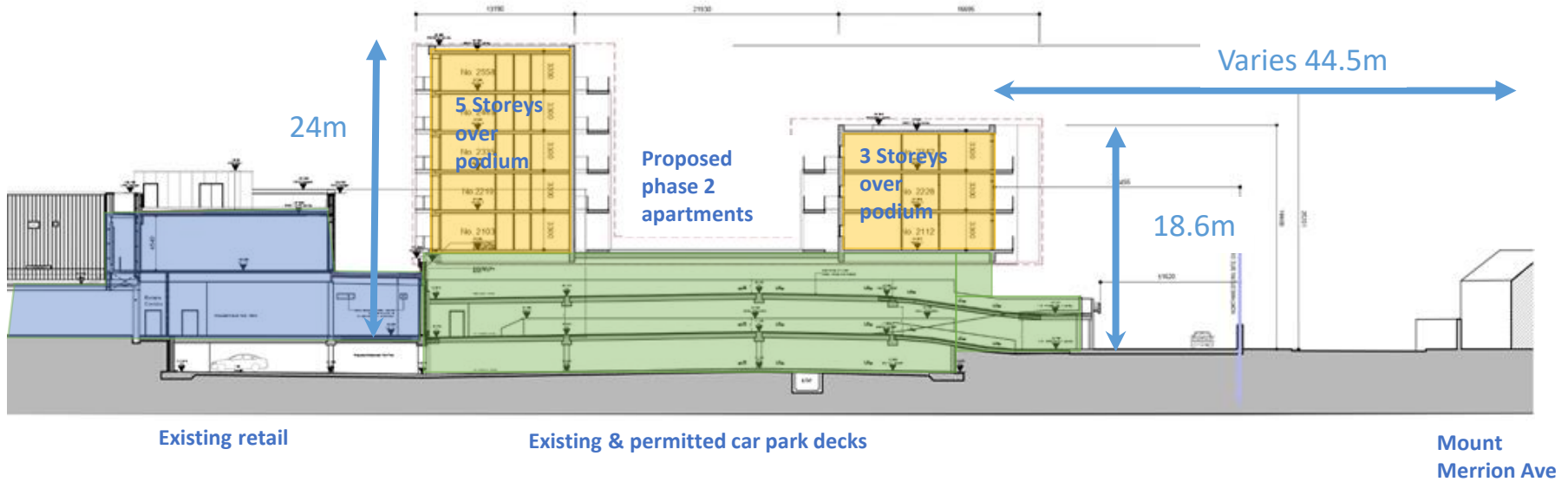
2.0 RATIONALE FOR THE PROPOSED HEIGHT

2.2 SUMMARY SITE PLAN OF EXISTING & PROPOSED BUILDING HEIGHTS



2.0 RATIONALE FOR THE PROPOSED HEIGHT

2.2 PHASE 2 CROSS SECTION OF EXISTING & PROPOSED BUILDING HEIGHTS



## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

## 2.3 HEIGHT LIMITATIONS OF PHASE 1 – PERMITTED APARTMENTS

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 current SHD planning application includes modifications to the 45no. Apartments in the phase 1 permitted scheme.

It was considered if the height of the permitted scheme facing onto Frascati Road could be increased with additional floors as part of the new SHD planning application.

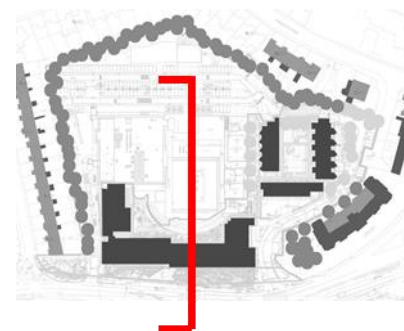
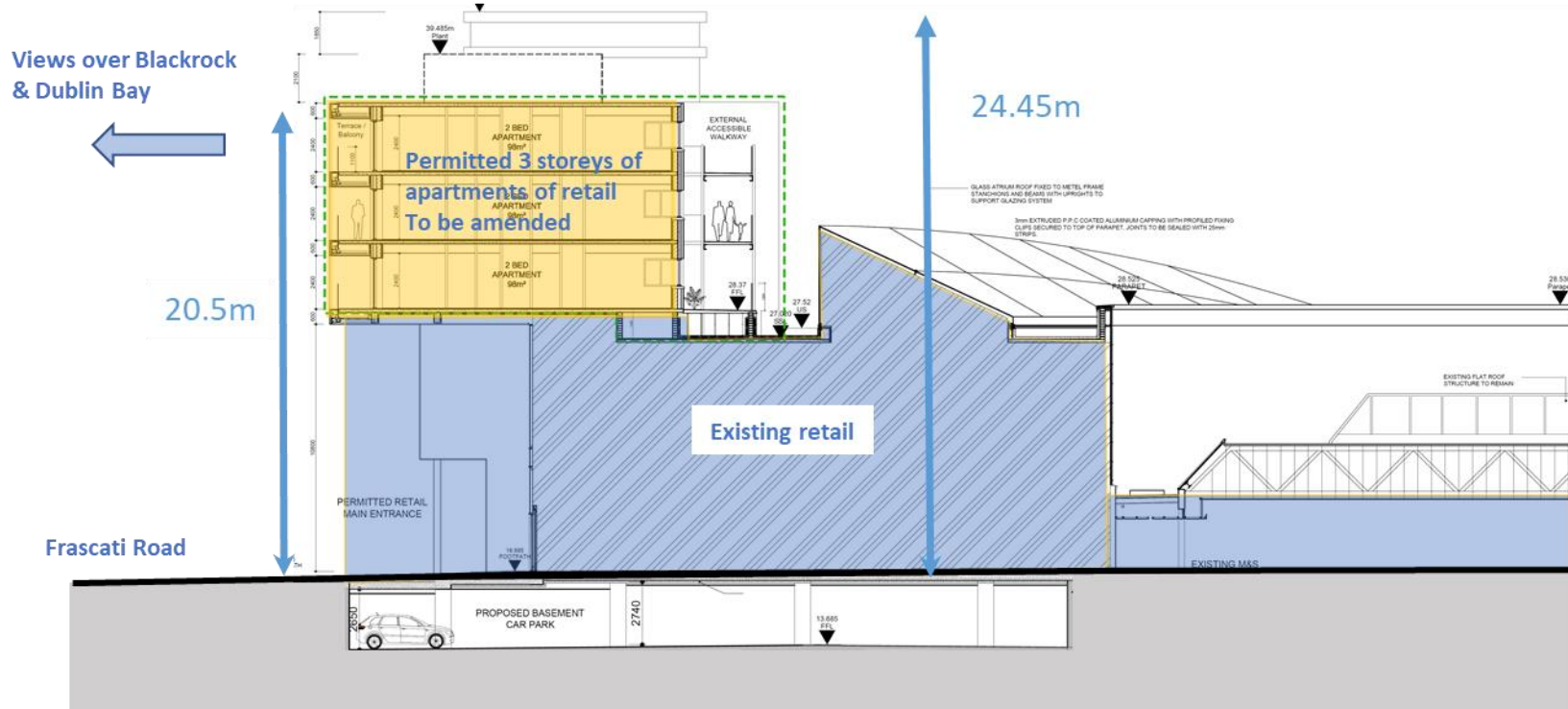
However due to the requirements for plant areas included on the roof of the permitted apartments serving the retail units below and in addition the loading capacity of the existing retail structure below it was not feasible to add additional floors to this part of the development.



Aerial view from north of permitted apartments to be amended facing Frascati Road

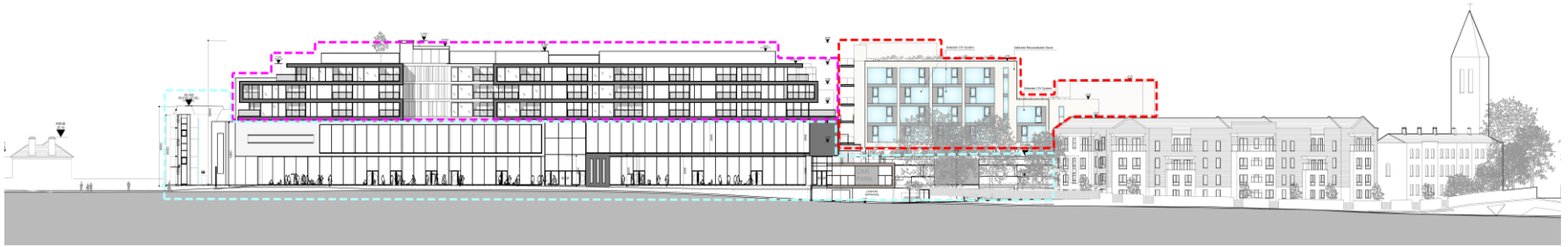
2.0 RATIONALE FOR THE PROPOSED HEIGHT

2.3 HEIGHT LIMITATIONS OF PHASE 1 –  
CROSS SECTION OF PERMITTED PHASE 1 APARTMENTS



## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

## 2.3 HEIGHT LIMITATIONS OF PHASE 1 – PERMITTED PHASE 1 APARTMENTS CONTIGUOUS ELEVATIONS TO FRASCATI ROAD



Contiguous NE Elevation of permitted and proposed apartments facing Frascati Road



View of permitted apartments from Frascati Road



View of permitted and proposed apartments from Frascati Road





## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

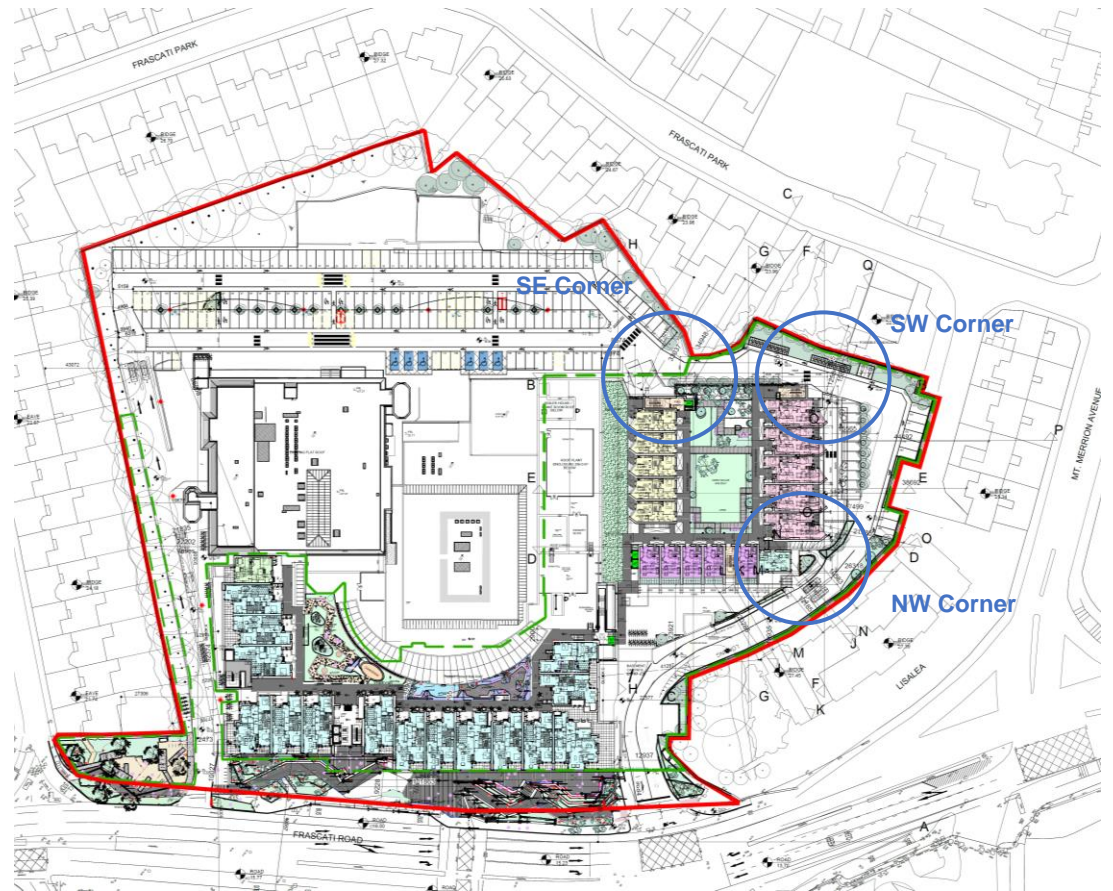
## 2.4 MITIGATION AND REDUCED HEIGHTS OF THE PHASE 2 PROPOSED APARTMENTS AT SENSITIVE INTERFACES

A number of detailed studies were carried out including existing & proposed cross sectional analysis at boundaries with adjoining existing residential amenities in order to mitigate and reduce the potential impact of the proposed residential development.

This resulted in proposed reduced heights, omission of some apartments from the pre-application scheme and additional set backs of the phase 2 proposed apartments at sensitive interfaces. These studies and revised proposals are detailed below in relation to three specific areas:

- North West corner
- South West corner
- South East corner

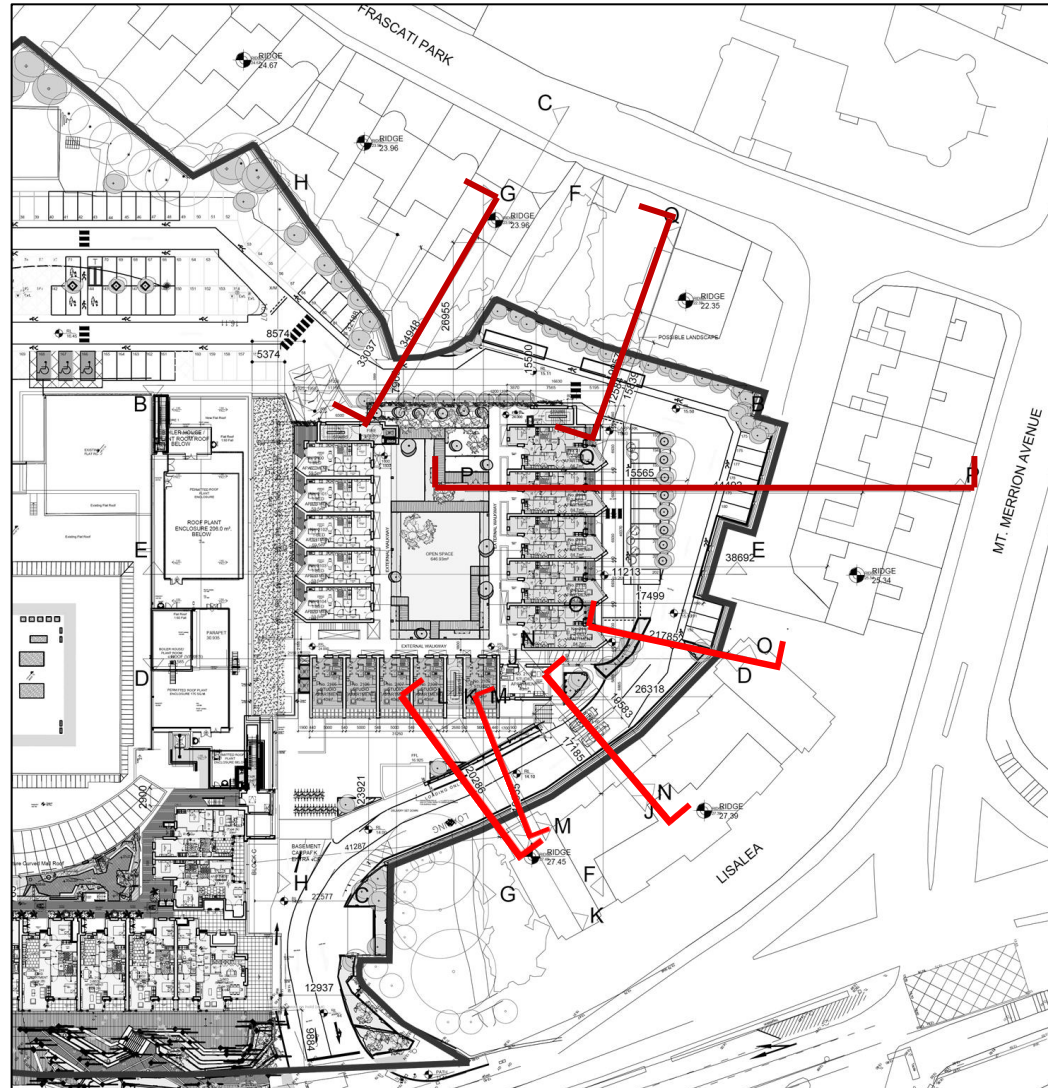
Specific studies were carried out in each of these areas and proposed amendments made to the phase 2 apartment buildings to address issues raised in the pre-application consultation in relation to heights and proximities to boundaries and adjoining residential amenities.



## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

## 2.4 MITIGATION AND REDUCED HEIGHTS OF THE PHASE 2 PROPOSED APARTMENTS AT SENSITIVE INTERFACES – CROSS SECTIONS

A number of detailed studies were carried out including existing & proposed cross sectional analysis at sensitive boundaries with adjoining existing residential amenities as per this plan with section lines.



## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.1 SENSITIVE INTERFACES – ANALYSIS OF NORTH WEST CORNER AT LISALEA

The North West corner of the proposed development faces the existing Lisalea apartments.

A number of cross sections were studied at this side of the proposed development comparing the existing and proposed building heights and distances between buildings and windows.

It is proposed that the phase 2 apartment building will step down in the North West corner to reduce potential impacts on the existing Lisalea apartments and as a result of the further studies following the pre application consultation one apartment was omitted from the previous proposals in this corner.

