

Strategic Housing Development

Application Form

Before you fill out this form

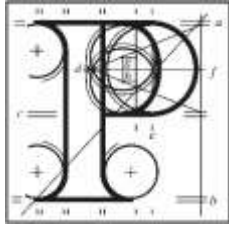
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	IMRF II Frascati Limited Partnership acting through its general partner Davy IMRF II GP Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Davy House 49 Dawson Street, Dublin 2, D02 PY05
Company Registration No:	554717

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	John Spain Associates
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Gavin Arnold
Firm/Company:	Reddy Architecture + Urbanism

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dun Laoghaire Rathdown County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Frascati Centre,
Address Line 2:	Frascati Road,
Address Line 3:	Blackrock
Town/City:	Dublin,
County:	County Dublin.
Eircode:	A94 V0F8
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OSI map sheets: 3330-17, 3330-22 ITM centre pt. cords: X,Y = 721231, 729415
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. – A CAD file in .dwg format with all geometry referenced to ITM is provided on the soft copies accompanying this application.	
Area of site to which the application relates in hectares:	2.67 ha
Site zoning in current Development Plan or Local Area Plan for the area:	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.’
Existing use(s) of the site and proposed use(s) of the site:	Shopping Centre and ancillary car park It is proposed to make alterations to the Phase 1 permission for 45 no. apartments (Reg. Ref.: D17A/0950 & ABP Ref.: 30074518- under construction), from second to fourth floor level of the

	rejuvenated Frascati Centre. The proposed development also includes the provision of 57 no. additional apartments, above the permitted podium car park, to the north west of the centre, as a Phase 2 residential development. The subject application therefore relates to a total of 102 no. residential units.
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7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	N/A		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [] No: [X]	
If the answer is "Yes" above, identify the lands and state the nature of the control involved: N/A			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [X] No: []
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p> <p>Site notice is printed on a yellow background as valid application submitted on the subject site with the same red line boundary in the last 6 months under Reg. Ref.: D20A/0347</p>	

If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
Please also refer to Appendix 1 of the Statement of Consistency and Planning Report for further details of the planning history of the subject lands.		
Reg. Ref.: D17A/0950 & ABP Ref.: 300745-18	45 no. units over 3 storeys, from second to fourth floor level, over the permitted ground and first floor levels of retail / restaurant floorspace and permitted lower ground floor car park of the rejuvenated Frascati Centre.	An Bord Pleanála Order to grant permission dated 30th May 2019
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [] No: [X]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
N/A		
Is the applicant aware of the site ever having been flooded?		Yes: [] No: [X]
If the answer is "Yes" above, please give details e.g. year, extent:		
N/A		
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?		Yes: [] No: [X]
If the answer is "Yes" above, please give details:		
N/A		

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The proposal relates to alterations to the Phase 1 permission for 45 no. apartments (Reg. Ref.: D17A/0950 & ABP Ref.: 300745-18), from second to fourth floor level of the rejuvenated Frascati Centre. The proposed development also includes the provision of 57 no. additional apartments, as an extension of the Phase 1 permission, located above the existing / permitted podium car park to the north west of the centre, as a Phase 2 residential development. The subject application therefore relates to a total of 102 no. residential units.

The proposed alterations to the 45 no. apartments (Block A and B) and associated development, permitted under the Phase 1 residential development, includes the following:

- **Internal rationalisation of the permitted units, including changes in overall unit size and internal layouts, and associated external alterations including the provision of winter gardens.**
- **Provision of an external walkway connection between the Phase 1 and Phase 2 residential blocks at second floor level.**
- **The refuse, car and cycle parking facilities permitted at lower ground floor level will be altered to cater for the additional residential units, including the introduction of a barrier control system.**
- **The main entrance to the Phase 1 residential scheme from Frascati Road will serve both the permitted and proposed units.**
- **A concierge facility room to serve the overall residential development is proposed at second floor level near the main core of Phase 1, with an associated minor reduction in the area of the permitted communal terrace at second floor level.**
- **The communal open space for Phase 1 and 2 will be accessible to all residents.**
- **Alterations to the cycle parking provision at lower ground floor / basement level and at the first-floor level podium car park.**

The Phase 2 proposal consists of 20 no. studios, 22 no. 1 beds and 15 no. 2 beds (57 no. apartments) in three no. blocks (Block D, E & F), arranged around a central communal courtyard space, above the existing and permitted podium car park to the north west of the centre. Block D is a five storey block, Block E is a part two to part four storey block and Block F is a part two to part three storey block, all above three levels of podium / basement car park. Balconies / winter gardens are provided to all apartments (on the north western, north eastern, south western elevations and into the internal courtyard) and access to the blocks is via stair / lift cores and an external walkway fronting the communal courtyard. A roof terrace is also proposed at fifth floor level of Block E.

