

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01V902

Date: 28th August 2020

Dear Sir / Madam,

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

PLANNING & DEVELOPMENT (AMENDMENT) (NO.3) REGULATIONS 2015 & PART V

On behalf of the applicant, IMRF II Frascati Limited Partnership acting through its general partner Davy IMRF II GP Limited, this Part V cover letter accompanies a request for pre-application consultation with An Bord Pleanála under the Strategic Housing Development legislation.

The Phase 1 residential permission, Reg. Ref.: D17A/0950 & ABP Ref.: 300745-18, includes Condition No. 15 which requires social housing on site to be agreed in accordance with Section 96 of the Planning and Development Act 2000, as amended. The proposals put forward by the applicant as part of the Phase 1 residential application relates to 4 no. units to be provided for social housing on site (10% of 45 no. units).

This Strategic Housing Development relates to alterations to the 45 no. apartments permitted in Phase 1 and the provision of 57 no. additional apartments as a Phase 2 extension to the Centre, i.e. a total of 102 no. units in total on the subject site. The Part V requirement for the Phase 1 and 2 residential development increases to 10 no. units (10% of 102 no. units (4 no. within Phase 1 and 6 no. within Phase 2), as identified on the accompanying documentation which is referenced below.

In accordance with the Planning and Development (Amendment) (No.3) Regulations 2015 and the guidance provided in Circular PL10/2015, please find the following information enclosed on behalf of the applicant:

- (i) *Part V drawing prepared by Reddy Architecture + Urbanism illustrating the location within the proposed site layout of the proposed Part V units;*
- (ii) *An indicative Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit.*

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The Part V proposals are subject to agreement with DLRCC Housing Department. The applicant agrees to accept a condition on any future grant of planning permission, which requires the applicant to enter into a Part V agreement with Dun Laoghaire Rathdown County Council as per their requirements prior to the commencement of development.

We trust that this is satisfactory in the context of this request for pre-application consultation with An Bord Pleanála. We would be happy to provide further clarification on any aspects of this application if required.

Yours faithfully,



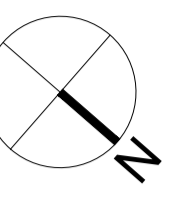
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Methodology for Part V Costs (Indicative)

Cost Component	Methodology	
	5 no. 1 bed	5 no. 2 beds
10 no. units		
1. Construction Costs	€1,480,000	€2,000,000
2. Development Costs	€150,000	€200,000
3. Total of the Above	€3,830,000	
4. Profit on Costs	(12.5%) €478,750	
5. Land Costs	(10% of site's Existing Use Value) 1,000,000	
6. VAT	€ (13.5% on construction costs) €469,000 € (23% on professional fees) €80,500	
Total Estimated Cost	€5,858,250	
Total Estimated Cost Per Unit	(including EUV 10% of site) €585,000	

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION. © THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECTS PERMISSION.

NOTES



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ORDNANCE SURVEY REFERENCE:
 3300-17 3300-22
 3300-23 3300-52
 3300-05 1

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

NOTE:
 LIST OF PROPOSED APARTMENT FOR PART 5 APPLICATION:

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

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

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

NOTE:
 PROPOSED MODIFICATIONS TO INTERNAL LAYOUT/ AREAS AND WINTER GARDEN ELEVATION TO PERMITTED PHASE 1

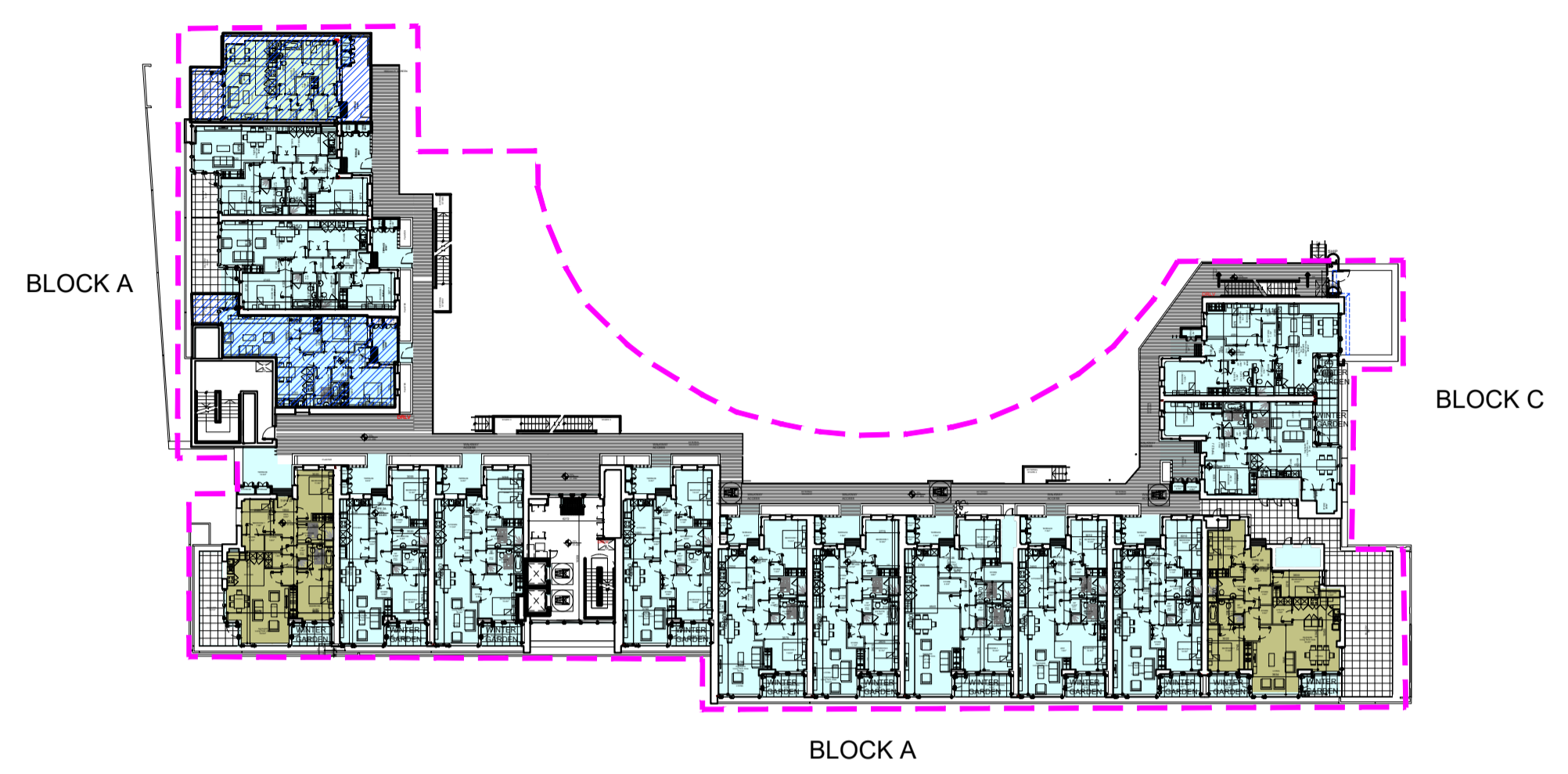
REV	DTE	DRN	ISSUE



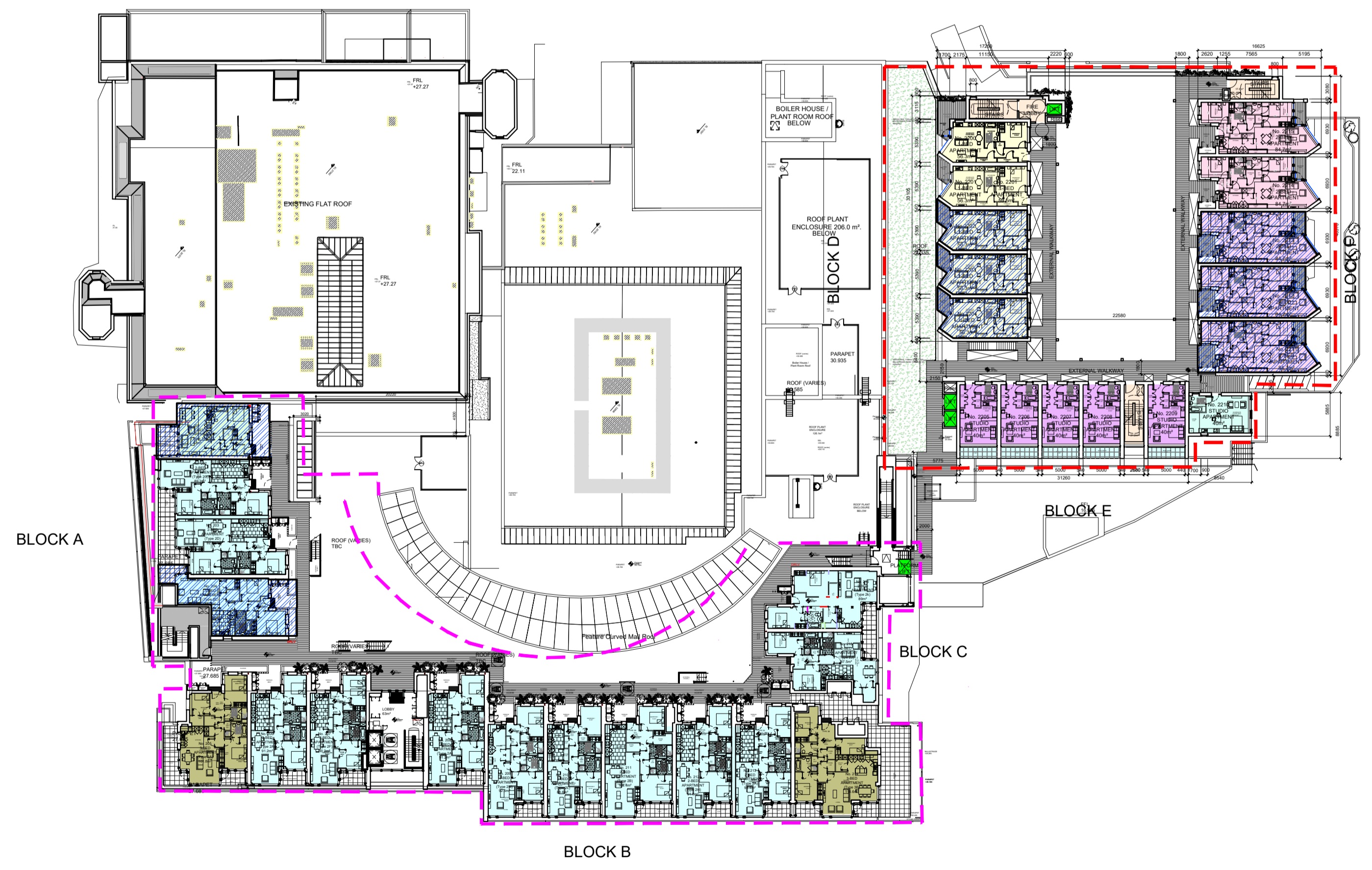
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PLANNING APPLICATION

JOB FRASCATI CENTRE BLACKROCK, CO. DUBLIN SHD RESIDENTIAL PROPOSAL			
CLIENT IMRF II FRASCATI LIMITED PARTNERSHIP / DAVY IMRF II GP LIMITED			
DRAWING PROPOSED APARTMENT UNITS PART 5 APPLICATION			
DATE	AUG 2020	SCALE	1:500@ A1
DRN.	CC	CHECKED	GA
JOB NO.	DWG NO.	REVISION	
P19-202D	AR-08-PL-160		



1
160
PROPOSED THIRD FLOOR PLAN
Scale: 1:500 @ A1



2
160
PROPOSED SECOND FLOOR PLAN
Scale: 1:500 @ A1

ORIGINAL SHEET SIZE = A1