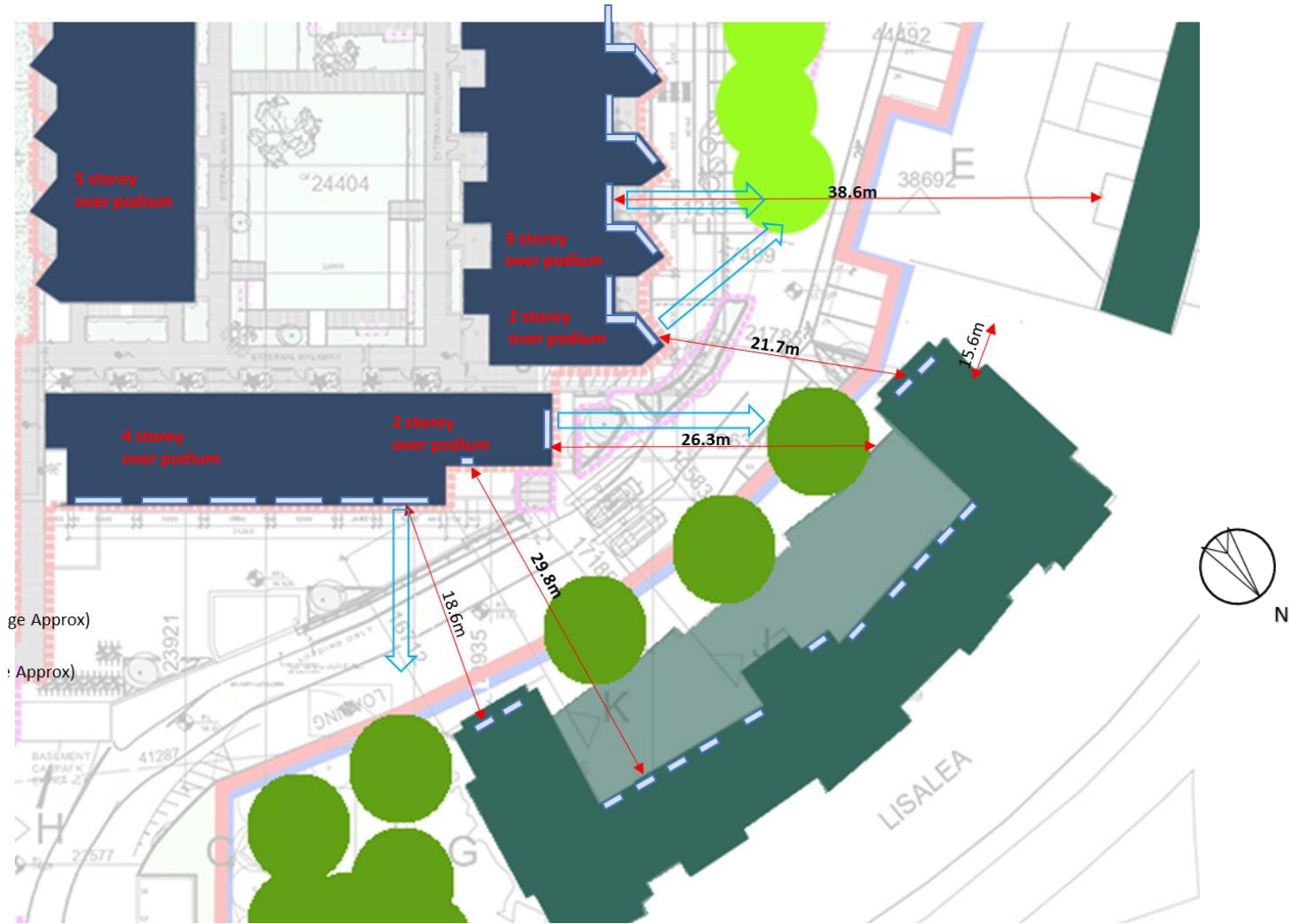
Details of this analysis and proposed design changes are demonstrated in this section of the report.



Existing view of the North West boundary and adjoining Lisalea apartments.

### Window to window distances from Lisalea Apartments

2.4.1 SENSITIVE INTERFACES – ANALYSIS OF NORTH WEST CORNER AT LISALEA

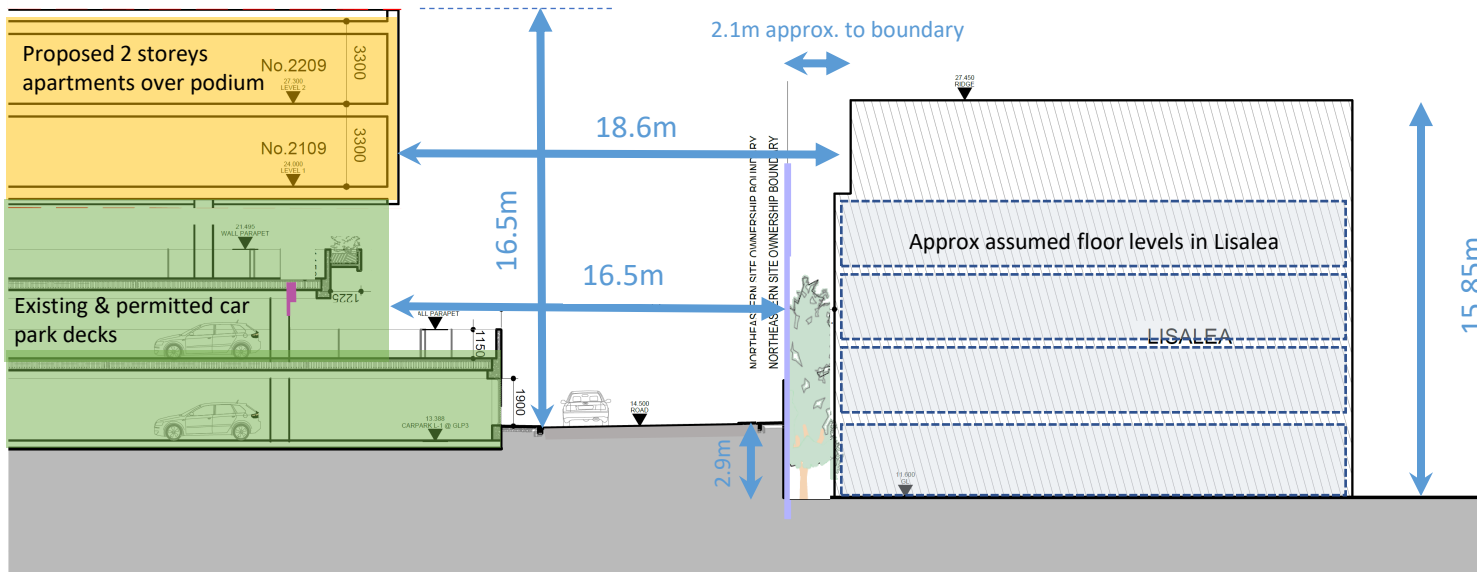
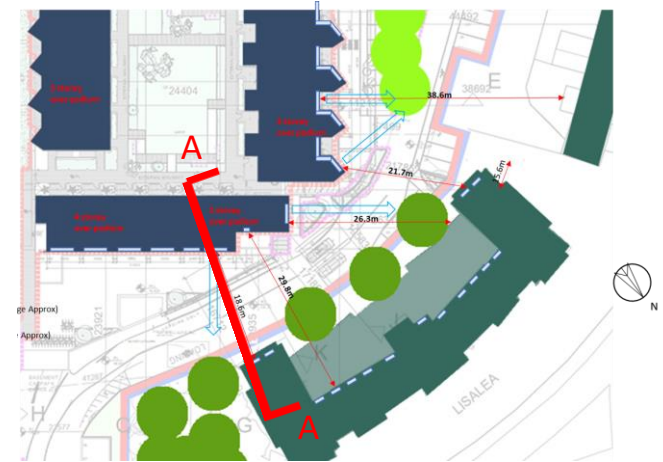


Window to window distances from Lisalea Apartments

## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.1 SENSITIVE INTERFACES – NORTH WEST CORNER AT LISALEA

#### CROSS SECTION ANALYSIS



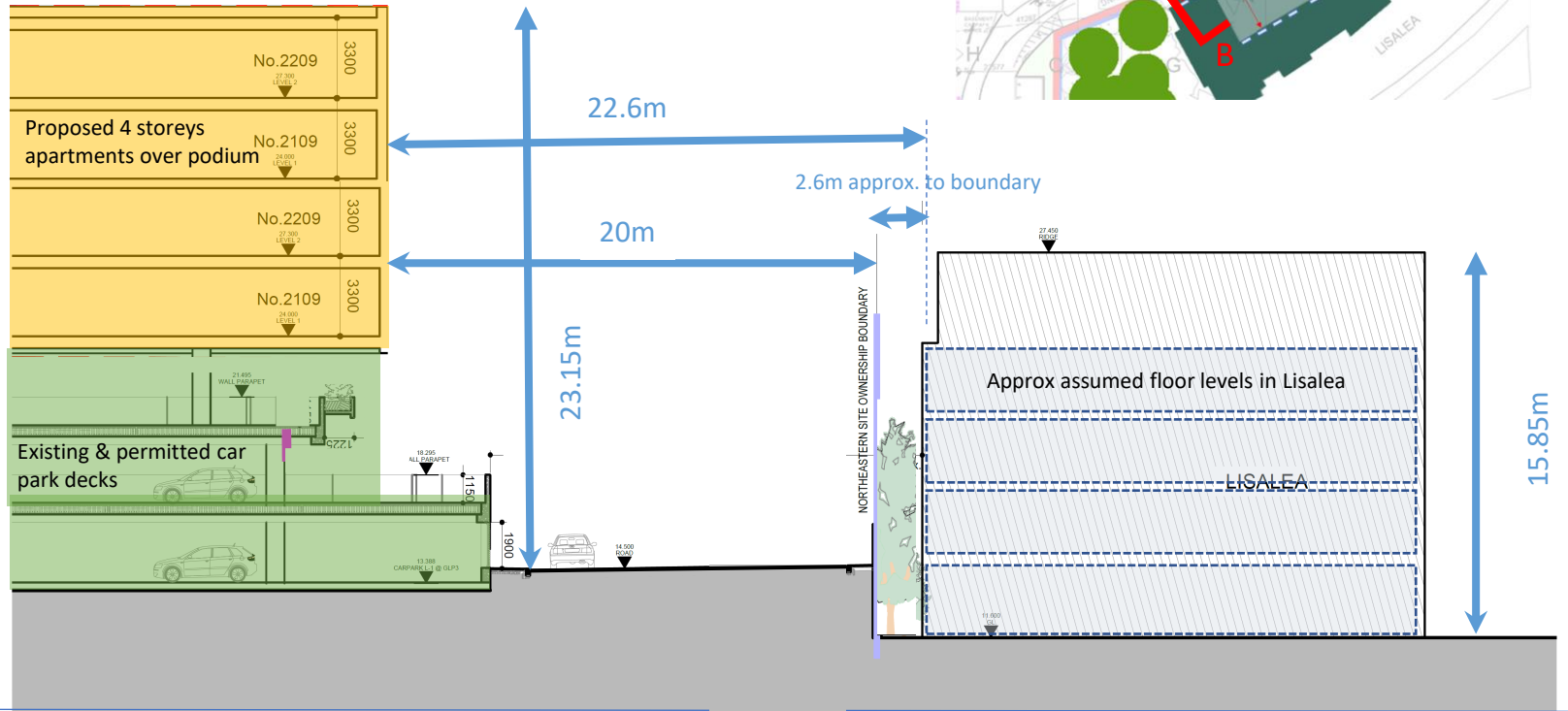
SECTION A-A PROPOSED, PERMITTED AND EXISTING

## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.1 SENSITIVE INTERFACES – NORTH WEST CORNER AT LISALEA

#### CROSS SECTION ANALYSIS

Architectural Statement of Response to the ABP Opinion

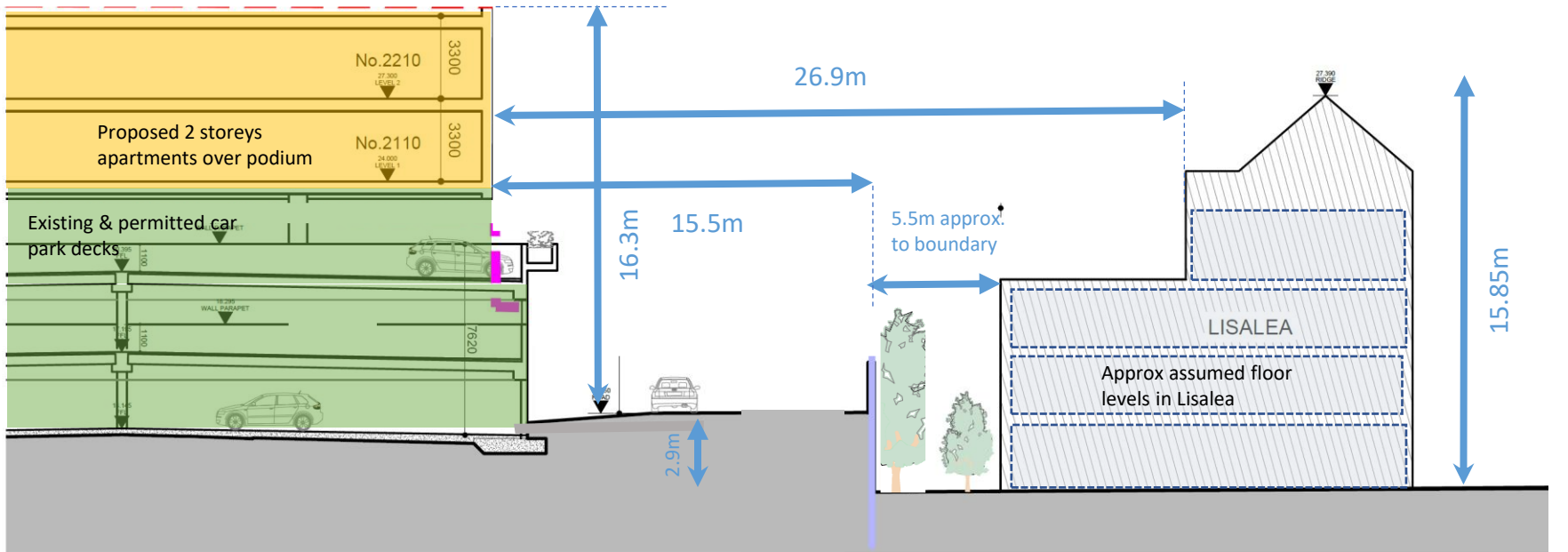
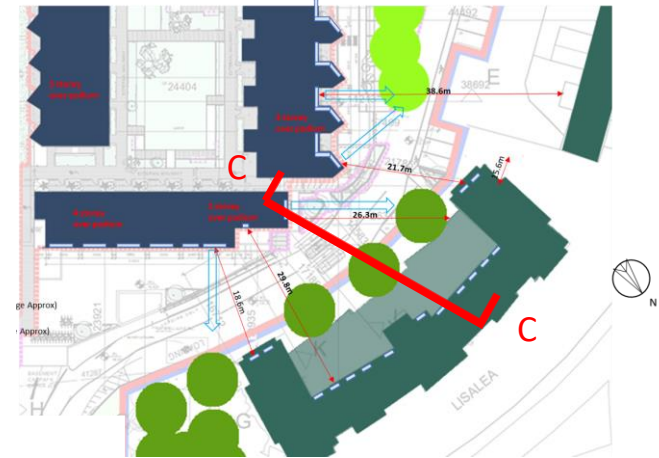


SECTION B-B PROPOSED, PERMITTED AND EXISTING

## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.1 SENSITIVE INTERFACES – NORTH WEST CORNER AT LISALEA

#### CROSS SECTION ANALYSIS



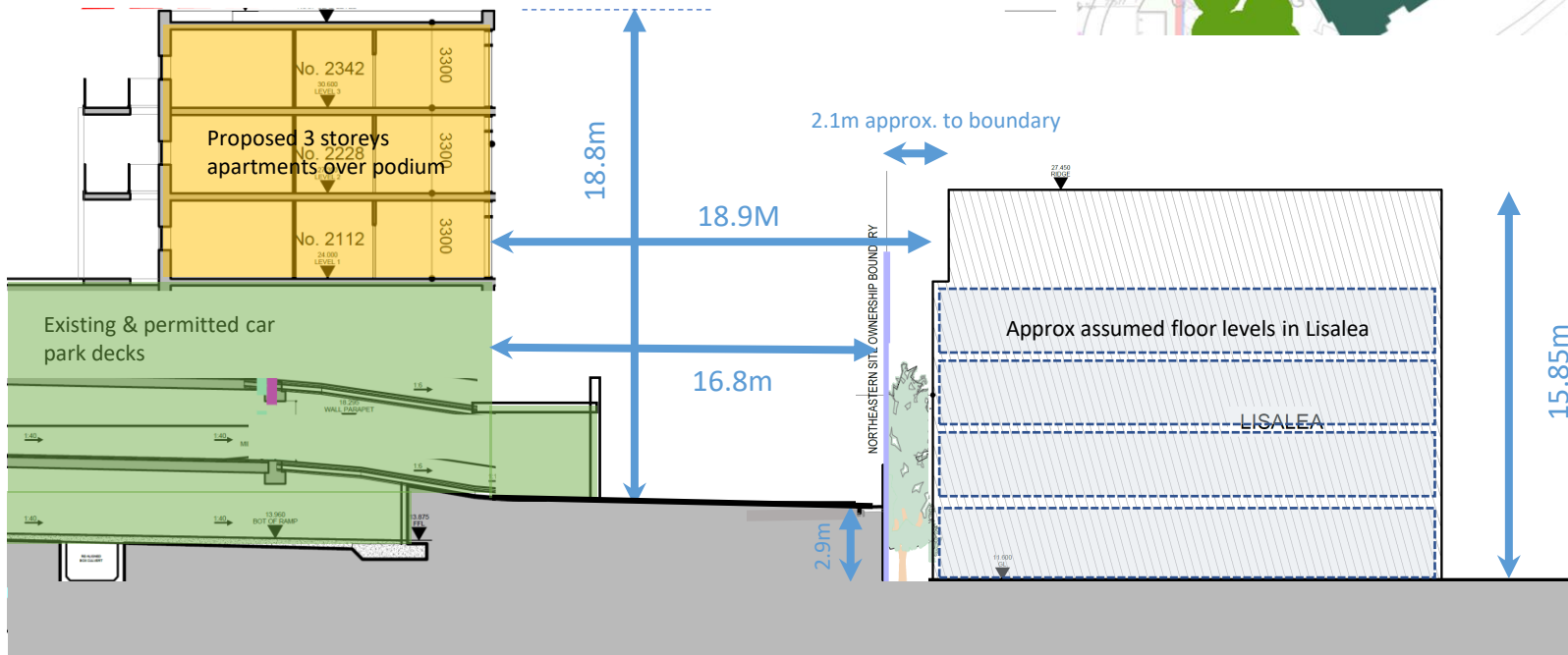
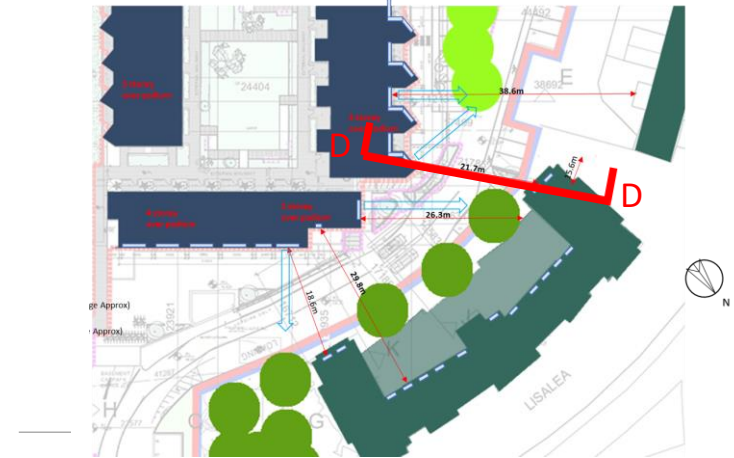
#### SECTION C-C PROPOSED, PERMITTED AND EXISTING

## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.1 SENSITIVE INTERFACES – NORTH WEST CORNER AT LISALEA

#### CROSS SECTION ANALYSIS

Architectural Statement of Response to the ABP Opinion



#### SECTION D-D PREVIOUS PRE PLANNING PROPOSAL

Project: Proposed Strategic Housing Development at the Frascati Centre, Blackrock, Co Dublin  
Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited  
Date: 26<sup>th</sup> August