The proposal includes the allocation of 57 no. car parking spaces at lower ground floor level and 214 no. bicycle parking spaces at lower ground and surface level for

the 102 no. residential units. The proposal includes alterations to existing surface car parking to provide additional landscaping and bicycle spaces, a bin storage area and stair / lift cores are proposed within the existing / permitted basement / podium car parks below the Phase 2 residential units, and the proposal includes all associated ancillary site development works. The proposal also includes alterations to the location of 30 no. permitted cycle parking spaces associated with the rejuvenation of the Frascati Centre, Reg. Ref.: D14A/0134, as amended.

The site is zoned 'Objective DC' which seeks 'To protect, provide for and/or improve mixed use district centre facilities' under the Dun Laoghaire Rathdown County Development Plan 2016-2022, under which the proposed uses are permitted in principle. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022 and Blackrock Local Area Plan 2015-2021.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	SHD/PAC/353/19
Meeting date(s):	23rd October 2019
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	ABP-306989-20
Meeting date(s):	5th June 2020

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

Pre-application submissions to Irish Water in respect to water and foul connections (See IW's letters attached and Barrett Mahony Consulting Engineering Services Report for further details).

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Mail – 28th August 2020
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	28th August 2020
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. See Site Location Map for the location of the site notices.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] EIAR (sub-threshold) submitted with this application.
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [] No: [X] Please see AA Screening Report
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [] No: [] N/A
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [X] No: []
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [X] No: [] N/A: []
If the answer to the above is "Yes", list the prescribed authorities concerned:	<ul style="list-style-type: none"> • Irish Water • Transport Infrastructure Ireland • National Transport Authority • Departement of Culture Heritage and the Gaeltacht • An Taisce • Heritage Council <p>Letters issued to the above accompany the application.</p>
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	28th August 2020
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [] No: [X]
If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [] No: [] N/A
If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:	N/A

If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	N/A
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12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please refer to Statement of Consistency and Planning Report prepared by John Spain Associates</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
(c) Set out, where applicable that the proposed strategic housing development is, in the applicant’s opinion, consistent with the planning scheme for a strategic development zone:	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
(d) Set out how the the proposed strategic housing development is, in the applicant’s opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Please refer to Statement of Consistency and Planning Report prepared by John Spain Associates</p>

Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.

(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.

Enclosed:

Yes: [] No: []
N/A: []

Please refer to John Spain Associates Statement of Response report and other accompanying response documents.

(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.

Enclosed:

Yes: [] No: []
N/A: []

Please refer to John Spain Associates Statement of Response report and other accompanying response documents.

13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?

Enclosed:

Yes: [] No: []

See Material Contravention Statement prepared by JSA having regard to the objectives for the site under the Blackrock LAP

14. Proposed Residential Development:

(a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses N/A		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments- See Schedule of Accommodation for Further Details		
Unit Type	No. of Units	Gross floor space in m²
Studio	19	800 sq.m
1-bed	28	1,415.6 sq.m
2-bed	51	4,566.6 sq.m
3-bed	6	654 sq.m
4-bed		
4+ bed		
Total	102 (45 in Phase 1 and 57 in Phase 2)	7,436.2 sq.m (apartments only, excludes circulation / ancillary space)

Student Accommodation N/A			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

(b) State total number of residential units in proposed development:	102
(c) State cumulative gross floor space of residential accommodation, in m ² :	9,223.1 sq.m (based on GFA, including apartment and car park stair/lift cores, bin stores circulation cores and plant areas)

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
N/A (The altered and proposed residential units are proposed above the Frascati Centre, but the proposal does not involve the provision of additional commercial floorspace)	N/A
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.- See Childcare Demand Audit for justification for non-provision of a childcare facility.	
(b) State cumulative gross floor space of non-residential development in m ² :	N/A
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	9,223.1 sq.m (based on GFA, including apartment and car park stair/lift cores, bin stores circulation cores and plant areas)
(d) Express 15(b) as a percentage of 15(c):	N/A

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Details required below are contained within Section 5 of the Statement of Consistency and Planning Report

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If “Yes”, enclose a brief explanation with this application.	X See Statement of Consistency / Planning Report, Architectural Drawings	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X

<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>X</p> <p>See JSA and RAU Statements of Response to the Board’s Opinion</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	28,361.34 sq.m (gross floorspace within the Rejuvenated Frascati Centre)
State gross floor space of any proposed demolition, in m ² :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m ² :	28,361.34 sq.m (the above area with the floorspace at 2nd floor level omitted under this planning application)
State total gross floor space of proposed works in m ² :	36,636.84 sq.m (total GFA of existing centre and proposed residential development)

18. Where the Application relates to Material Change of Use of Land or Structure:

N/A (proposal seeks to redevelop the site for commercial and residential use rather than materially change the use of existing structures on the site)

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A

(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:

Enclosed: Yes: [] No: [] N/A: []

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>X</p> <p>See Part V package accompanying this application</p> <p>X</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	X	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	X	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application	N/A	

form indicating the basis on which section 96(13) is considered to apply to the development.		
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20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Mains:

Group Water Scheme: Name of Scheme: _____

Private Well:

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Sewer:

Conventional septic tank system:

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:

Watercourse:

Other (please specify): _____

Please refer to Engineering Services Report for further details in respect to A, B and C above.