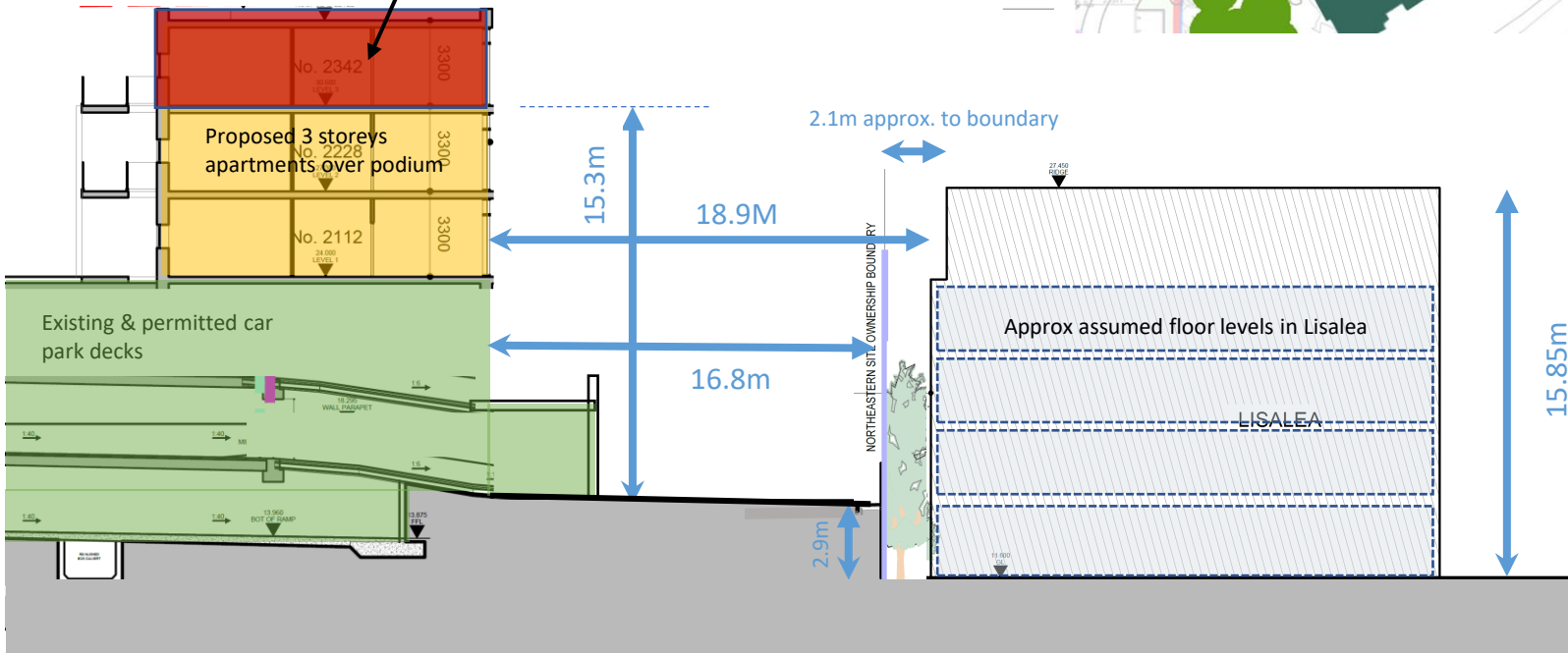
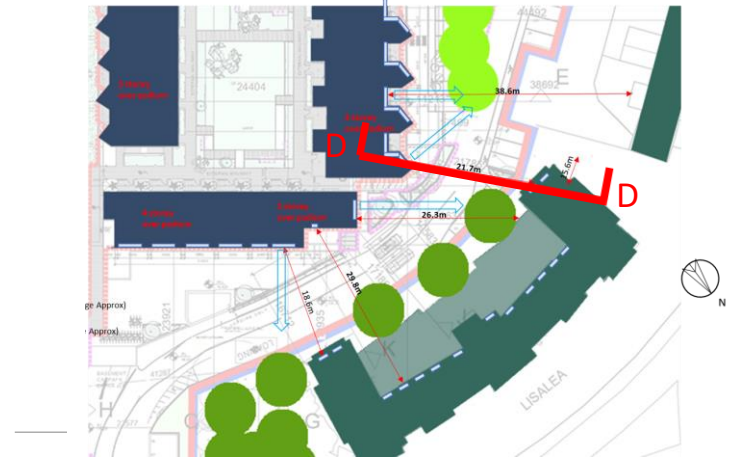


2.0 RATIONALE FOR THE PROPOSED HEIGHT

2.4.1 SENSITIVE INTERFACES – NORTH WEST CORNER AT LISALEA

CROSS SECTION ANALYSIS

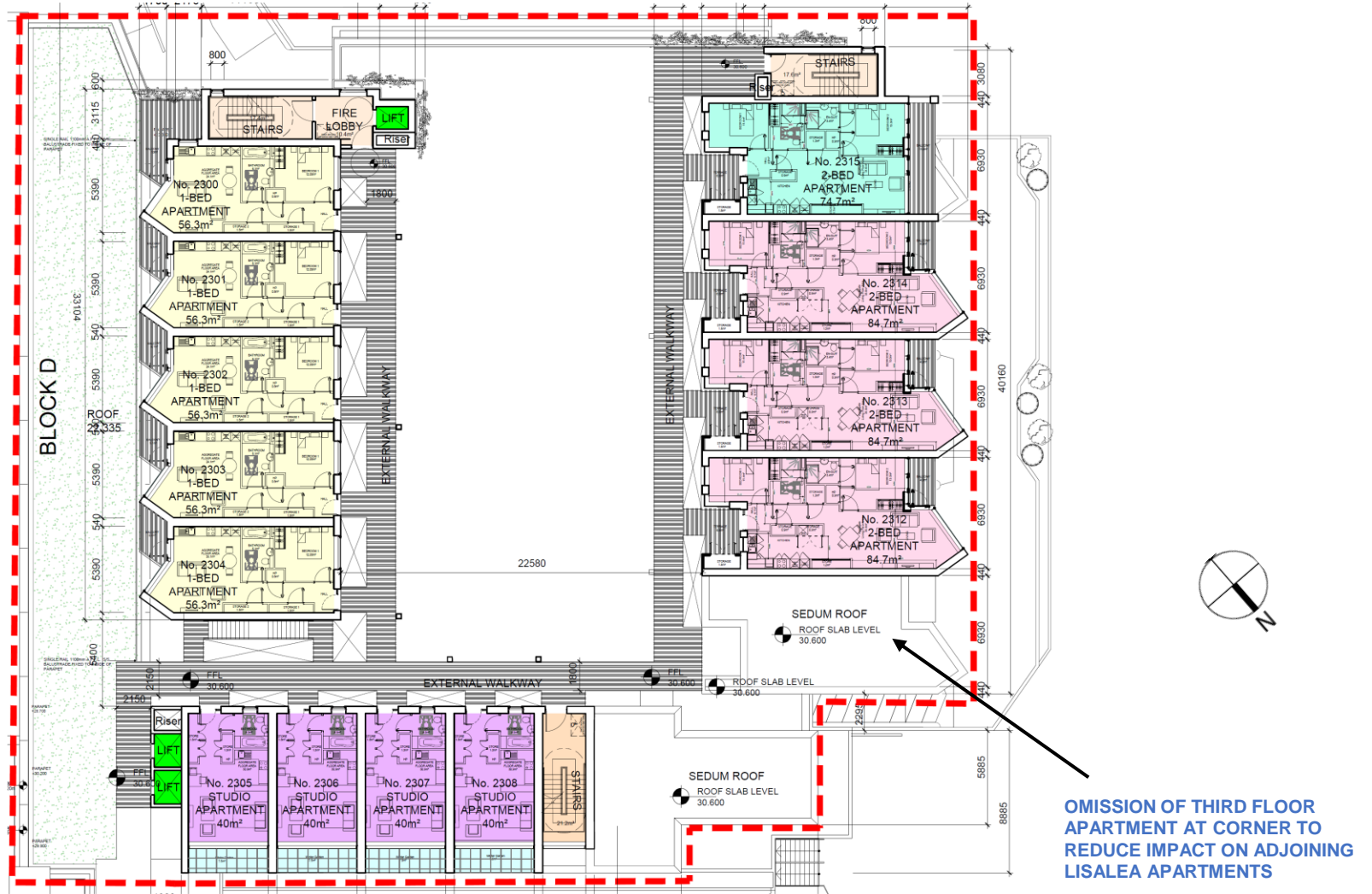
OMISSION OF TOP FLOOR APARTMENT AT CORNER TO REDUCE IMPACT ON ADJOINING LISALEA APARTMENTS



SECTION D-D REVISED FOR PLANNING PROPOSAL

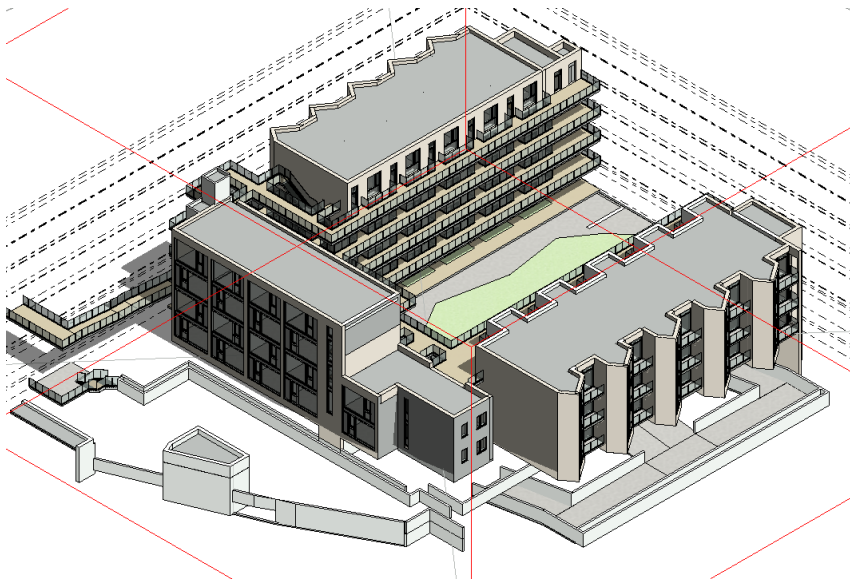
2.0 RATIONALE FOR THE PROPOSED HEIGHT

2.4.1 SENSITIVE INTERFACES – NORTH WEST CORNER AT LISALEA

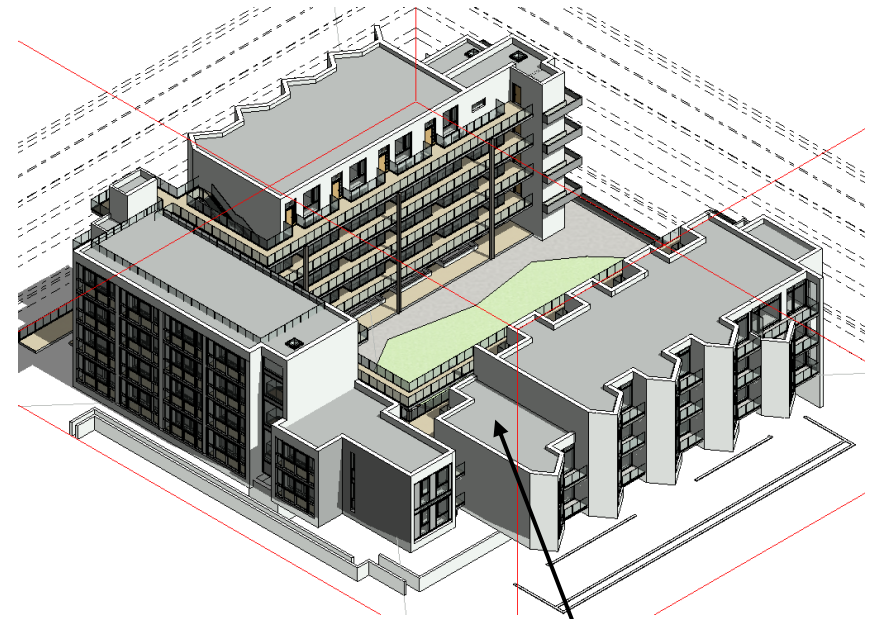


2.0 RATIONALE FOR THE PROPOSED HEIGHT

2.4.1 SENSITIVE INTERFACES – NORTH WEST CORNER AT LISALEA



PRE-PLANNING MODEL

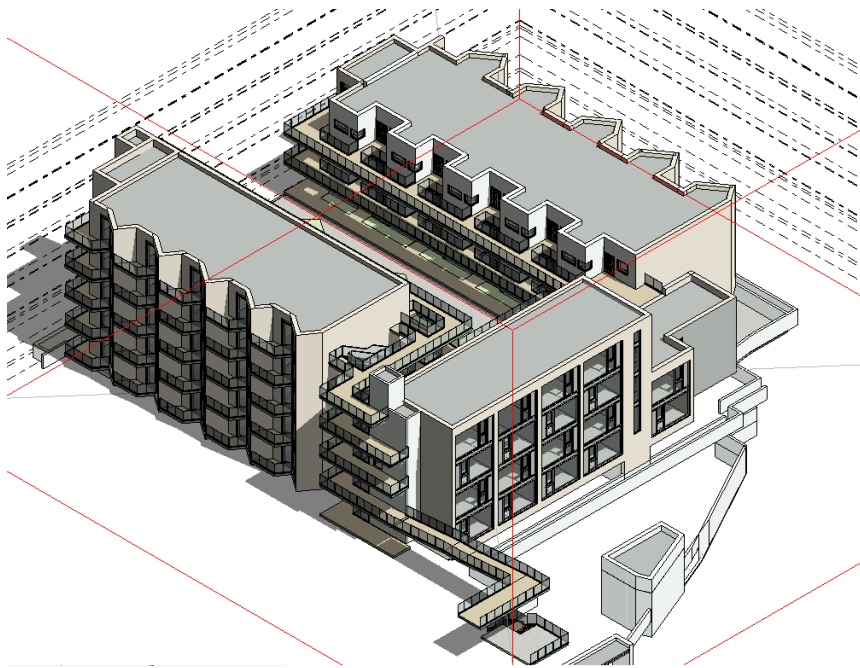


PROPOSED REVISED MODEL

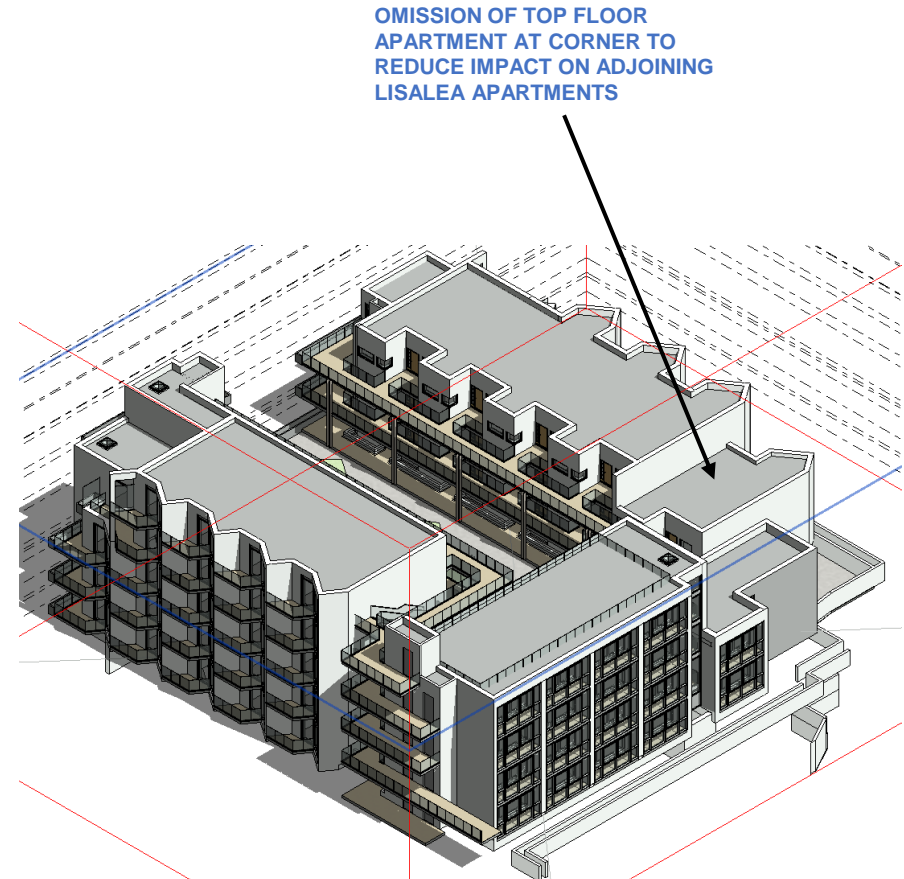
OMISSION OF TOP FLOOR  
APARTMENT AT CORNER TO  
REDUCE IMPACT ON ADJOINING  
LISALEA APARTMENTS

## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.1 SENSITIVE INTERFACES – NORTH WEST CORNER AT LISALEA



PRE-PLANNING MODEL



PROPOSED REVISED MODEL

2.0 RATIONALE FOR THE PROPOSED HEIGHT

2.4.1 SENSITIVE INTERFACES – NORTH WEST CORNER AT LISALEA

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



PREVIOUS PRE-PLANNING CGI



PROPOSED REVISED CGI

## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.2 SENSITIVE INTERFACES – SOUTH WEST CORNER

The South West corner of the proposed development faces the boundary with a single storey dwelling on Frascati Park.

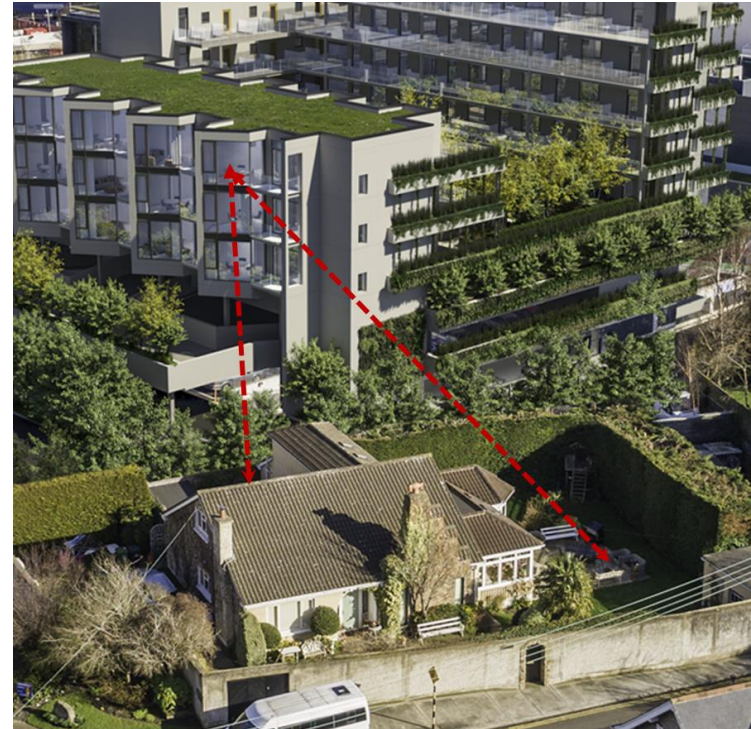
Most of the windows on the existing single storey dwelling are orientated away from the proposed development. However the issue of potential overlooking from the top floor apartment on this corner was addressed in further design studies and proposed amendments to the pre-planning design.

A cross section was prepared at this side of the proposed development comparing the existing and proposed building heights and distances between buildings and windows.

It was noted that the 'saw tooth' profile of the proposed top floor apartment as shown in the pre-planning scheme which gives good south west orientation to the living areas also presented a potential overlooking issue.

The proposed top floor apartment at the south west corner has been re-designed to mitigate against potential overlooking to the adjacent single storey residential amenity.

Details of this analysis and proposed design changes are demonstrated in this section of the report.



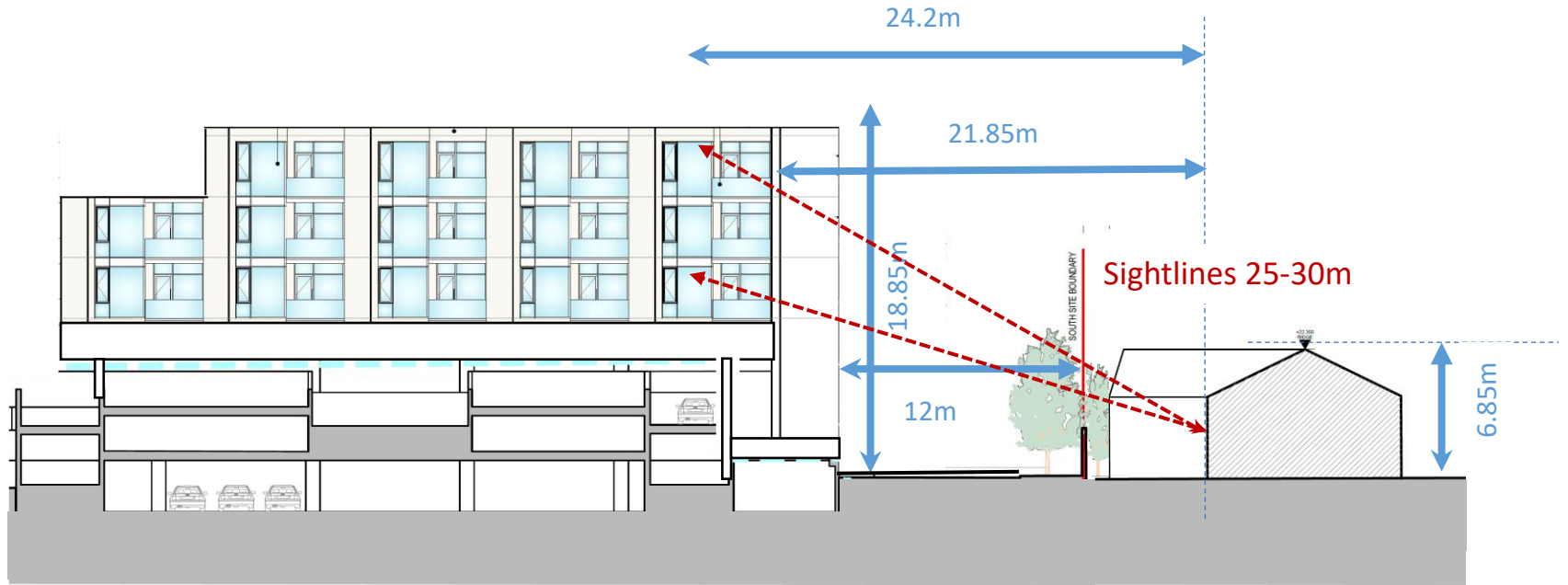
Aerial view from south west of the previous pre planning scheme highlighting potential overlooking of the adjoining single storey house

2.4.2 SENSITIVE INTERFACES – SOUTH WEST CORNER

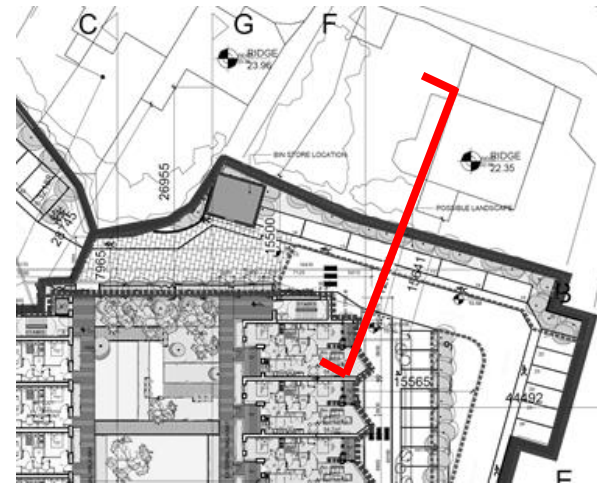


Window to window distances from Frascati Park & Mount Merrion Avenue

2.4.2 SENSITIVE INTERFACES – SOUTH WEST CORNER



SECTION E-E SIGHTLINES BETWEEN WINDOWS





## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.2 SENSITIVE INTERFACES – SOUTH WEST CORNER

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



PREVIOUS PRE-PLANNING THIRD FLOOR PLAN

PROPOSED REVISED THIRD FLOOR PLAN

2.0 RATIONALE FOR THE PROPOSED HEIGHT

2.4.2 SENSITIVE INTERFACES – SOUTH WEST CORNER

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



PREVIOUS PRE-PLANNING CGI



PROPOSED REVISED CGI

2.0 RATIONALE FOR THE PROPOSED HEIGHT

2.4.2 SENSITIVE INTERFACES – SOUTH WEST CORNER

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



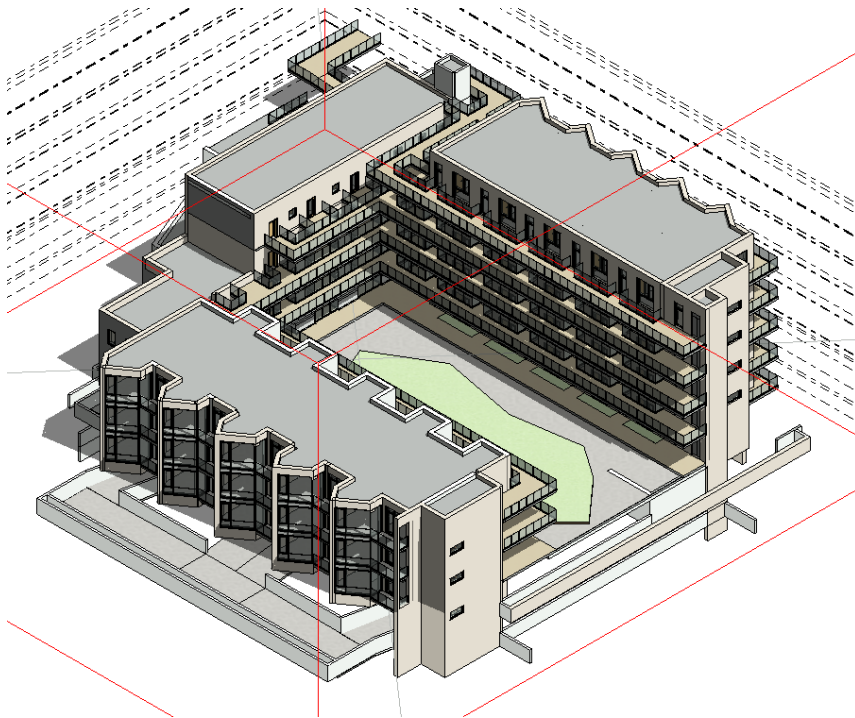
PREVIOUS PRE-PLANNING CGI



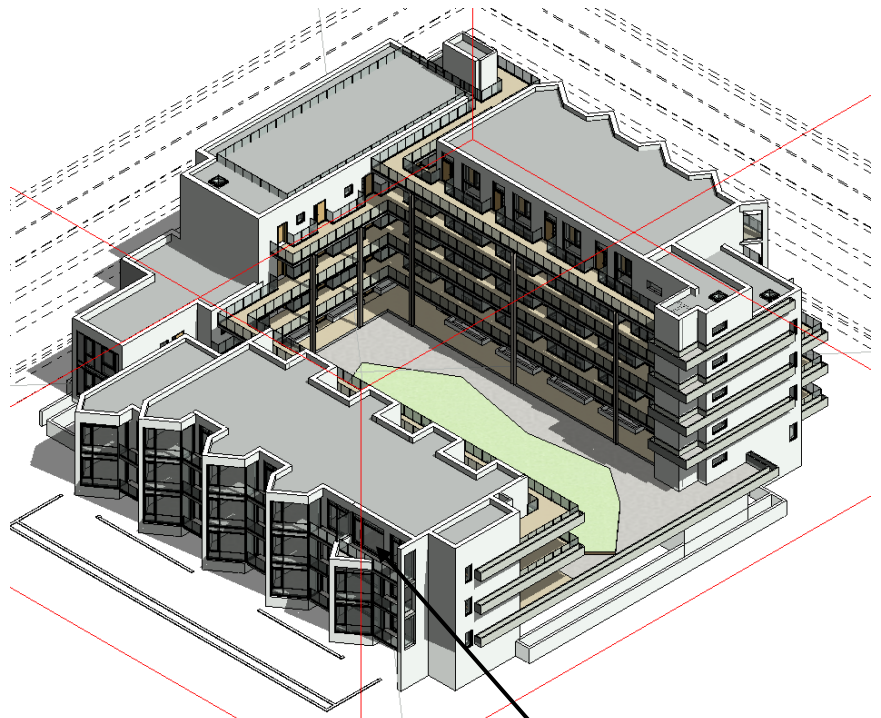
PROPOSED REVISED CGI

## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.2 SENSITIVE INTERFACES – SOUTH WEST CORNER



**PREVIOUS PRE-PLANNING MODEL**



**PROPOSED REVISED MODEL**

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

## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.3 SENSITIVE INTERFACES – SOUTH EAST CORNER

The South East corner of the proposed development faces the rear gardens of the existing two storey houses on Frascati Park.

A cross section and plan was studied at this part of the proposed development comparing the existing and proposed building heights and distances between buildings and windows.

It is proposed that the phase 2 apartment building will step back at the south east corner from the previously proposed pre-planning scheme. This results in the omission of 2no. Apartments from the previous proposals.

This proposed design change significantly reduces the potential impact on the adjoining residential amenities.

The proposed apartments do not directly overlook the houses on Frascati Park. The gable end wall is to the escape stairs and lift core which are screened by the 'green wall' planting.

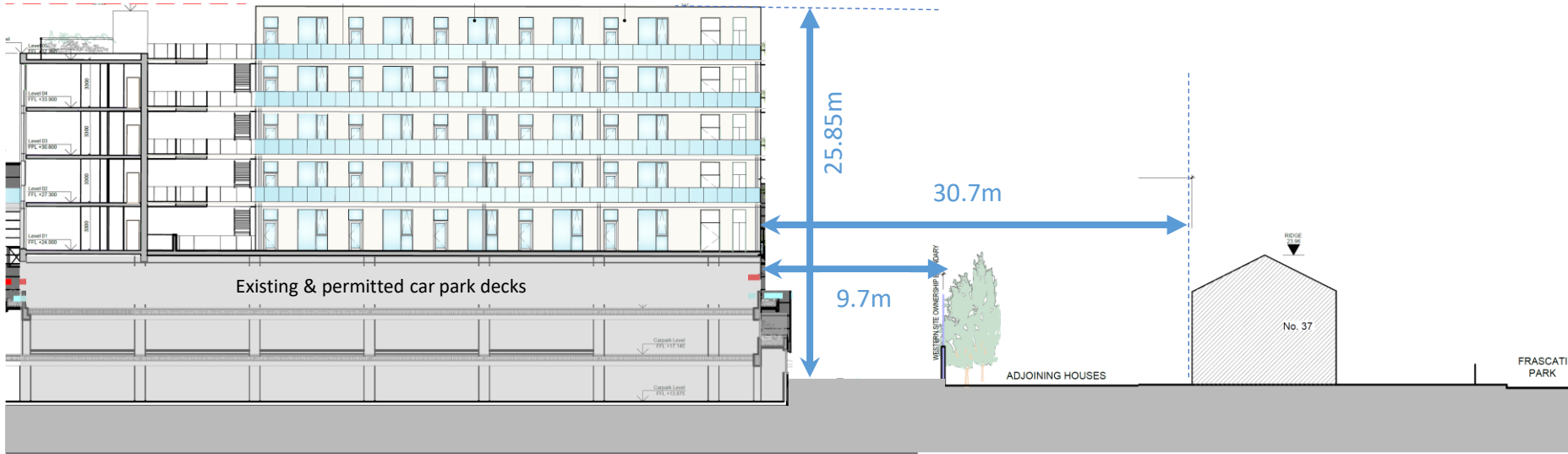
Details of this analysis and proposed design changes are demonstrated in this section of the report.



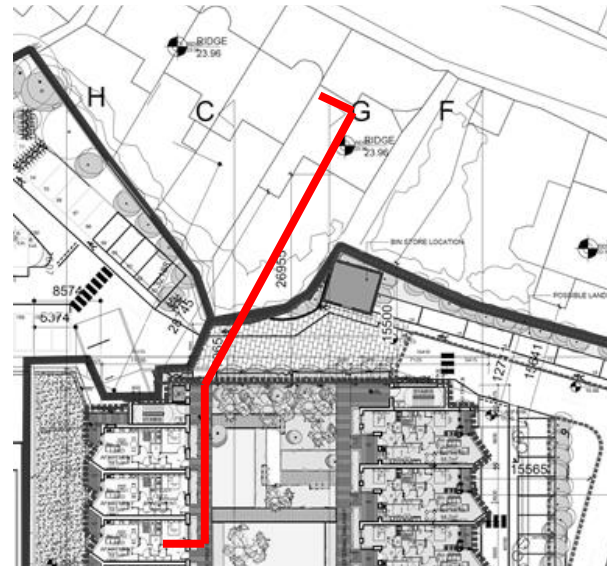
Aerial view of the south east corner of the previous pre planning scheme highlighting potential impact on the adjoining houses in Frascati Park.

## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.3 SENSITIVE INTERFACES – SOUTH EAST CORNER



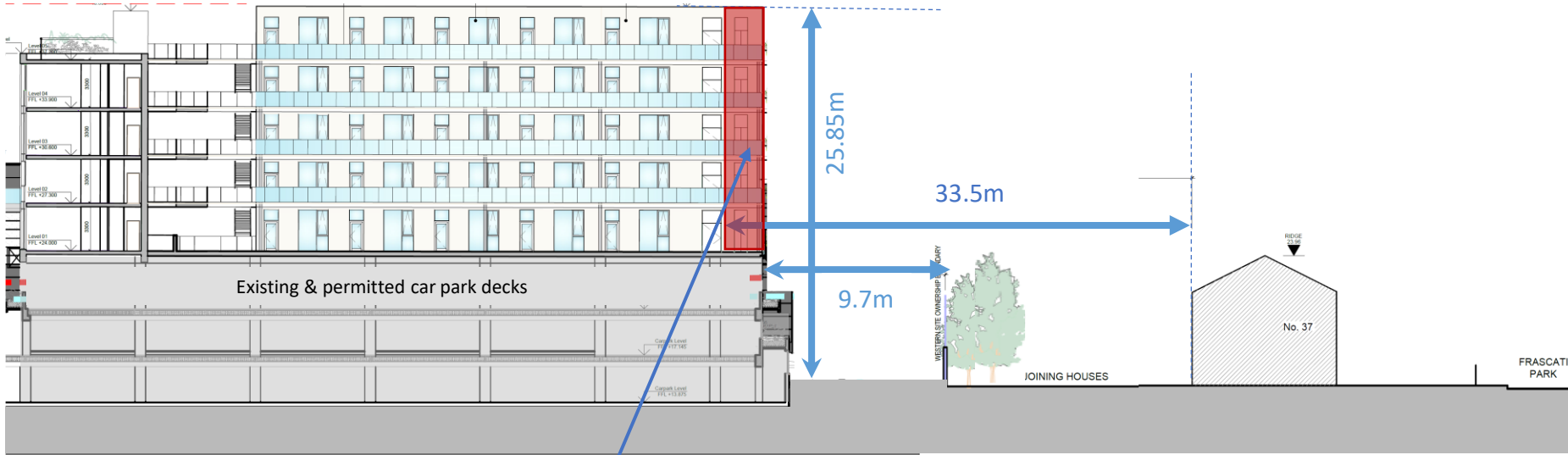
### SECTION F-F PREVIOUS PROPOSAL



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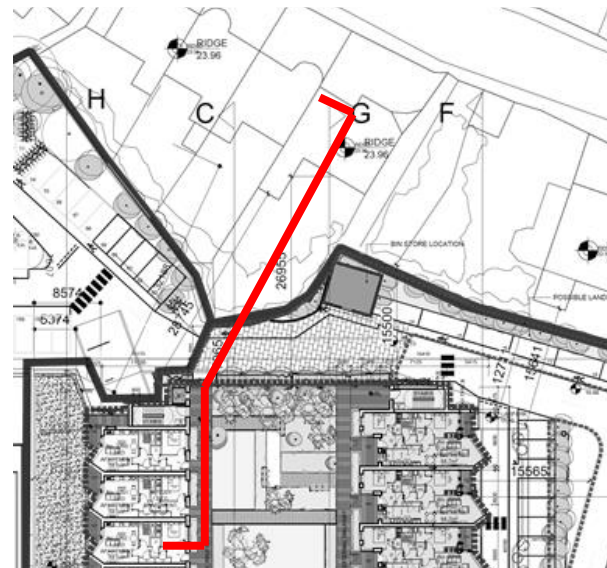
## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.3 SENSITIVE INTERFACES – SOUTH EAST CORNER



#### SECTION F-F PROPOSED REVISIONS

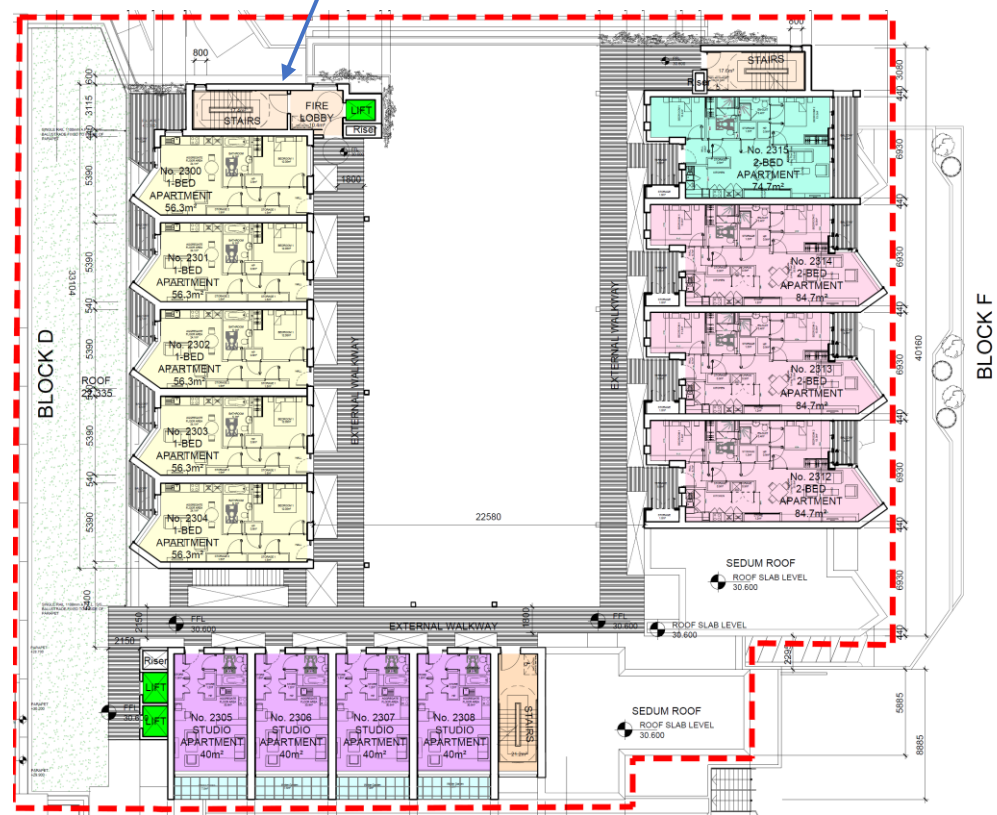
BUILDING LINE SET BACK AND RE-ORIENTATED STAIRS ON 4<sup>TH</sup> & 5<sup>TH</sup> FLOOR TO REDUCE MASSING RESULTS IN OMISSION OF 2NO. APARTMENTS AS SHOWN ON PLANS



## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.3 SENSITIVE INTERFACES – SOUTH EAST CORNER – PLAN COMPARISONS

#### BUILDING LINE SET BACK TO REDUCE MASSING



THIRD FLOOR PLAN – PREVIOUS PRE PLANNING SCHEME

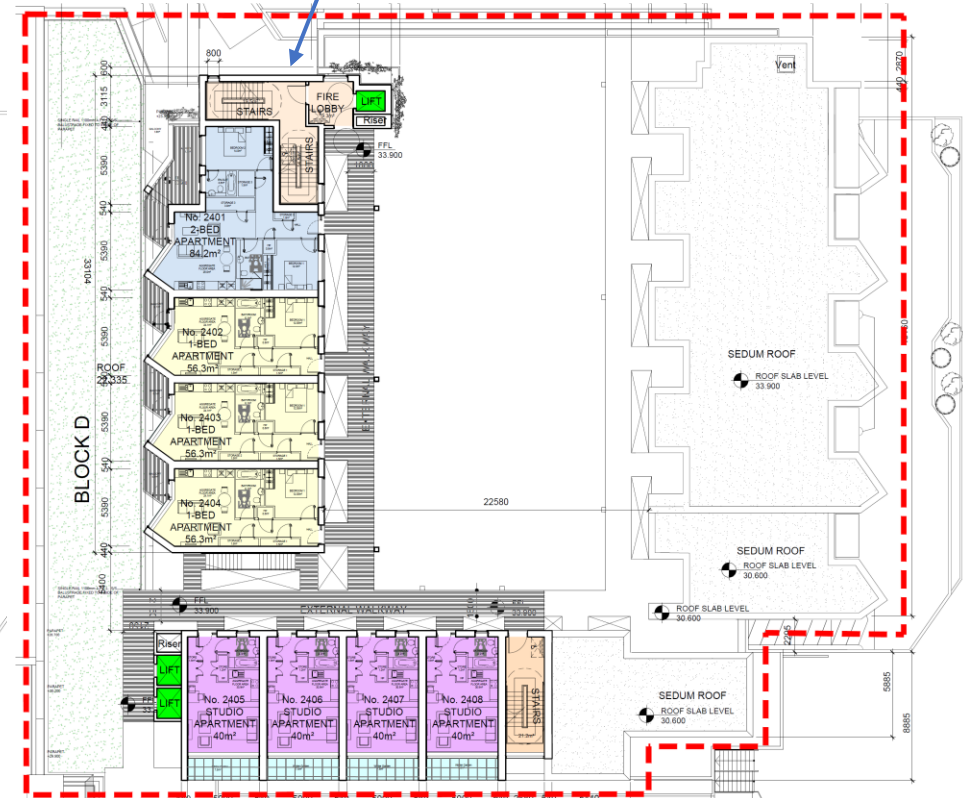
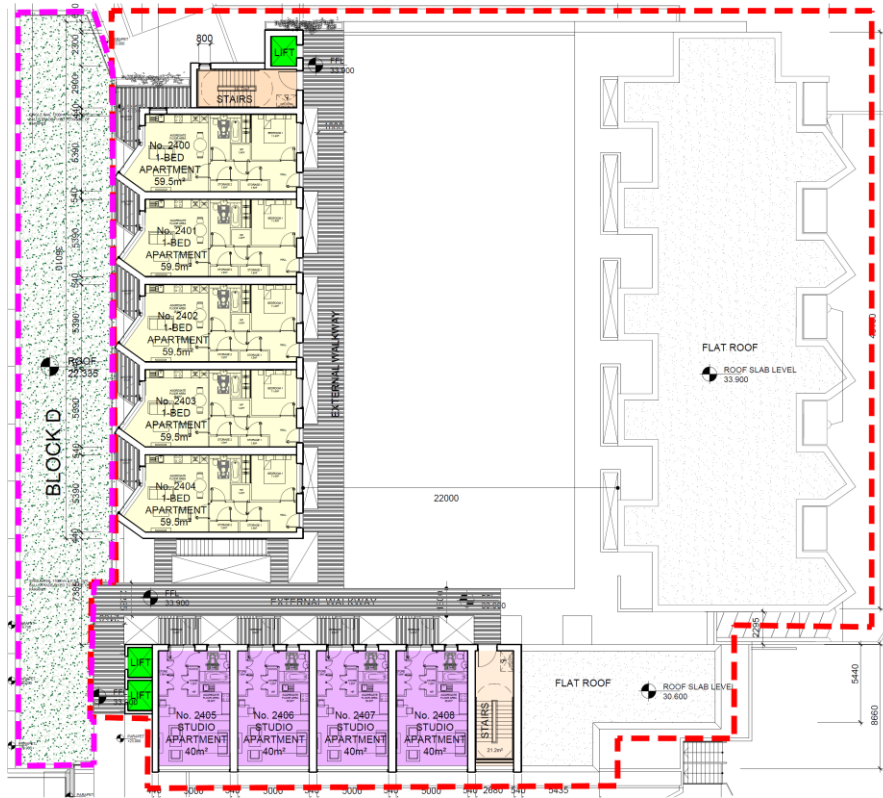
THIRD FLOOR PLAN – CURRENT REVISED PLANNING SCHEME



## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.3 SENSITIVE INTERFACES – SOUTH EAST CORNER

**BUILDING LINE SET BACK AND RE-ORIENTATED STAIRS ON 4<sup>TH</sup> & 5<sup>TH</sup> FLOOR TO REDUCE MASSING RESULTS IN OMISSION OF 2NO. APARTMENTS AS SHOWN ON PLANS**



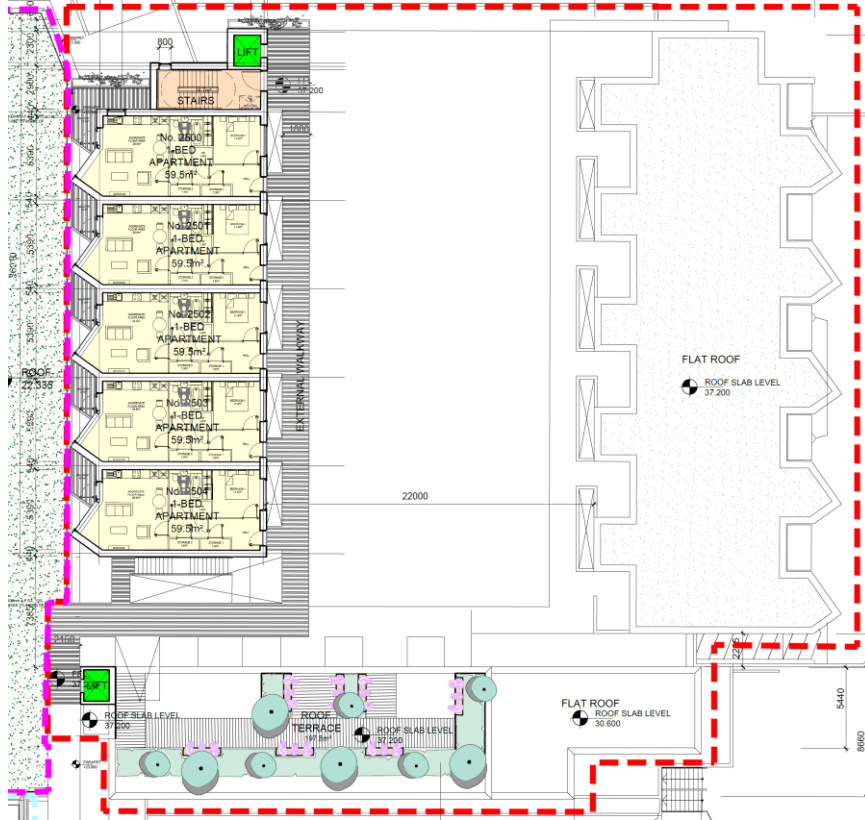
**FOURTH FLOOR PLAN – PREVIOUS PRE PLANNING SCHEME**

**FOURTH FLOOR PLAN – CURRENT REVISED PLANNING SCHEME**

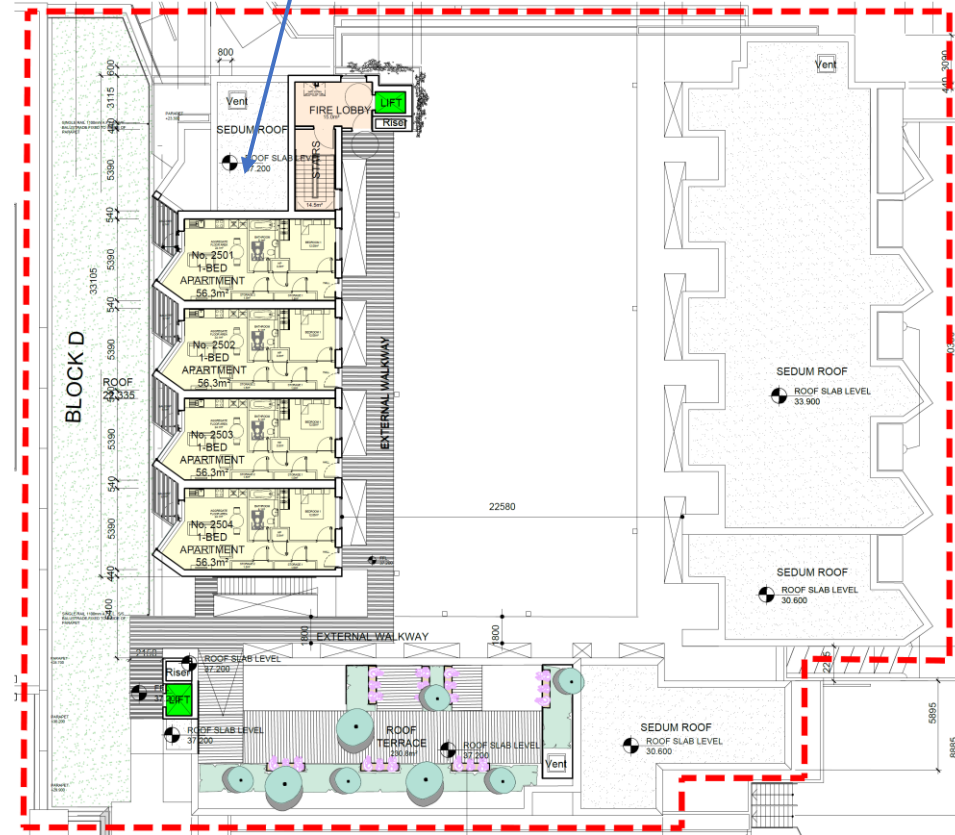
## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.3 SENSITIVE INTERFACES – SOUTH EAST CORNER

**BUILDING LINE SET BACK AND RE-ORIENTATED STAIRS ON 4<sup>TH</sup> & 5<sup>TH</sup> FLOOR TO REDUCE MASSING RESULTS IN OMISSION OF 2NO. APARTMENTS AS SHOWN ON PLANS**



FIFTH FLOOR PLAN – PREVIOUS PRE PLANNING SCHEME

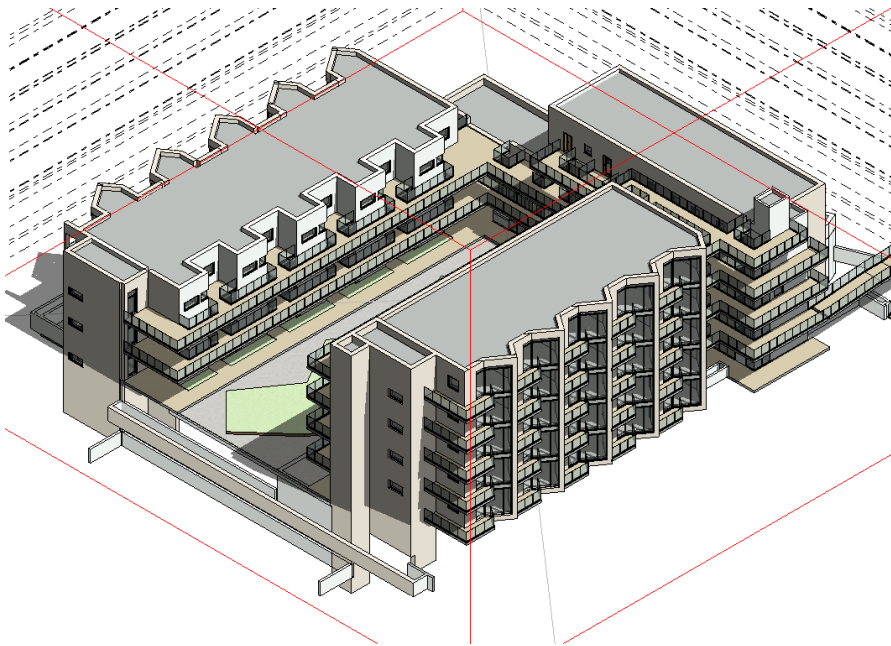


FIFTH FLOOR PLAN – CURRENT REVISED PLANNING SCHEME

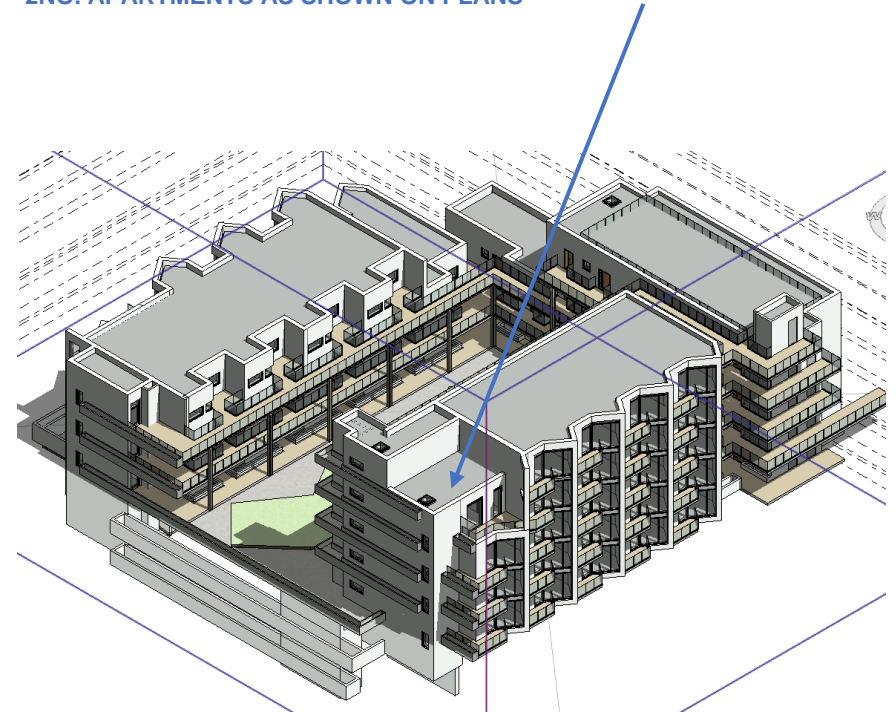
2.0 RATIONALE FOR THE PROPOSED HEIGHT

2.4.3 SENSITIVE INTERFACES – SOUTH EAST CORNER

BUILDING LINE SET BACK AND RE-ORIENTATED STAIRS ON 4<sup>TH</sup> & 5<sup>TH</sup> FLOOR TO REDUCE MASSING RESULTS IN OMISSION OF 2NO. APARTMENTS AS SHOWN ON PLANS



PRE-PLANNING MODEL

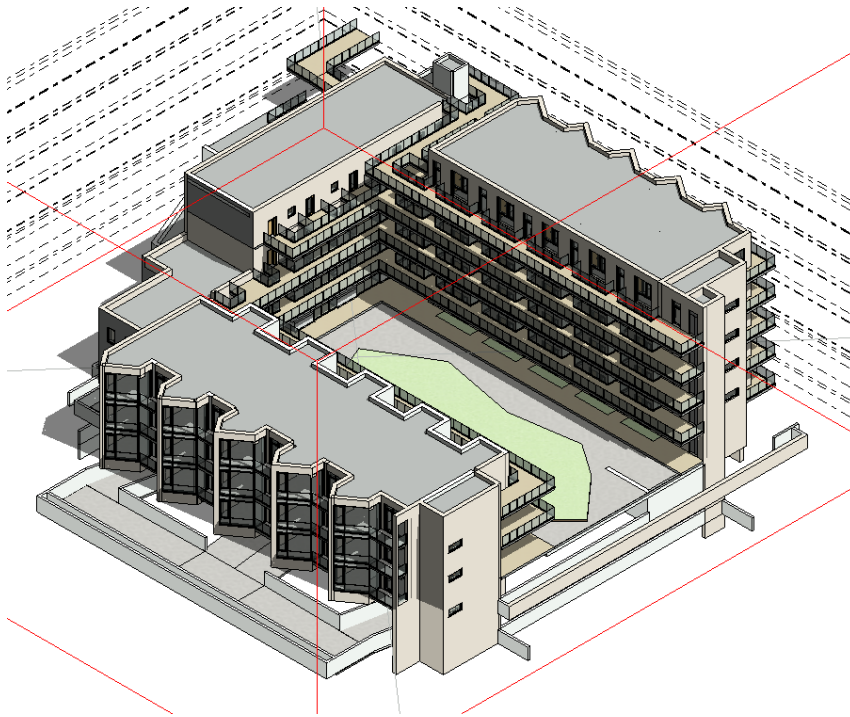


PROPOSED CURRENT REVISED MODEL

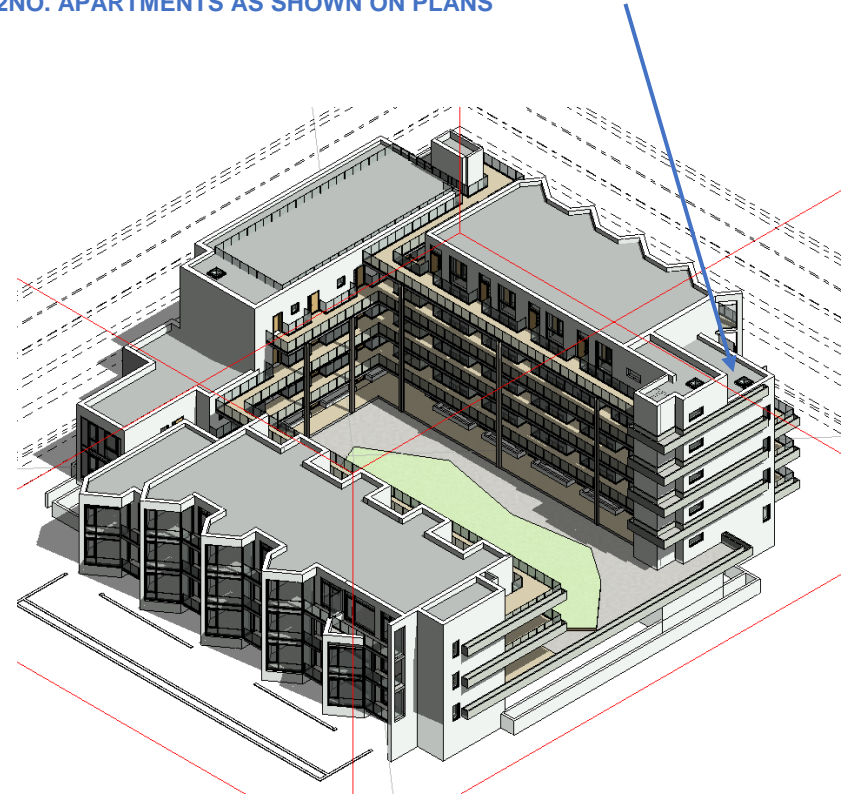
## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.3 SENSITIVE INTERFACES – SOUTH EAST CORNER

**BUILDING LINE SET BACK AND RE-ORIENTATED STAIRS ON 4<sup>TH</sup> & 5<sup>TH</sup> FLOOR TO REDUCE MASSING RESULTS IN OMISSION OF 2NO. APARTMENTS AS SHOWN ON PLANS**



**PRE-PLANNING MODEL**



**PROPOSED CURRENT REVISED MODEL**

## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.3 SENSITIVE INTERFACES – SOUTH EAST CORNER



AERIAL CGI- PREVIOUS PRE PLANNING SCHEME

BUILDING LINE SET BACK AND RE-ORIENTATED STAIRS ON 4<sup>TH</sup> & 5<sup>TH</sup> FLOOR TO REDUCE MASSING RESULTS IN OMISSION OF 2NO. APARTMENTS AS SHOWN ON PLANS



AERIAL CGI- CURRENT REVISED PLANNING SCHEME

## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.3 SENSITIVE INTERFACES – SOUTH EAST CORNER

Architectural Statement of Response to the ABP Opinion

**BUILDING LINE SET BACK AND RE-ORIENTATED STAIRS ON 4<sup>TH</sup> & 5<sup>TH</sup> FLOOR TO REDUCE MASSING RESULTS IN OMISSION OF 2NO. APARTMENTS AS SHOWN ON PLANS**



**CGI VIEW FROM SOUTH EAST– PREVIOUS PRE PLANNING SCHEME**

**CGI VIEW FROM SOUTH EAST– CURRENT REVISED PLANNING SCHEME**

Project: Proposed Strategic Housing Development at the Frascati Centre, Blackrock, Co Dublin  
Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited  
Date: 26<sup>th</sup> August

## 2.0 RATIONALE FOR THE PROPOSED HEIGHT

### 2.4.3 SENSITIVE INTERFACES – SOUTH EAST CORNER

The South East corner of the proposed development has been set back and two apartments omitted at the upper levels to reduce impact on adjoining houses.