(D) Irish Water Requirements:

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: [] No: []

Please find attached Pre-Connection Confirmation of Feasibility Letter and Statement of Design Acceptance letter from Irish Water

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: [] No: []

See IW COF Letter

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: [] No: []

See IW Statement of Design Acceptance

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: [] No: []

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

Enclosed:

Yes: [] No: []

Please refer to Barrett Mahony Consulting Engineers drawings and report for further details

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see the Transportation Assessment Report prepared by NRB Consulting</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see the Framework Travel Plan, included within the TAR, prepared by NRB Consulting</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see Appendix H of the Transportation Assessment Report prepared by NRB Consulting</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p>Each drawing pack (e.g. Architectural, Engineering Services, M&E and Landscape Architecture) is accompanied by a schedule of all maps, plans and drawings, stating title, scale, and drawing number.</p>

24. Application Fee:


(a) State fee payable for application:	€23,260
(b) Set out basis for calculation of fee:	<p>Residential Units: €130 (HA1A) X 102 new no. units = €13,260</p> <p>€10,000 for submission of EIAR (HA2)</p> <p>Total = €23,260*</p> <p>*See Planning Cover letter</p>
(c) Is the fee enclosed with the application?	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>The experienced design team had regard to the principles of Universal Design in preparing the proposals for the site. Please refer to the architectural, engineering and landscape drawings, and accompanying reports illustrating the detailed design and access proposals within the scheme.</p>
---	---

Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	28th August 2020

26. Contact Details- Not to be Published

Applicant(s):

First Name:	N/A- See Sections below
Surname:	
Address Line 1:	
Address Line 2:	
Address Line 3:	
Town / City:	
County:	
Country:	
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Tom Berrigan & Eamonn Doyle
Company Registration Number (CRO):	554717
Contact Name:	Niall Kavanagh
Primary Telephone Number:	019058073
Other / Mobile Number (if any):	N/A
E-mail address:	Nkavanagh@burlrealestate.com

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Paul
Surname:	Turley
Address Line 1:	John Spain Associates
Address Line 2:	39 Fitzwilliam Place
Address Line 3:	Dublin 2
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	
E-mail address (if any):	pturley@johnspainassociates.com
Primary Telephone Number:	01-6625803
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Gavin
Surname:	Arnold
Address Line 1:	Reddy Architecture + Urbanism
Address Line 2:	Dartry Mills
Address Line 3:	Dartry
Town / City:	Dublin 6
County:	Dublin
Country:	Ireland
Eircode:	D06 YOE3
E-mail address (if any):	garnold@reddyarchitecture.com
Primary Telephone Number:	01 498 7000
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Niall Kavanagh, Burlington Real Estate
Mobile Number:	0868518170
E-mail address:	nkavanagh@burlrealestate.com

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Niall Kavanagh
Davy House
49 Dawson Street
Dublin 2
Co. Dublin
D02PY05

10 October 2019

Dear Niall Kavanagh,

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

**Re: Connection Reference No CDS19006747 pre-connection enquiry -
Subject to contract | Contract denied**

Connection for Mixed Use Development of 105 units at Frascati Shopping Centre, Frascati Road (N31), Co. Dublin.

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Frascati Shopping Centre, Frascati Road (N31), Co. Dublin.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

There are Irish Water assets within and in close proximity of the site boundaries. Therefore:

- The Developer will be required to survey the site to determine the exact location of the pipes. Any trial investigations should be carried out with the agreement and in the presence of the Local Authority Inspector.
- You are advised that structures or works over or in close proximity to Irish Water infrastructure that will inhibit access for maintenance or endanger structural or functional integrity of the infrastructure are not allowed.
- Separation distances between the Irish Water infrastructure and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.
- Diversion of the infrastructure may be required subject to layout proposal of the development and separation distances. For design submissions and queries related to diversion please contact IW Diversion Team via email address diversions@water.ie

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

- In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services. All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

- You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.

A connection agreement can be applied for by completing the connection application form available at **www.water.ie/connections**. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Marina Zivanovic Byrne from the design team on 01 89 25991 or email mzbyrne@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services

Ryan Mulvaney
Barrett Mahony Con Eng
Sandwith House
52-54 Lower Sandwith Street
Dublin
Dublin
D02WR26

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

11 August 2020

**Re: Design Submission for Frascati Shopping Centre, Frascati Road (N31), Co. Dublin (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS19006747**

Dear Ryan Mulvaney,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)(https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: James O’Sullivan
Phone: 022 52269
Email: jameosull@water.ie

Yours sincerely,



Maria O’Dwyer

Connections and Developer Services

Appendix A

Document Title & Revision

- 19248 – C1000 – PL2
- 19248 – C1002 – PL3
- 19248 – C1004 – PL2

The infrastructure outlined in the above drawings is not being vested to Irish Water and will remain the responsibility of the customer.