In addition the 'green wall' planting acts as screening and help to soften the massing of the elevations.



CGI VIEW FROM SOUTH EAST– CURRENT PLANNING SCHEME

### 3.0 ABP OPINION ITEM 2 - ELEVATIONS OF THE PROPOSED BUILDINGS WITHOUT ANY OBSTRUCTION FROM LANDSCAPING OR PLANTING ELEMENTS.



**Item 2 extract from the An Bord Pleanála Opinion report and specific information to be submitted:**

*Drawings should illustrate the proposed buildings without any obstruction from landscaping or planting elements. Separate drawings detailing the inclusion of green walls should also be provided.*

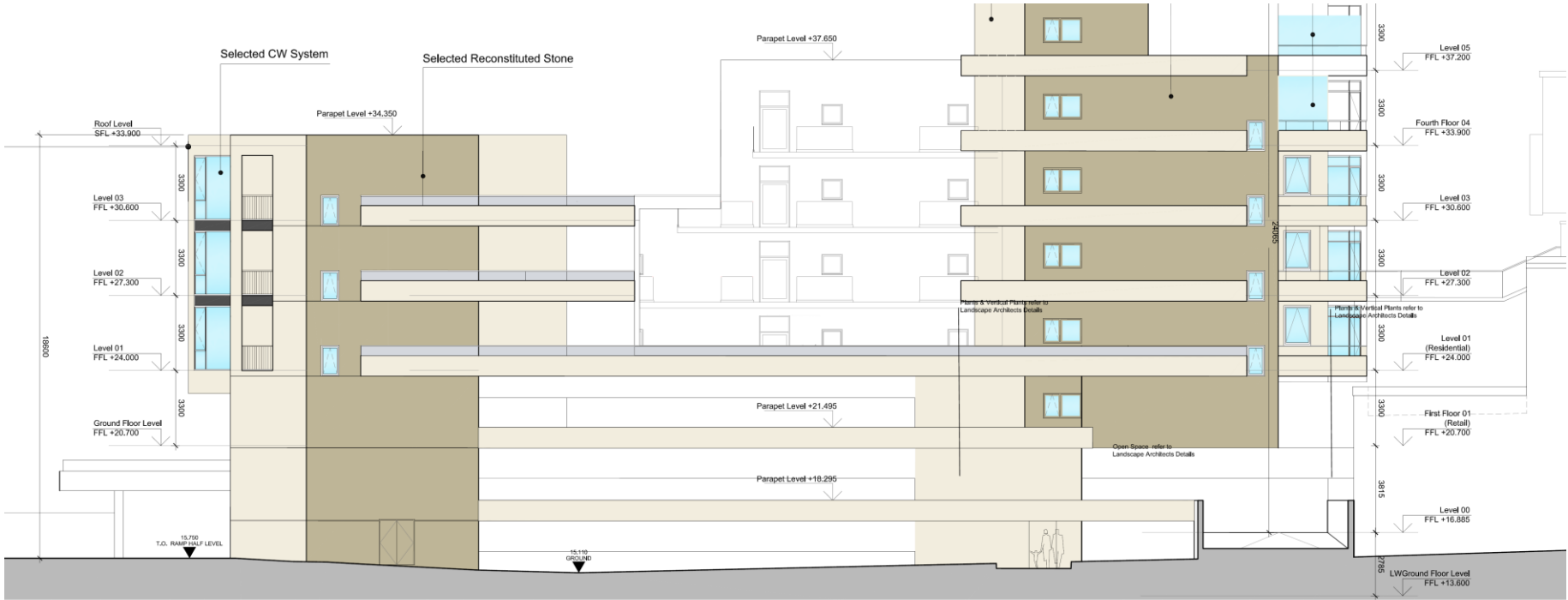
**The architectural response to the above specific information is submitted in this section of the report based on the following:**

An elevational drawings illustrating the proposed buildings without any obstruction from landscaping or planting elements has been included in the planning application submission as shown below.



### 3.0 ABP OPINION ITEM 2 - ELEVATIONS OF THE PROPOSED BUILDINGS WITHOUT ANY OBSTRUCTION FROM LANDSCAPING OR PLANTING ELEMENTS.

Drawings illustrating the proposed buildings without any obstruction from landscaping or planting elements below as included in the planning application submission.



141 PROPOSED SECTION BB WITHOUT PLANTS (BLOCK D&F SOUTH WEST ELEVATION)  
Scale: 1:100 @ A1



#### 4.0 ABP OPINION ITEM 3 - ELEVATIONS AND PLANS WITH HEIGHTS & DIMENSIONS



**Item 3 extract from the An Bord Pleanála Opinion report and specific information to be submitted:**

*Elevation drawings should include dimensions, including maximum heights from ground level and also indicate the additional height proposed over previously permitted elements (for example, the podium car park). A plan showing separation distances between the development and to existing dwellings should also be included, annotating key distances to boundaries, buildings and windows.*

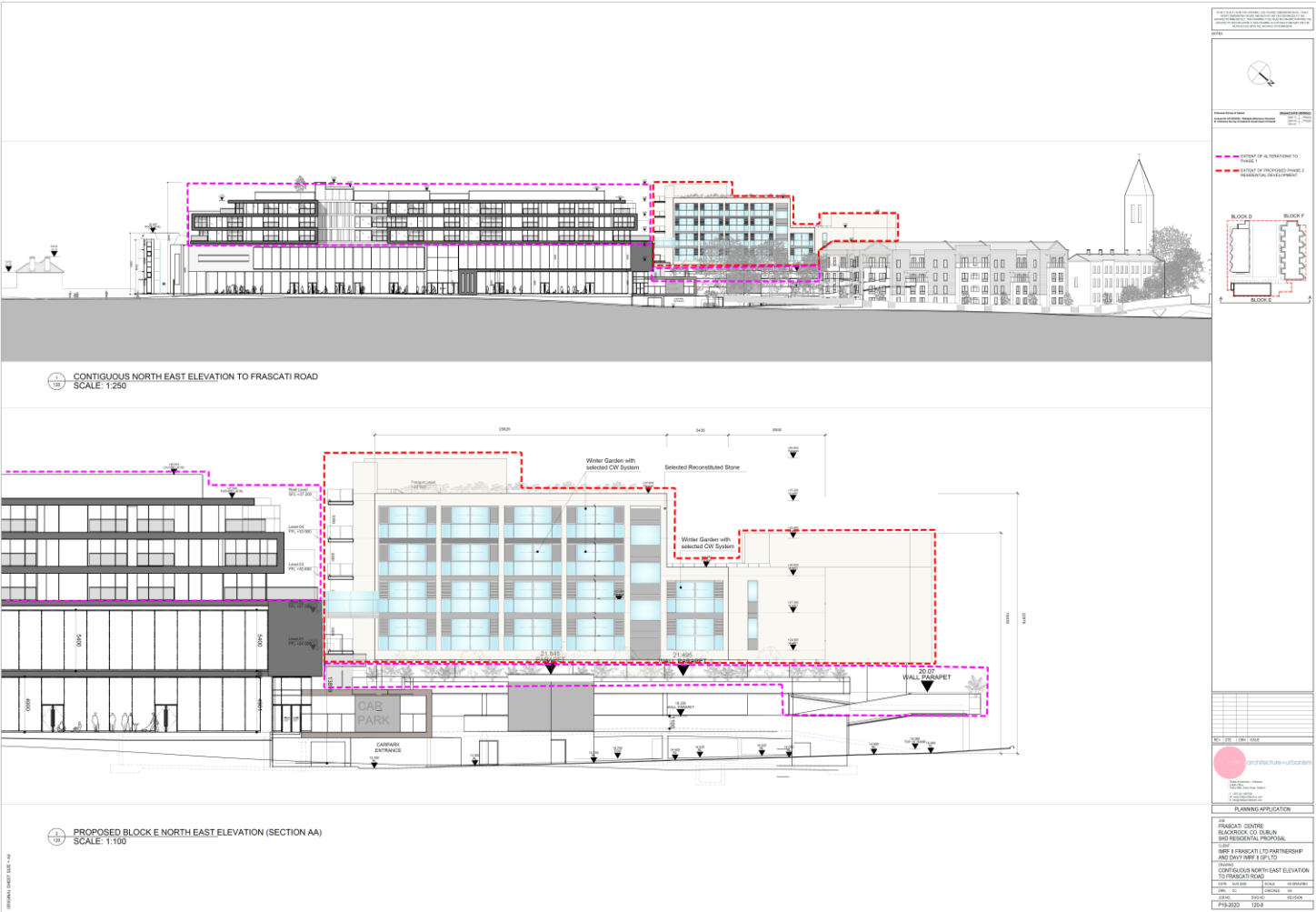
**The architectural response to the above specific information is submitted in this section of the report based on the following:**

Elevation drawings including dimensions, including maximum heights from ground level and also indicating the additional height proposed over previously permitted elements have been included in the planning application drawings submitted. Copies below and refer also to section 2 of this report.

The proposed site plan included in the planning drawings shows separation distances between the development and site boundaries. In addition this report includes plans of separation distances to existing dwellings, annotating key distances to boundaries, buildings and windows. Copies below and refer to section 2 of this report.

### 4.0 ABP OPINION ITEM 3 - ELEVATIONS AND PLANS WITH HEIGHTS & DIMENSIONS

Elevation drawings including dimensions, including maximum heights from ground level and also indicating the additional height proposed over previously permitted elements have been included in the planning application drawings submitted.

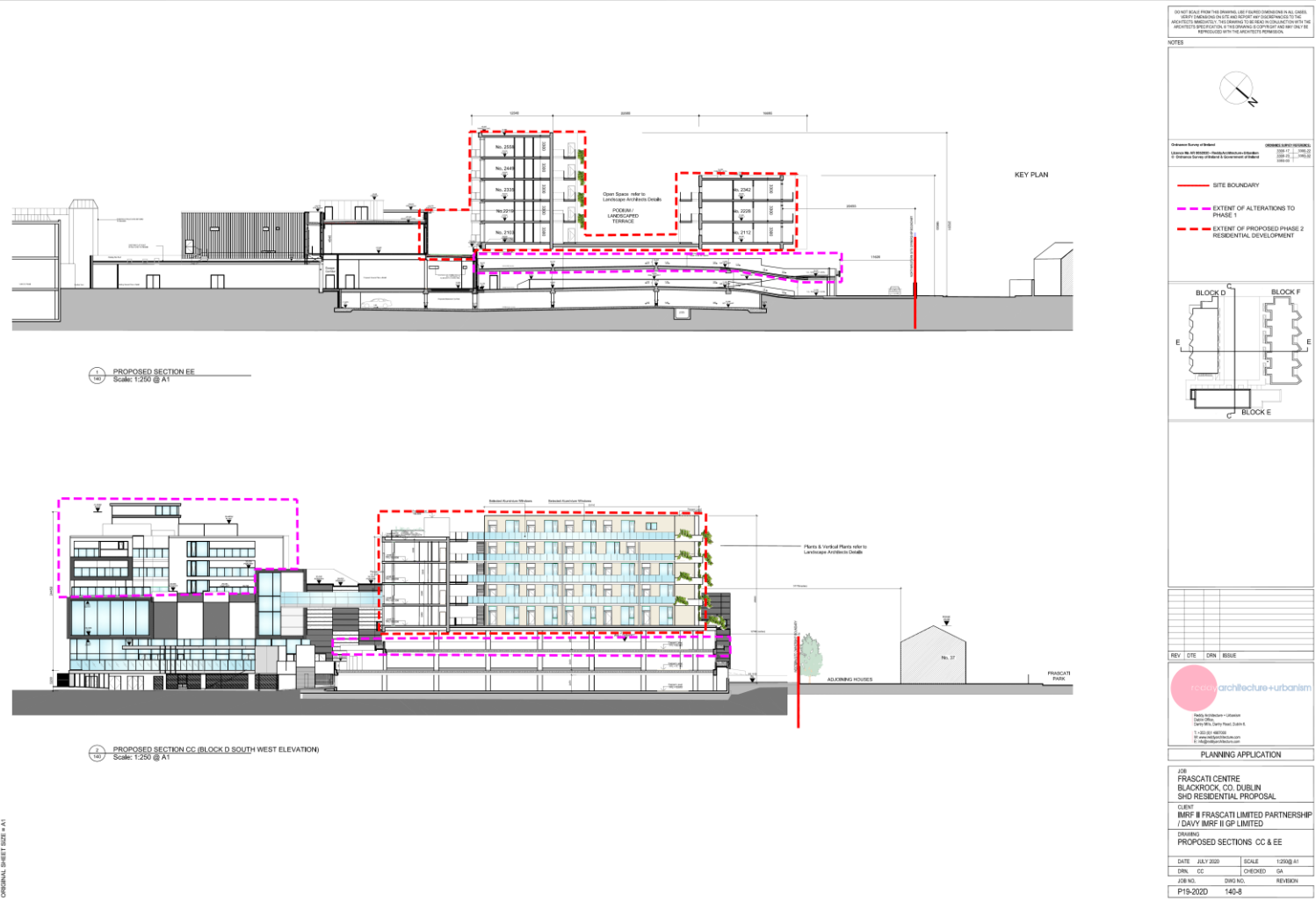


Project: Proposed Strategic Housing Development at the Frascati Centre, Blackrock, Co Dublin  
Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited  
Date: 26<sup>th</sup> August



### 4.0 ABP OPINION ITEM 3 - ELEVATIONS AND PLANS WITH HEIGHTS & DIMENSIONS

Elevation drawings including dimensions, including maximum heights from ground level and also indicating the additional height proposed over previously permitted elements have been included in the planning application drawings submitted.

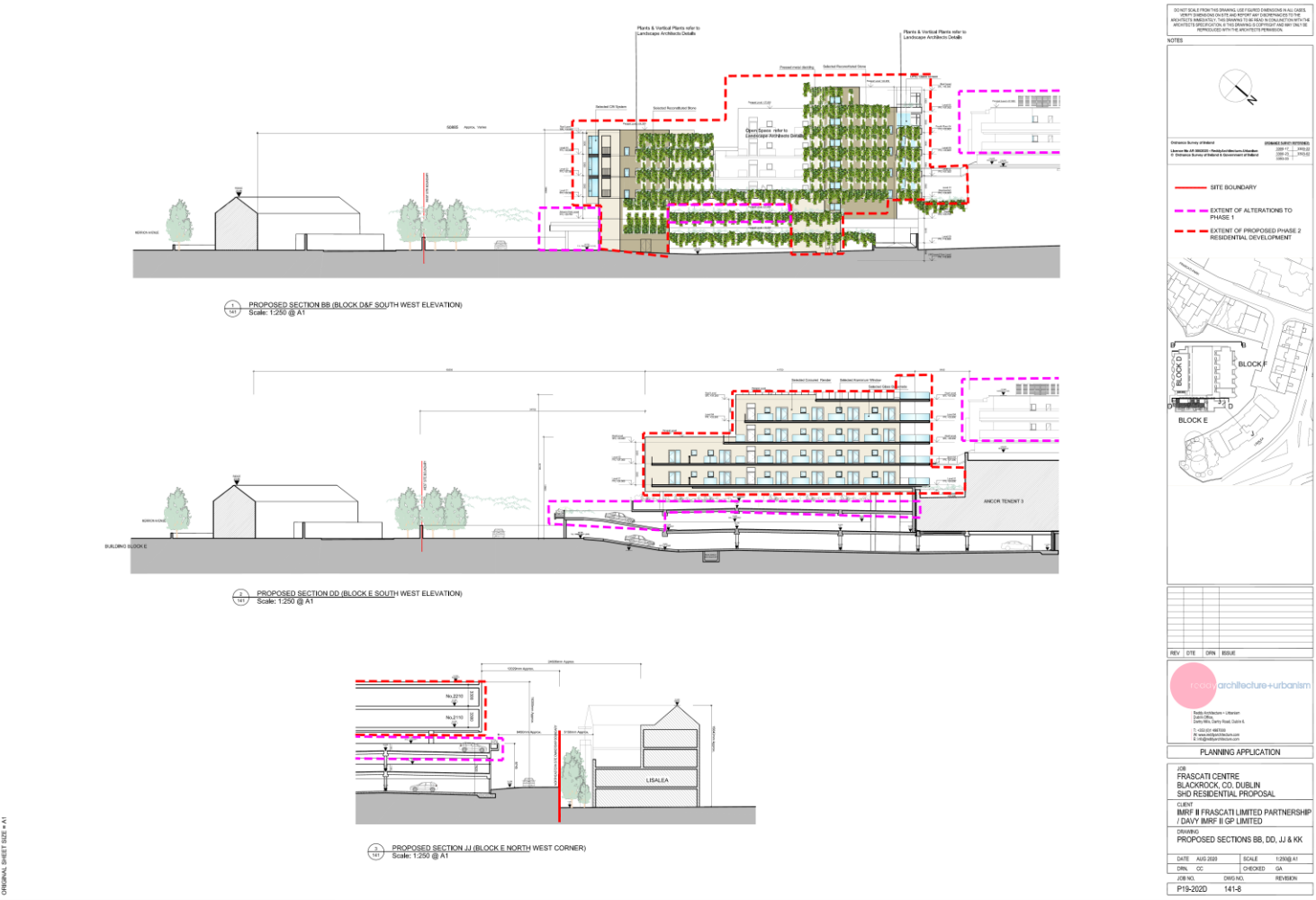


Project: Proposed Strategic Housing Development at the Frascati Centre, Blackrock, Co Dublin  
Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited  
Date: 26<sup>th</sup> August



### 4.0 ABP OPINION ITEM 3 - ELEVATIONS AND PLANS WITH HEIGHTS & DIMENSIONS

Elevation drawings including dimensions, including maximum heights from ground level and also indicating the additional height proposed over previously permitted elements have been included in the planning application drawings submitted.



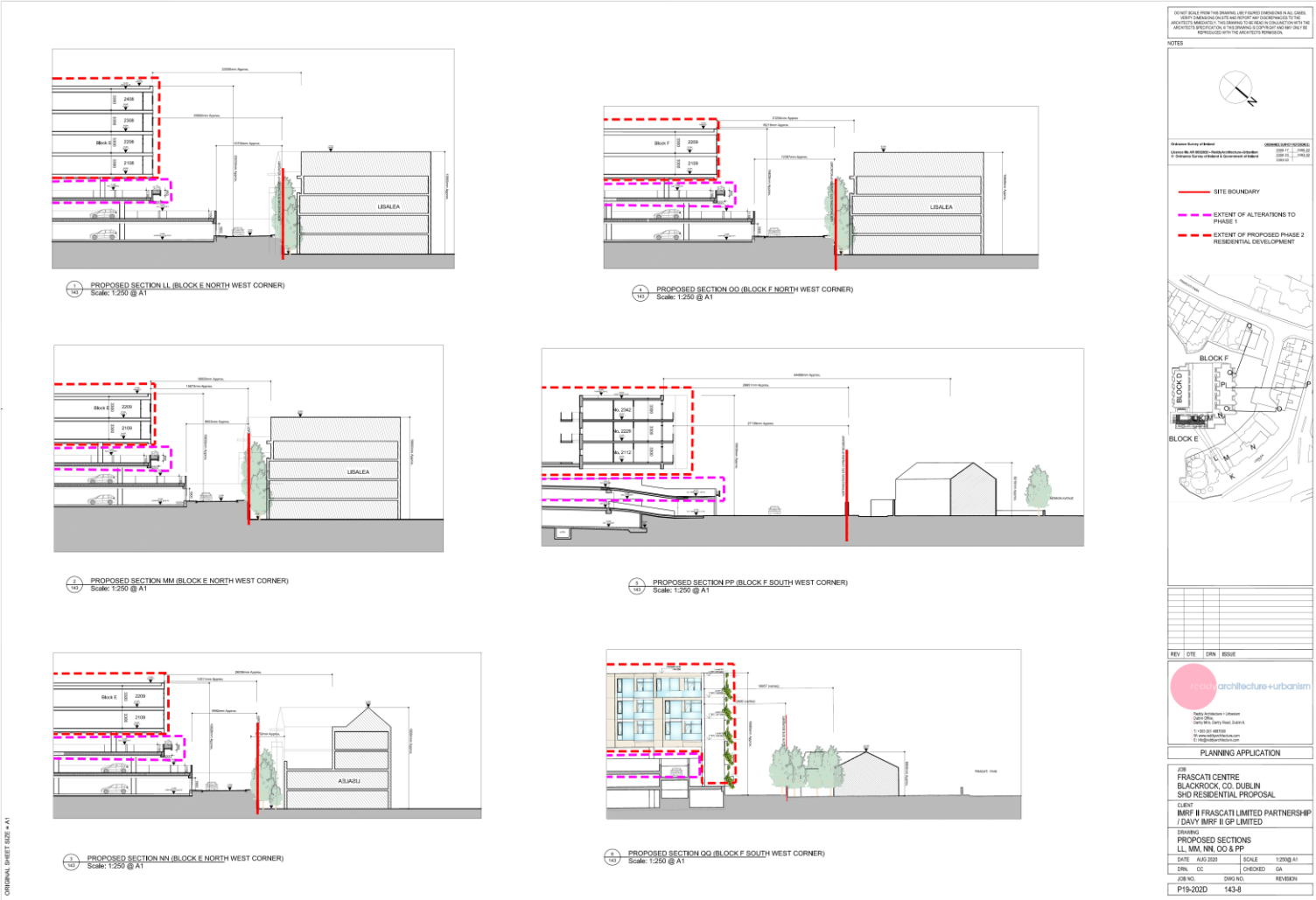
Project: Proposed Strategic Housing Development at the Frascati Centre, Blackrock, Co Dublin  
Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited  
Date: 26<sup>th</sup> August





### 4.0 ABP OPINION ITEM 3 - ELEVATIONS AND PLANS WITH HEIGHTS & DIMENSIONS

Elevation drawings including dimensions, including maximum heights from ground level and also indicating the additional height proposed over previously permitted elements have been included in the planning application drawings submitted.

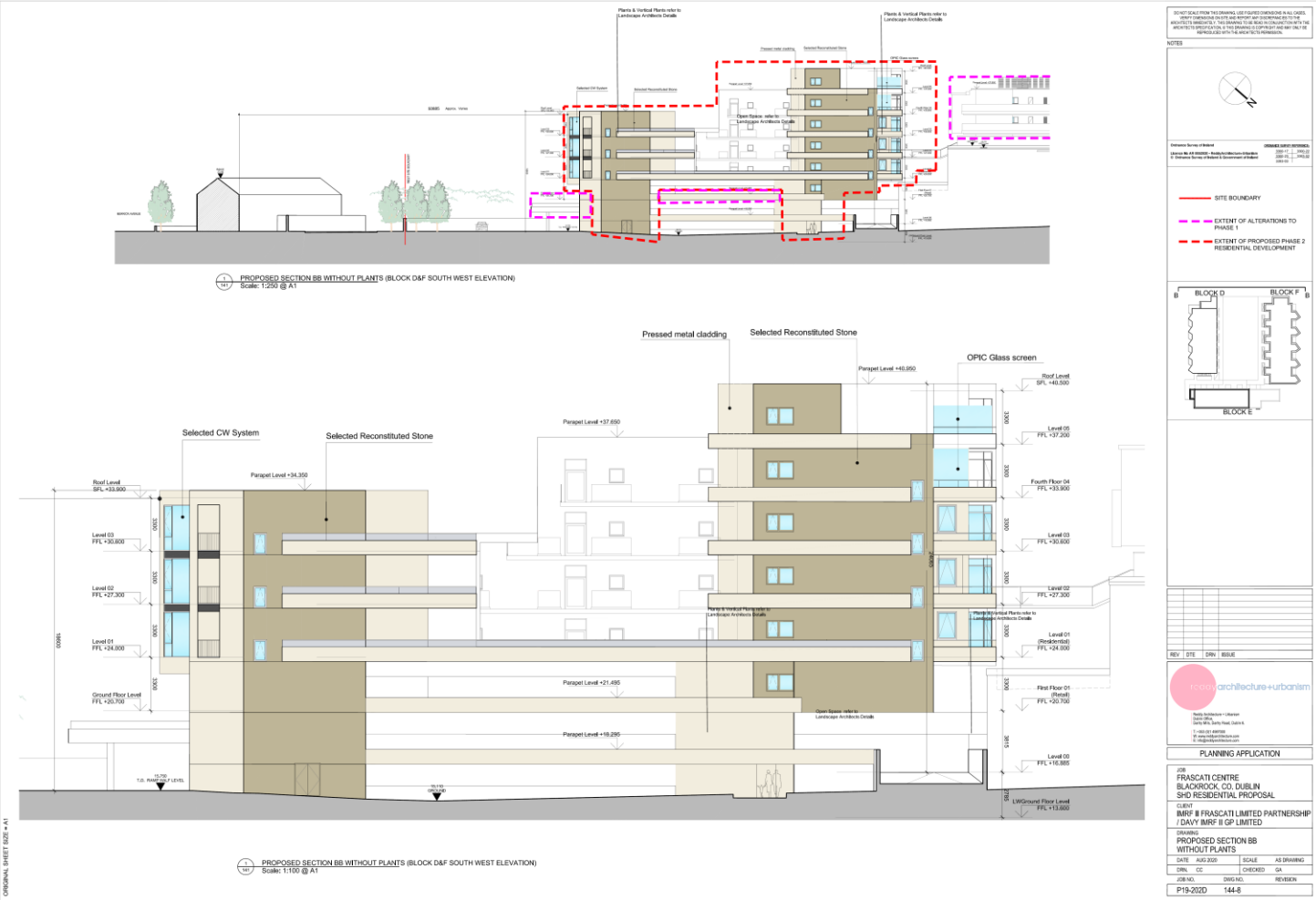


Project: Proposed Strategic Housing Development at the Frascati Centre, Blackrock, Co Dublin  
Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited  
Date: 26<sup>th</sup> August



**4.0 ABP OPINION ITEM 3 - ELEVATIONS AND PLANS WITH HEIGHTS & DIMENSIONS**

Elevation drawings including dimensions, including maximum heights from ground level and also indicating the additional height proposed over previously permitted elements have been included in the planning application drawings submitted.



Project: Proposed Strategic Housing Development at the Frascati Centre, Blackrock, Co Dublin  
 Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited  
 Date: 26<sup>th</sup> August

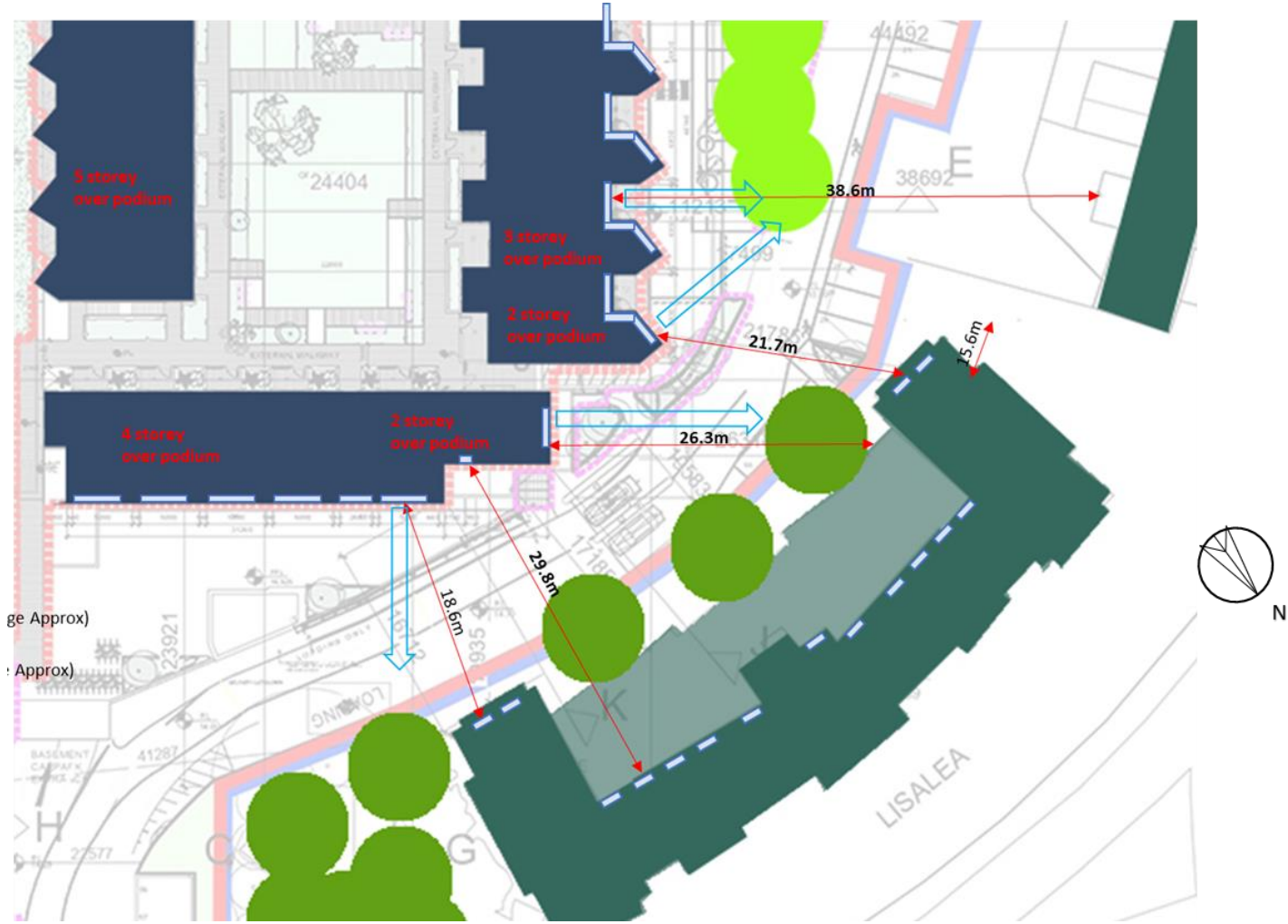






### 4.0 ABP OPINION ITEM 3 - ELEVATIONS AND PLANS WITH HEIGHTS & DIMENSIONS

In addition this report includes plans of separation distances to existing dwellings, annotating key distances to boundaries, buildings and windows.



Window to window distances from Lisalea Apartments

### 4.0 ABP OPINION ITEM 3 - ELEVATIONS AND PLANS WITH HEIGHTS & DIMENSIONS

In addition this report includes plans of separation distances to existing dwellings, annotating key distances to boundaries, buildings and windows.



Window to window distances from Frascati Park & Mount Merrion Avenue

## 5.0 ABP OPINION ITEM 4 - HOUSING QUALITY ASSESSMENT



**Item 4 extract from the An Bord Pleanála Opinion report and specific information to be submitted:**

*Housing Quality Assessment with regard to relevant national and local planning policy on residential development.*

**The architectural response to the above specific information is submitted in this section of the report based on the following:**

The Housing Quality Assessment with regard to relevant national and local planning policy on residential development is included in the documentation submitted for this planning application.

All apartments are shown to be in compliance with or to exceed the requirements of the relevant national and local planning policy on residential developments. Copy below.

# 5.0 ABP OPINION ITEM 4 - HOUSING QUALITY ASSESSMENT

# Architectural Statement of Response to the ABP Opinion

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

Unit No	Description	Level / Floor	Permitted Dwelling Unit Size (m²)	Proposed Dwelling Unit Size (m²)	Dwelling Unit Size Required (m²)	Dwelling Unit Size Required "PLUS 10%" (m²)	Number of Bed-rooms	Bed Spaces	Permitted Aggregate Living Area (m²)	Proposed Aggregate Living Area (m²)	Aggregate Living Area Required (m²)	Permitted Aggregate Bedroom Area (m²)	Proposed Aggregate Bedroom Area (m²)	Aggregate Bedroom Area Required (m²)	Permitted Storage (m³)	Proposed Storage (m³)	Storage Required (m³)	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	91.0	92.8	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	16.5	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	6.0	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	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	6.0	Y	13.0	14.7	7.0
210	2 Bedrooms Apartment	02 Residential	91.0	88.8	73.0	Y	2	4	36.0	34	30.0	24.8	34	24.4	6.1	6	6.0	Y	13.0	15.6	7.0
211	2 Bedrooms Apartment	02 Residential	98.0	108.4	73.0	Y	2	4	39.0	47.2	30.0	27.4	47.2	24.4	6.7	7.8	6.0	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	48.5	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	92.8	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	88.8	73	Y	2	4	24.9	34	30.0	24.8	25.5	24.4	6.1	6	6.0	Y	13.0	15.5	7.0
311	2 Bedrooms Apartment	03 Residential	98.0	108.4	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	6.1	6.0	Y	13.0	14.3	7.0
314	3 Bedrooms Apartment	03 Residential	124.5	115.4	90	Y	3	5	33.9	44.1	34.0	33.9	31.5	31.5</							

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	
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		24.4	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		24.4	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		24.4	24.4		6.1	6.0	Y		13.4	7.0	
2315	2 Bed Apartment	03 Residential level		74.7	63.0	Y	2	3		31.6	26.0			24.4	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		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	25.8	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	89.6	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	108.4	73	Y	2	4	36.0	47.2	30.0	24.8	28.4	24.4	6.1	7.5	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	27.8	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																						
2400	N/A	N/A		N/A																		
2401	2 Bed Apartment	04 Residential level		84.2	73.0	Y	2	4		33.4	30.0		26.3	24.4		6.4	6.0	Y		19.2	7.0	
2402	1 Bed Apartment	04 Residential level		56.3	45.0	Y	1	2		26.8	23.0		12.05	11.4		3	3.0	Y		5.1	5.0	
2403	1 Bed Apartment	04 Residential level		56.3	45.0	Y	1	2		26.8	23.0		12.05	11.4		3	3.0	Y		5.1	5.0	
2404	1 Bed Apartment	04 Residential level		56.3	45.0	Y	1	2		26.8	23.0		12.05	11.4		3	3.0	Y		5.1	5.0	
2405	1 Bed Studio	04 Residential level		40	37.0	N	1	2		30.9	30.0		30.9	30		3	3.0	Y		7.5	4.0	
2406	1 Bed Studio	04 Residential level		40	37.0	N	1	2		30.9	30.0		30.9	30		3	3.0	Y		7.5	4.0	
2407	1 Bed Studio	04 Residential level		40	37.0	N	1	2		30.9	30.0		30.9	30		3	3.0	Y		7.5	4.0	
2408	1 Bed Studio	04 Residential level		40	37.0	N	1	2		30.9	30.0		30.9	30		3	3.0	Y		7.5	4.0	
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	

## 6.0 ABP OPINION ITEM 5 - PROPOSED MATERIALS & FINISHES



### **Item 5 extract from the An Bord Pleanála opinion report and specific information to be submitted:**

*A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development. A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.*

### **The architectural response to the above specific information is submitted in this section of the report based on the following:**

A report that specifically addresses the proposed materials and finishes of buildings is included in the planning application documentation. Copies below.

A separate life cycle report is also submitted as part of this planning application.

Please also refer to the separate Landscape Report prepared by Stephen Diamond & Associates Landscape Architects regarding landscaped areas and any screening/boundary treatment included in the planning application submission.

**Proposed building external finishes & materials**

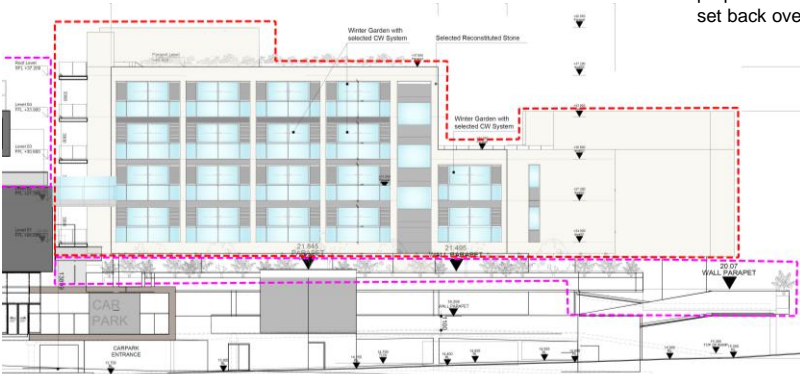
The proposed building finishes for phase 2 will match the high quality finishes used in the permitted phase 1 residential scheme and as constructed to the existing shopping center facing Frascati Road including:

- 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



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.