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

- NOTES**
- PLEASE NOTE THIS DRAWING SUBMISSION FORMS PART OF THE DESIGN ACCEPTANCE APPLICATION FOR FRASCATI SHOPPING CENTRE PHASE II WORKS - CDS: 19006747.
 - THE FRASCATI SHOPPING CENTRE HAS EXISTING CONNECTIONS TO THE WATERMAIN AND FOUL DRAINAGE NETWORKS ON FRASCATI ROAD.
 - CATCHMENT "A" APARTMENTS BUILT OVER EXISTING SHOPPING CENTRE HAVE PLANNING AND ARE CURRENTLY UNDER CONSTRUCTION. A CONNECTION APPLICATION HAS BEEN MADE TO IRISH WATER TO OBTAIN WPRN NUMBERS AND METER REQUIREMENTS OFF IRISH WATER, CDS NO. 2000288701
 - A NEW SHD APPLICATION HAS BEEN MADE FOR INTERNAL REVISIONS TO CATCHMENT "A" APARTMENTS (NUMBER OF CATCHMENT "A" APARTMENTS UNCHANGED) AND NEW APARTMENTS (CATCHMENT "B") BUILT OVER THE EXISTING CAR PARK.
 - NO DRAINAGE ON THE SITE WILL BE TAKEN IN CHARGE BY IRISH WATER

NOTES

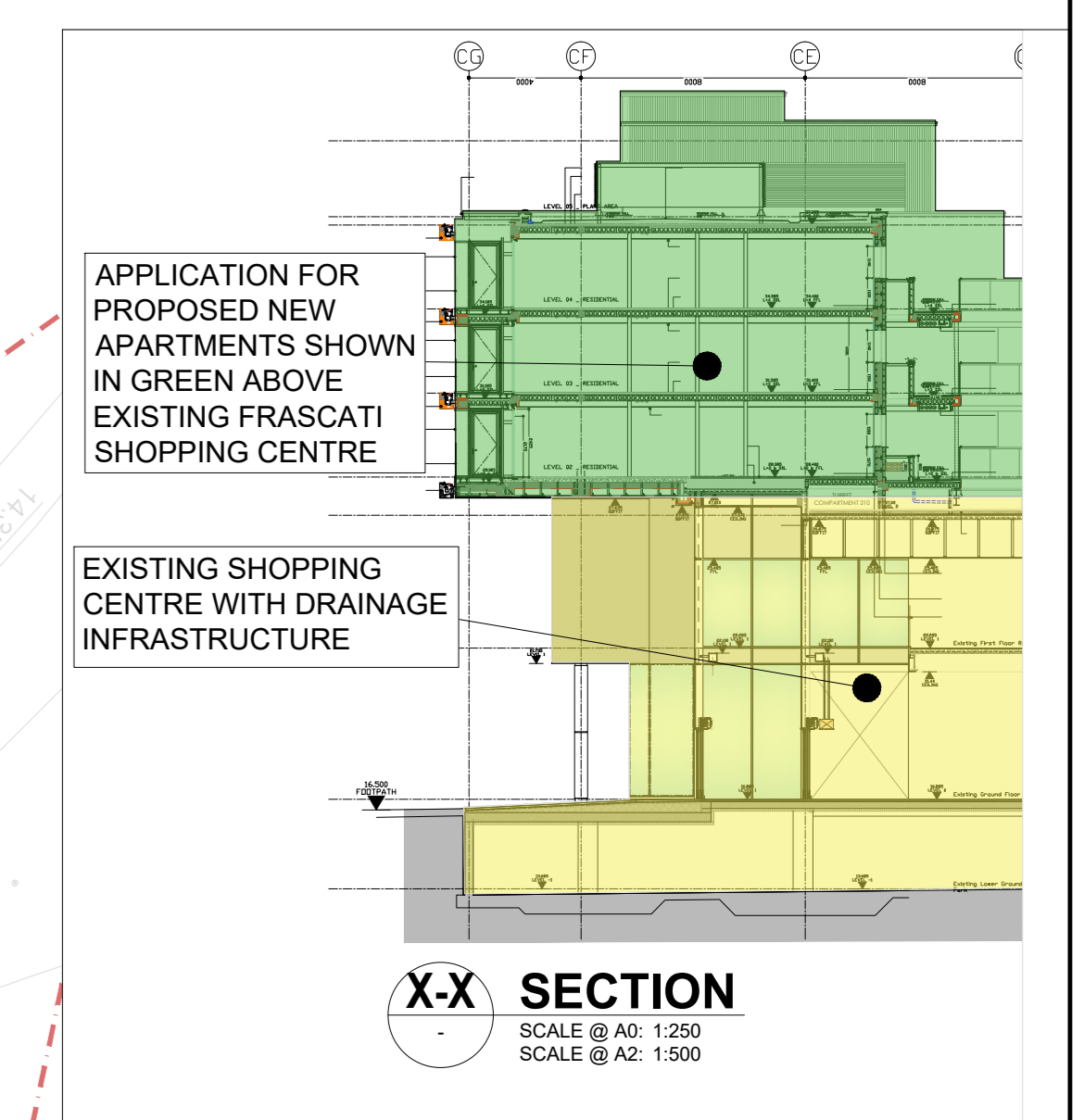
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- CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

CIVIL LEGEND

EX. FOUL MANHOLE	Ex.F
EX. FOUL PIPE	PIPE DESCRIPTION
NEW FOUL MANHOLE	F
NEW FOUL PIPE	PIPE DESCRIPTION
EX. SURFACE WATER PIPE	Ex.S
EX. SURFACE WATER MANHOLE	PIPE DESCRIPTION
NEW SURFACE WATER PIPE	S
NEW SURFACE WATER MANHOLE	PIPE DESCRIPTION
EX. COMBINED MANHOLE	Ex.C
EX. COMBINED PIPE	PIPE DESCRIPTION
NEW COMBINED MANHOLE	C
NEW COMBINED PIPE	PIPE DESCRIPTION
PIPE CROSSOVER	PIPE DESCRIPTION
NEW ROOF RAIN WATER MANHOLE	R
NEW ROOF RAIN WATER PIPE	PIPE DESCRIPTION
EX. ROOF RAIN WATER MANHOLE	Ex.R
EX. ROOF RAIN WATER PIPE	PIPE DESCRIPTION
FOUL ACCESS JUNCTION	+
SURFACE ACCESS JUNCTION	+
RAINWATER PIPE	RWP
SOIL VENT PIPE	SVP
ROAD GULLY	B/G
BACK INLET GULLY TRAP	BIGT
FOUL ROOFING EYE	RE
SURFACE ROOFING EYE	RE
GULLY TRAP	GT
PIPE DROP TO LEVEL BELOW	+
EX. WATERMAIN	SW
WATERMAIN	SW
SLUICE VALVE	SV
STOP COCK	SC
AIR VALVE	AV
FIRE HYDRANT	H
MAGNETIC FLOW WATER METER	M
IRRIGATION VALVE	IV
THRUST BLOCK	*



NOTE
NO DRAINAGE WITHIN DEVELOPMENT TO BE TAKEN IN CHARGE.



PL2	24.06.20	PLANNING ISSUE	PL2	PL2
PL1	16.03.20	PLANNING ISSUE	PL1	PL1
P2	14.02.20	PRELIMINARY ISSUE	P2	P2
P1	04.09.19	PCE TO IRISH WATER	P1	P1
ISSUE	DATE	DESCRIPTION	ISSUE	DATE
PRELIMINARY (P1, P2, P3, P4)			PLANNING (PL1, PL2, PL3, PL4)	
TENDER (T1, T2, T3, T4)			FOR CONSTRUCTION (C1, C2)	

BM
DUBLIN OFFICE: 55A Westmoreland Bridge Road, London SE1 7RL, United Kingdom
Tel: (020) 877 3200 Fax: (020) 877 3164