Detail of proposed phase 2 facade

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

White reconstituted Stone Panels - example Techrete

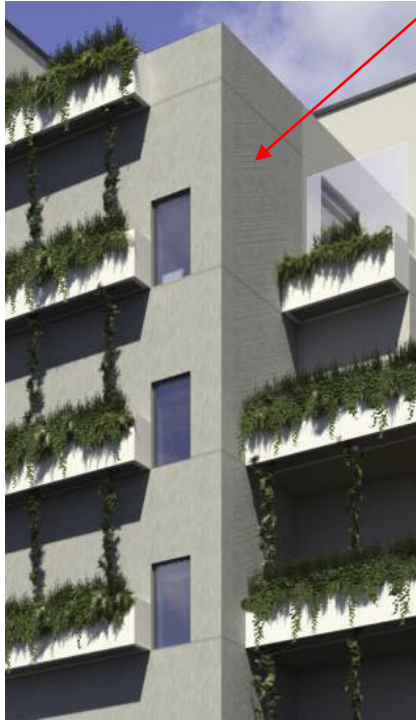


Detail of proposed phase 2 facade



Sample panel of white reconstituted stone cladding proposed

Coloured reconstituted Stone  
Panels to gable facades -  
example Techrete

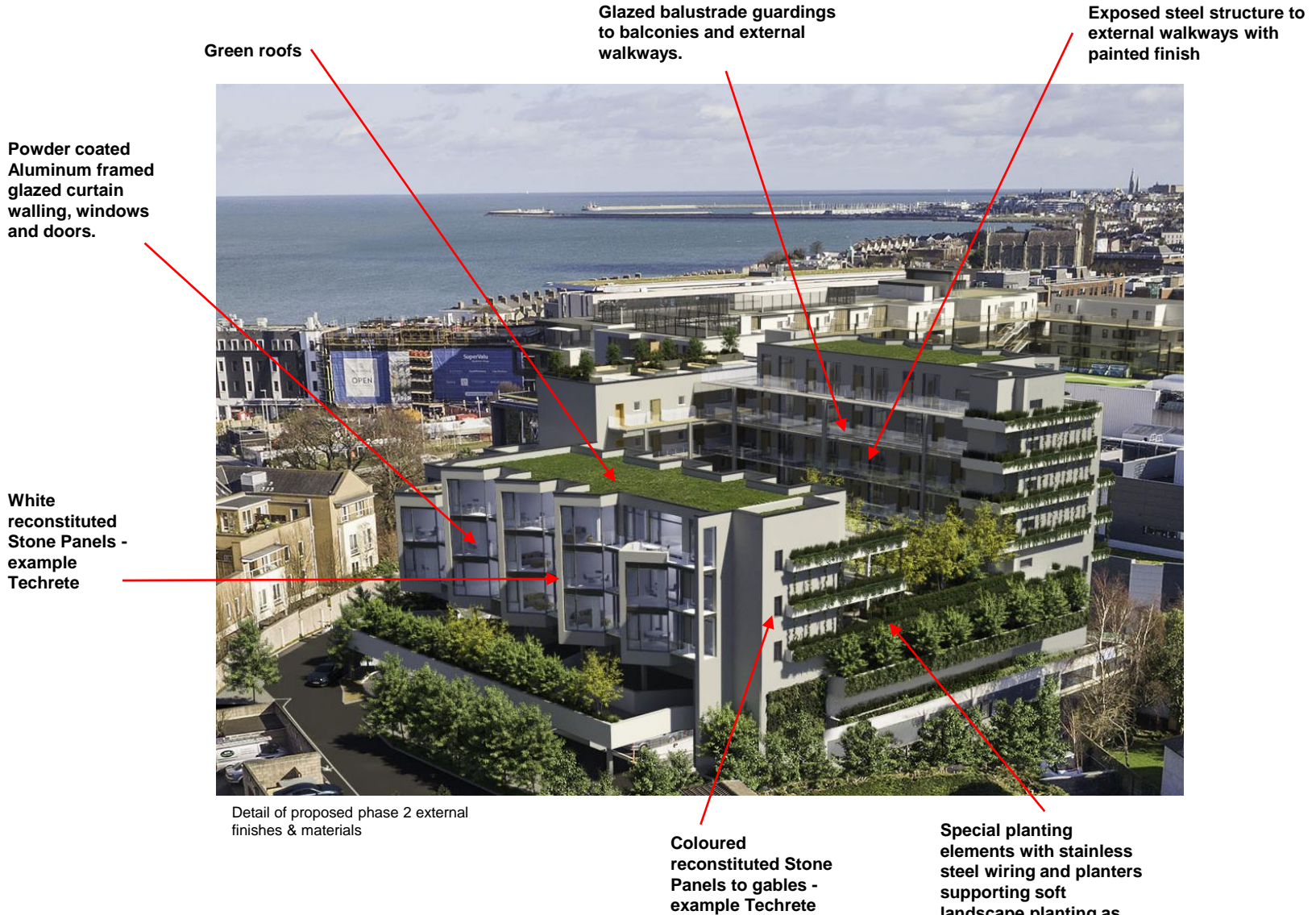


Detail of proposed phase 2 gable facade



C155 B1000 GB





Self coloured render to courtyard facades

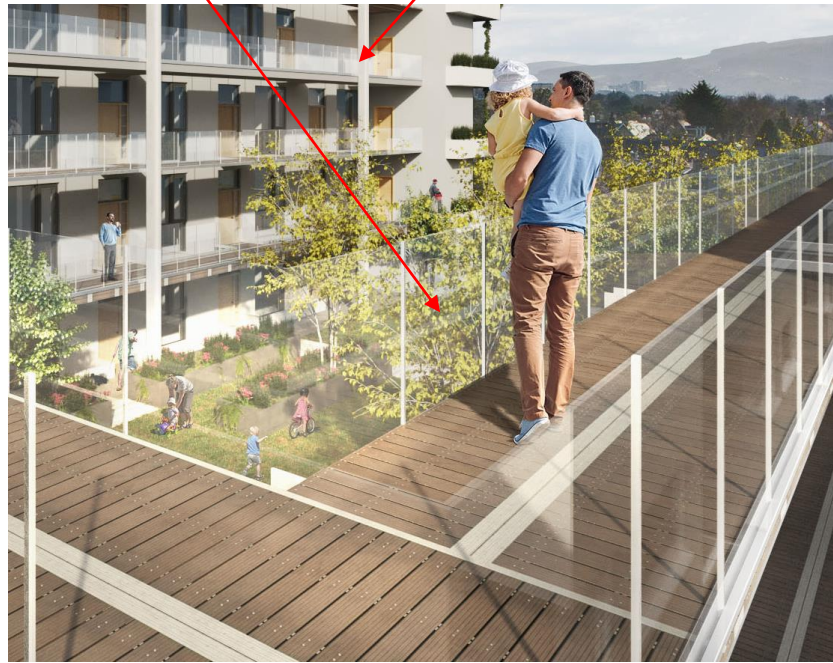
Powder coated Aluminum framed glazed curtain walling, windows and doors.



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

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

**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

## 7.0 ABP OPINION ITEM 8 - PRIVATE AMENITY TO STUDIO APARTMENTS



**Item 8 extract from the An Bord Pleanála Opinion report and specific information to be submitted:**

*Rational for the location of private amenity spaces to studio apartments and the type of treatment/planting to be included that will be suitable for the location/aspect.*

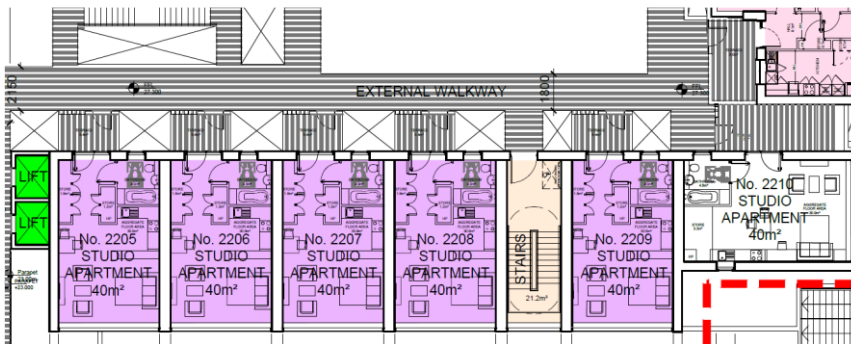
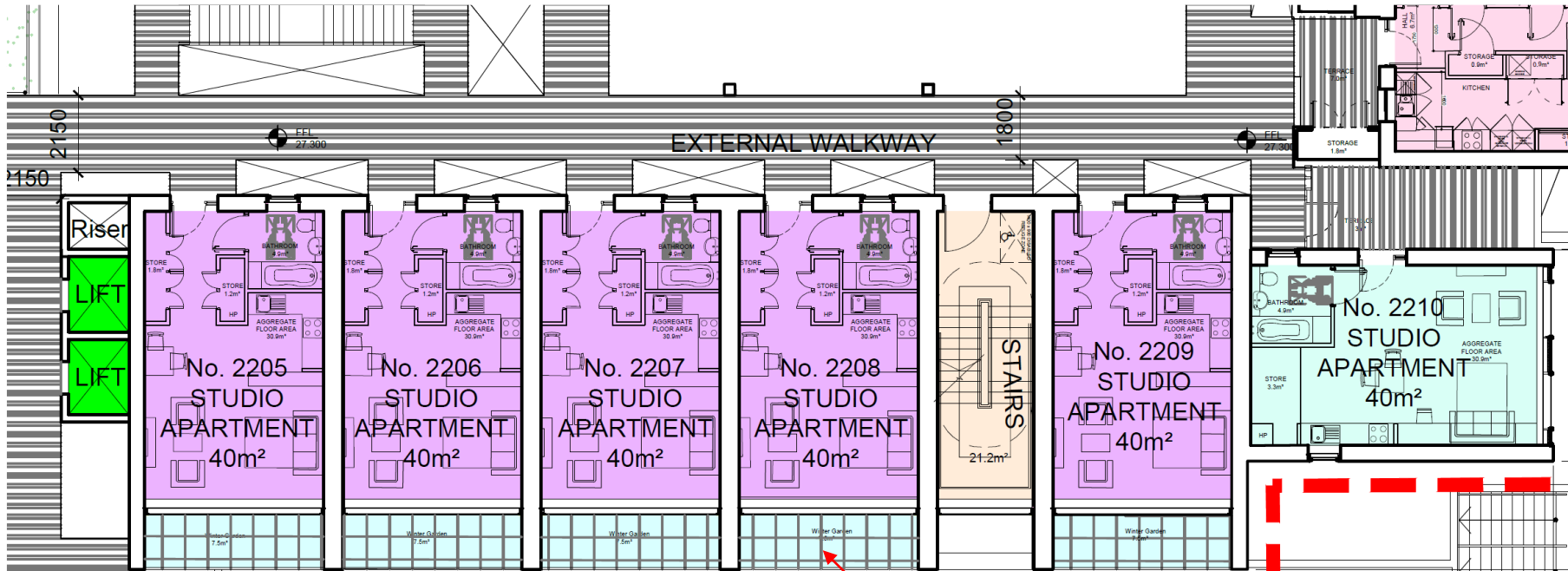
**The architectural response to the above specific information is submitted in this section of the report based on the following:**

Following a design review it is proposed to re locate the private amenity spaces for the studio apartments to winter garden type balconies to the north east elevation with views towards the sea. See below drawings.



## 7.0 ABP OPINION ITEM 8 - PRIVATE AMENITY TO STUDIO APARTMENTS

Following a design review it is proposed to re locate the private amenity spaces for the studio apartments to winter garden type balconies to the north east elevation with views towards the sea. See below drawings.



Winter garden private amenity spaces proposed to studio apartments with views towards Dublin bay to the north east.

Previous pre-planning scheme showed private amenity spaces to the studios as terraces facing the courtyard now re-located as above.

## 8.0 ABP OPINION ITEM 11 - CAR PARKING STRATEGY



### **Item 11 extract from the An Bord Pleanála Opinion report and specific information to be submitted:**

*Rationale for proposed parking provision with regard to development plan parking standards and to the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to consider the existing and proposed car parking provision in the context of the available car parking at the Frascati Centre and the existing and projected demand for same with regard to current and proposed land uses at the Centre, also details of car parking management and segregation between uses.*

### **The architectural response to the above specific information is submitted in this section of the report based on the following:**

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

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 8no. electric car charging spaces. See details below.

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 10no. 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.

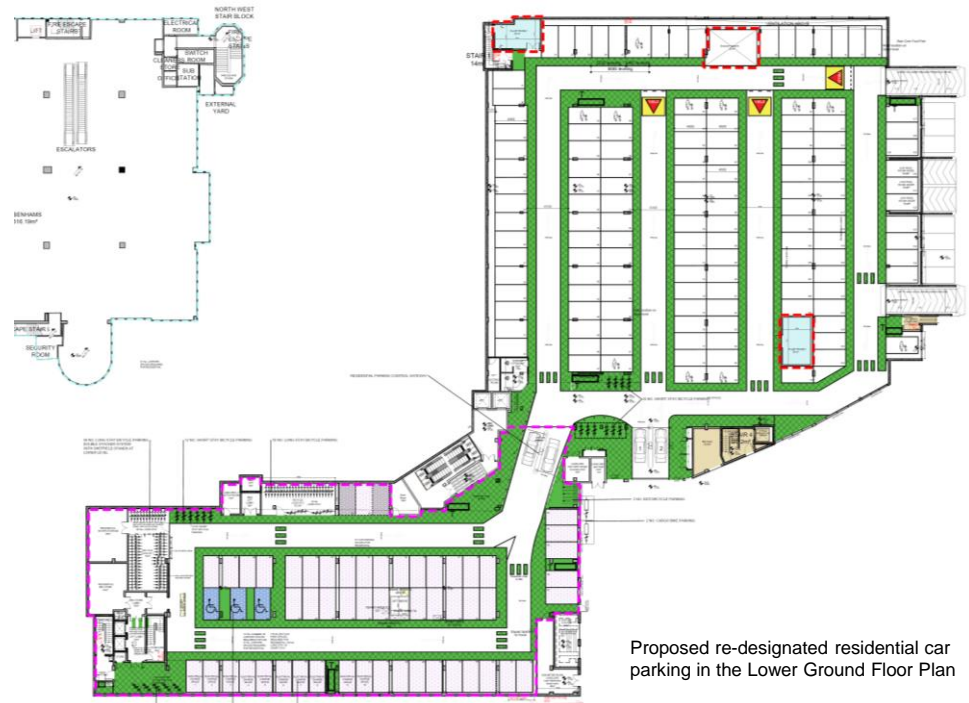
Currently proposed 75no. car parking spaces designated for retail use.

**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.





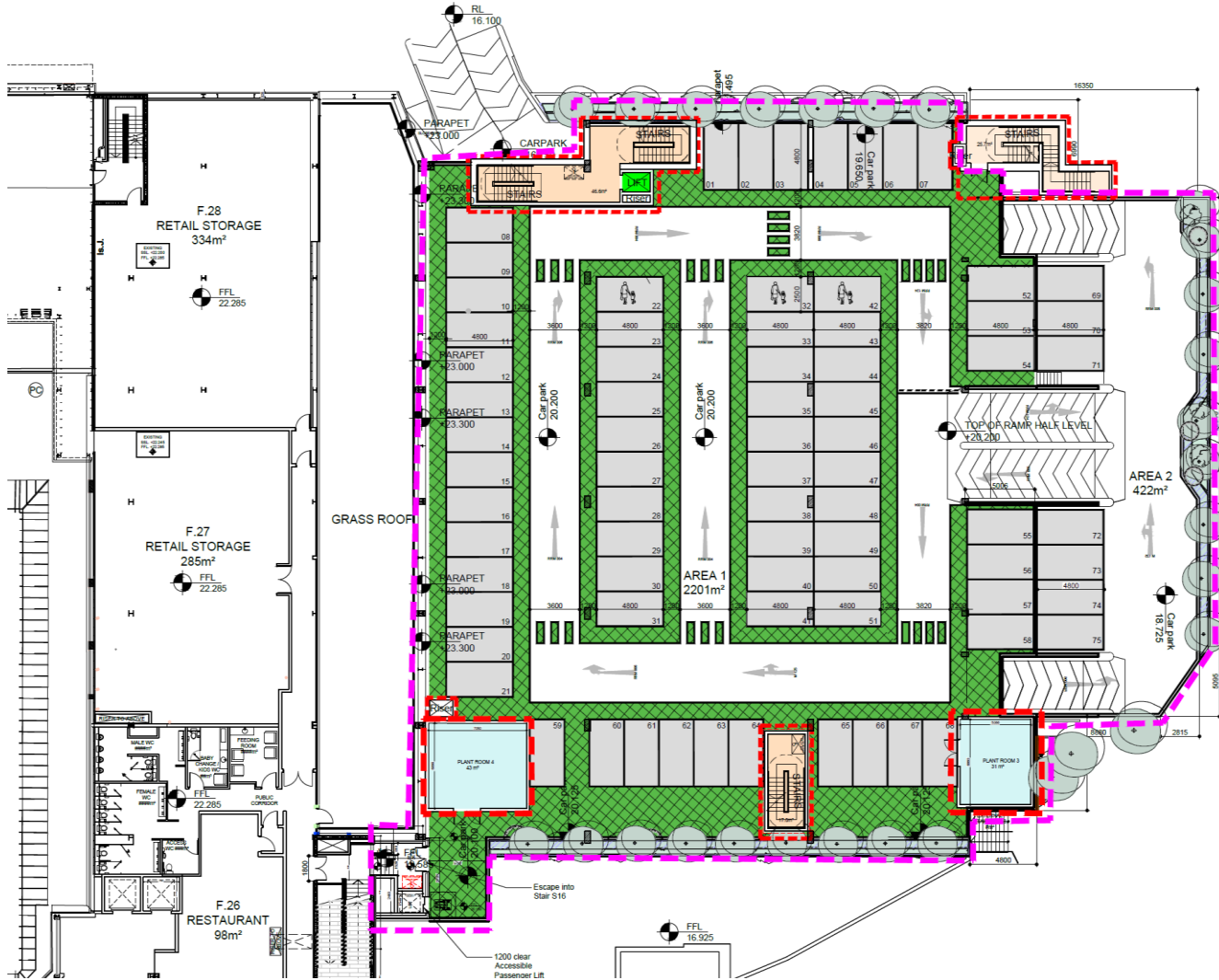
EXTRACT LOWER GROUND FLOOR PLAN SHOWING 57 NO. RE-DESIGNATED RESIDENTIAL PARKING SPACES



**EXISTING AND AMENDED PARKING AT GROUND LEVEL CAR PARK DECK AND AT GRADE FOR RETAIL**

Project: Proposed Strategic Housing Development at the Frascati Centre, Blackrock, Co Dublin  
Applicant: IMRF II Frascati Limited Partnership / Davy IMRF II GP Limited  
Date: 26<sup>th</sup> August





**PERMITTED AND AMENDED PARKING AT FIRST LEVEL CAR PARK DECK FOR RETAIL**