Client
IMRF II FRASCATI LTD PARTNERSHIP

Project Title
FRASCATI RESIDENTIAL PHASE II

Drawing Title
FOUL DRAINAGE LAYOUT

Project No. 19248 **Drawing No.** C1000 **Issue** PL2 **Status** PLANNING

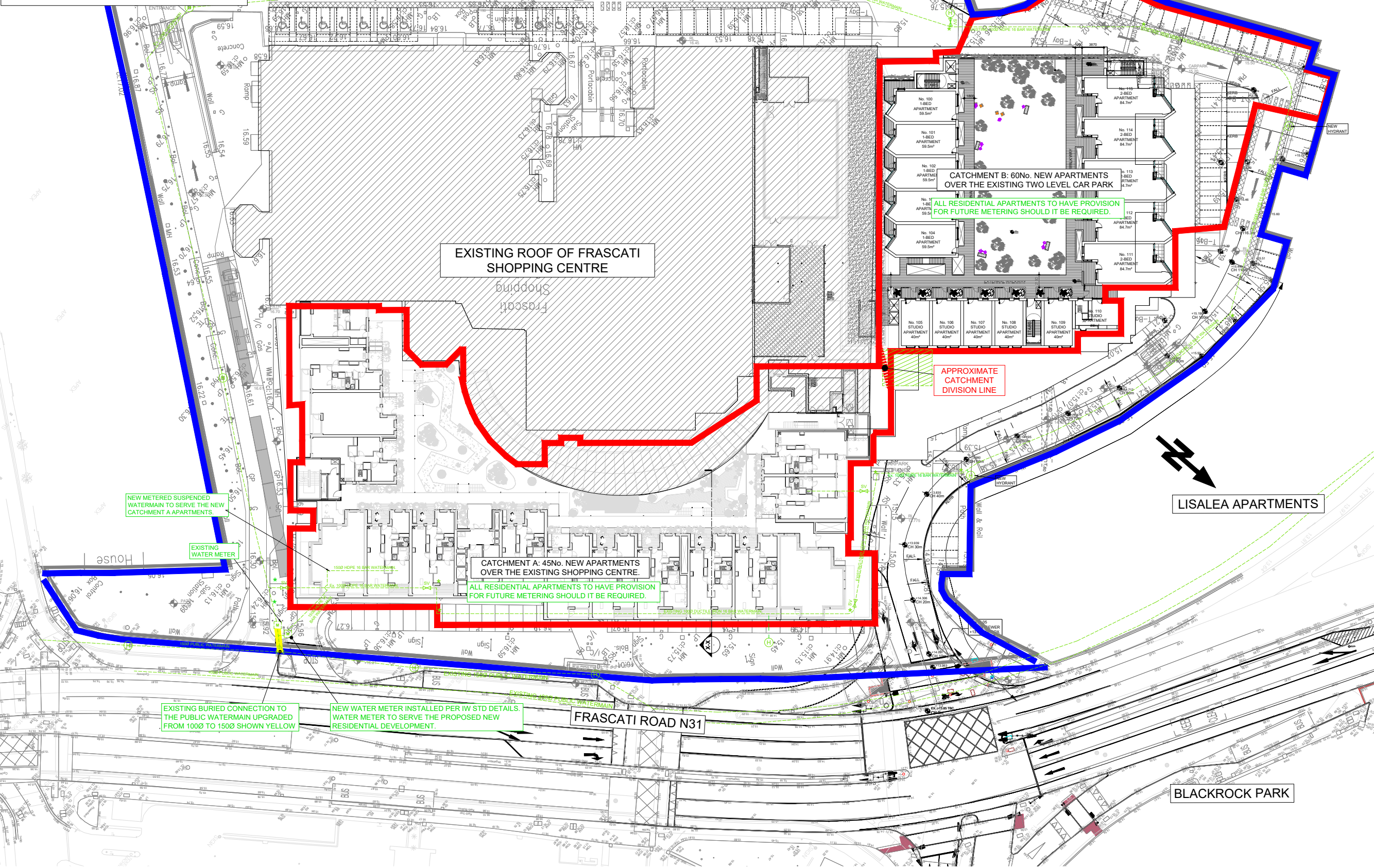
- NOTES**
- PLEASE NOTE THIS DRAWING SUBMISSION FORMS PART OF THE DESIGN ACCEPTANCE APPLICATION FOR FRASCATI SHOPPING CENTRE PHASE II WORKS - CDS: 19006747.
 - THE FRASCATI SHOPPING CENTRE HAS EXISTING CONNECTIONS TO THE WATERMAIN AND FOUL DRAINAGE NETWORKS ON FRASCATI ROAD. CATCHMENT "A" APARTMENTS BUILT OVER EXISTING SHOPPING CENTRE HAVE PLANNING AND ARE CURRENTLY UNDER CONSTRUCTION. A CONNECTION APPLICATION HAS BEEN MADE TO IRISH WATER TO OBTAIN WPRN NUMBERS AND METER REQUIREMENTS OFF IRISH WATER, CDS NO. 2000288701
 - A NEW SHD APPLICATION HAS BEEN MADE FOR INTERNAL REVISIONS TO CATCHMENT "A" APARTMENTS (NUMBER OF CATCHMENT "A" APARTMENTS UNCHANGED) AND NEW APARTMENTS (CATCHMENT "B") BUILT OVER THE EXISTING CAR PARK.
 - NO DRAINAGE ON THE SITE WILL BE TAKEN IN CHARGE BY IRISH WATER.
 - NEW APARTMENT WATERMAIN WILL BE SUSPENDED. EXISTING 100mm DIA. WATERMAIN CONNECTION TO BE UPGRADED TO A 150mm DIA. WATERMAIN.
 - NEW APARTMENTS TO BE METERED SEPARATELY FROM THE SHOPPING CENTRE IN ACCORDANCE WITH IRISH WATER REQUIREMENTS.

NOTES

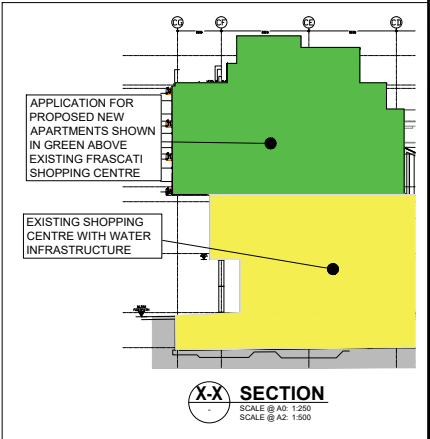
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECT'S DRAWINGS FIGURED DIMENSIONS ONLY (NOT SCALING TO BE USED WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT - AS).
- CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

LEGEND

- EX. WATERMAIN
- WATERMAIN
- SLUICE VALVE
- STOP COCK
- AIR VALVE
- FIRE HYDRANT
- MAGNETIC FLOW WATER METER
- CONCRETE THRUST BLOCK



NOTE
NO DRAINAGE WITHIN DEVELOPMENT TO BE TAKEN IN CHARGE.



ISSUE	DATE	DESCRIPTION
PL3	10.08.20	PLANNING ISSUE
PL2	24.05.20	PLANNING ISSUE
PL1	18.02.20	PLANNING ISSUE
P2	14.02.20	PRELIMINARY ISSUE
P1	05.09.19	PCE TO IRISH WATER

ISSUE STATUS	PROJECT NO.	DESCRIPTION
<input type="checkbox"/> PRELIMINARY	(P1, P2, P3 etc.)	PLANNING (P1, P2, P3 etc.)
<input type="checkbox"/> TENDER	(T1, T2 etc.)	FOR CONSTRUCTION (C1, C2 etc.)

BM
DUBLIN OFFICE: 33-54 Lower Sandwell Street, Dublin 2, Ireland. Tel: (01) 677 3000 Fax: (01) 677 3164
LONDON OFFICE: 85A Becontree Heath Road, London SE17 7RH, United Kingdom. Tel: (0204) 207 802 1402, (0204) 208 185 6191
Consulting Engineers, Civil, Structural & Project Management. E-mail: bm@bmgroup.co.uk, Web: www.bmgroup.co.uk

CLIENT: IMRF II FRASCATI PARTNERSHIP
PROJECT TITLE: FRASCATI RESIDENTIAL PHASE II
DRAWING TITLE: WATERMAIN LAYOUT

PROJECT NO.	DRAWING NO.	ISSUE	STATUS
19248	C1002	PL3	PLANNING

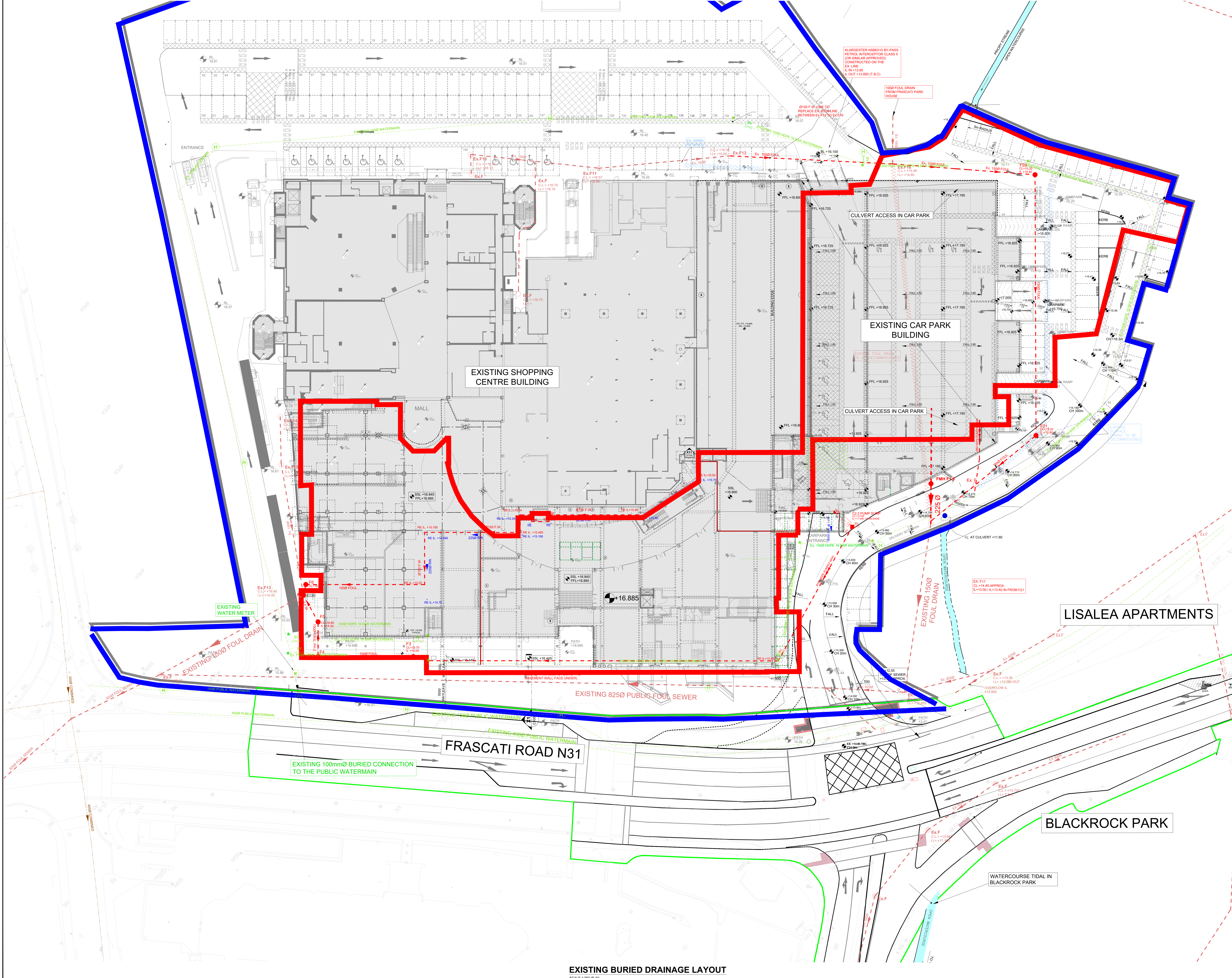
WATERMAIN LAYOUT
SCALE: 1:200 @ A2

NOTES

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- CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

CIVIL LEGEND

EX. FOUL MANHOLE	Ex.F	○
EX. FOUL PIPE	PIPE DESCRIPTION	---
NEW FOUL MANHOLE	F	●
NEW FOUL PIPE	PIPE DESCRIPTION	---
EX. SURFACE WATER PIPE	Ex.S	○
EX. SURFACE WATER PIPE	PIPE DESCRIPTION	---
NEW SURFACE WATER MANHOLE	S	■
NEW SURFACE WATER PIPE	PIPE DESCRIPTION	---
EX. COMBINED MANHOLE	Ex.C	○
EX. COMBINED PIPE	PIPE DESCRIPTION	---
NEW COMBINED MANHOLE	C	●
NEW COMBINED PIPE	PIPE DESCRIPTION	---
NEW RISING MAIN	PIPE DESCRIPTION	---
PIPE CROSSOVER	PIPE DESCRIPTION	---
NEW ROOF RAIN WATER MANHOLE	R	■
NEW ROOF RAIN WATER PIPE	PIPE DESCRIPTION	---
EX. ROOF RAIN WATER MANHOLE	Ex.R	○
EX. ROOF RAIN WATER PIPE	PIPE DESCRIPTION	---
FOUL ACCESS JUNCTION	JA	◇
SURFACE ACCESS JUNCTION	SAJ	◇
RAINWATER PIPE	RWP	○
SOIL VENT PIPE	SVP	●
ROAD GULLY	RG	■
BACK INLET GULLY TRAP	BIGT	◇
FOUL ROODING EYE	RE	+
SURFACE ROODING EYE	RE	+
GULLY TRAP	GT	■
PIPE DROP TO LEVEL BELOW	PTLB	○
EX. WATERMAIN	W	---
WATERMAIN	W	---
SLUICE VALVE	SV	○
STOP COCK	SC	+
AIR VALVE	AV	○
FIRE HYDRANT	H	○
MAGNETIC FLOW WATER METER	M	○
IRRIGATION VALVE	IV	○
THRUST BLOCK	TB	★



EXISTING BURIED DRAINAGE LAYOUT
SCALE: 1:250 @ A0

PL2	24.06.20	PLANNING ISSUE			
PL1	16.03.20	PLANNING ISSUE			
P1	14.02.20	PRELIMINARY ISSUE			
ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
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<input type="checkbox"/>		TENDER (T1, T2, T3 etc.)	<input type="checkbox"/>		FOR CONSTRUCTION (C1, C2 etc.)

BM Dorset Office
Sandwell House, 52-54 Lower Sandwell Street, Dublin 2, Ireland
Tel: (01) 877 3200 Fax: (01) 877 3164

Dorset mahony London Office
15A Westminster Bridge Road, London SE1 7JL, United Kingdom
Tel: (020) 207 922 1422, (020) 494 208 188 8199
Consulting Engineers, Civil, Structural & Project Management. E-mail: info@mahony.co.uk, Web: www.bm.co.uk

CLIENT	IMRF II FRASCATI LTD PARTNERSHIP
PROJECT TITLE	FRASCATI RESIDENTIAL PHASE II
DRAWING TITLE	EXISTING BURIED DRAINAGE LAYOUT
PROJECT NO.	19248
DRAWING NO.	C1004
ISSUE	PL1
STATUS	PLANNING