

Dun Laoghaire Rathdown County Council,  
Planning Department,  
County Hall,  
Marine Road,  
Dun Laoghaire,  
Co. Dublin.

Dear Sir / Madam,

4<sup>th</sup> December 2024  
JSA Ref. 19180/MN

**RE: LARGE-SCALE RESIDENTIAL DEVELOPMENT PLANNING APPLICATION IN RESPECT OF A PURPOSE-BUILT STUDENT ACCOMMODATION DEVELOPMENT AT THE SITE CURRENTLY KNOWN AS VECTOR MOTORS (FORMERLY KNOWN AS VICTOR MOTORS), GOATSTOWN ROAD, DUBLIN 14, D14FD23**

On behalf of the applicant, Orchid Residential Limited, please find enclosed a Large-Scale Residential Development planning application for a purpose-built student accommodation development comprising 220 no. bed spaces at a site of approximately 0.34 hectares comprising the car sales premises currently known as Vector Motors (formerly known as Victor Motors), Goatstown Road, Dublin 14, D14FD23.

A pre-planning meeting in respect of the proposals was undertaken at Stage 1 of the LRD process under the provisions of Section 247(7) of the Planning & Development Act 2000, as amended. This took place on 12<sup>th</sup> December 2023. A subsequent LRD Opinion meeting was held on 12<sup>th</sup> June 2024 in accordance with Section 32C, with the Council's LRD Opinion issued on 26<sup>th</sup> July 2024.

### **Proposed Development**

The proposed development is described in the published notice as follows:

The development will consist of demolition of the existing building (c.960sqm) and hard surface parking area on site and construction of a purpose built student accommodation development (including use as tourist or visitor accommodation outside the academic term) comprising:

- 220 no. student bedspaces (including 10 no. studios), all within a part single storey, part 4 no. storey and part 6 no. storey 'U'-Shaped building;

Managing Director: J. Spain. Executive Directors: P. Turley | R. Kunz | S. Blair | B. Cregan | L. Wymer  
Senior Associate Directors: M. Nolan | K. Kerrigan | B. Coughlan | I. Livingstone. Associate Director: T. Devlin  
John Spain Associates Ltd. trading as John Spain Associates

- The building is single to 4 no. storeys along the southern boundary, part 5 and 6 storeys along Goatstown Road and northern boundary (with setbacks);
- External amenity space of c. 1,247 sqm is provided in the form of a central courtyard at ground level (c. 694 sq. m) and roof terraces at 4<sup>th</sup> floor level (c. 220 sq. m) and 5<sup>th</sup> floor level (c. 333 sq. m) fronting onto Goatstown Road;
- Internal amenity space equating to c. 538 sqm is provided in the form of 2 no. ground floor lounge/study areas, kitchen/tearoom, laundry, and concierge/office space;
- Provision of 218 no. bicycle parking spaces distributed across the central courtyard and northern boundary and adjacent to the front boundary of the site (north-west);
- Provision for 6 no. carparking spaces comprising 2 no. disabled parking spaces and 4 no. setdown parking spaces adjacent to the front entrance to the site;
- Vehicular access to the site is via Goatstown Road from 2 no. entrance points [reduction from 3 no. entrances currently];
- Ancillary single storey ESB substation and switch room and refuse store are provided at ground level;
- Provision of surface water and underground attenuation and all ancillary site development works including site wide landscaping works, lighting, planting and boundary treatments.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.goatstownroadlrd.ie](http://www.goatstownroadlrd.ie)

The application includes:

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| <b>1. Particulars</b>   |
| Copy of this Cover Letter   |
| Form 19 – Supplementary Dun Laoghaire Rathdown County Council LRD Form Application Form   |
| Completed Application Form  |
| Planning Fee EFT Payment  |
| Copy of Newspaper Notice  |
| Copy of Site Notice   |
| Applicant Letter of consent to agent  |
| <b>2. John Spain Associates</b>   |
| Statement of Consistency and Planning Report  |
| Statement of Response to DLR Opinion  |
| <b>3. Reddy Architecture and Urbanism</b>   |
| Architectural Drawings and Schedule   |
| Architectural Design Statement (including Schedule of Areas at Section 5.1 and Housing Quality Assessment at Section 3)   |
| Building Lifecycle Report   |
| Universal Design Statement  |
| <b>4. Barrett Mahony Consulting Engineers</b>   |
| Civil Engineering Infrastructure Report (including Flood Risk Assessment for Planning, Stage 1 Surface Water Audit by Punch Consulting Engineers, Quality Audit prepared by Bruton Consulting Engineers and Confirmation of Feasibility from Uisce Eireann) |

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| Civil Engineering Drawings and Schedule                                 |
| <b>5. Ronan McDiarmada and Associates</b>                               |
| Landscape Design Rationale, Schedule and Drawings                       |
| <b>6. AWN Consulting</b>  |
| EIA Screening Report  |
| Construction Environmental Management Plan                              |
| Resource & Waste Management Plan  |
| Operational Waste Management Plan                                       |
| Hydrological Risk Assessment  |
| <b>7. Malone O'Regan Environmental</b>                                  |
| Appropriate Assessment – Stage 1 Screening Report                       |
| Ecological Impact Assessment  |
| Bat Report  |
| <b>8. 3D Design Bureau</b>  |
| Daylight and Sunlight Assessment  |
| <b>9. RMCE</b>  |
| Energy and Sustainability Statement, Site Lighting Plan and Issue Sheet |
| <b>10. Parkhood</b>   |
| Townscape and Visual Impact Assessment                                  |
| Addendum to Townscape and Visual Impact Assessment                      |
| <b>11. NRB Consulting Engineering Ltd.</b>                              |
| Traffic and Transport Report  |
| Public Transport Capacity Assessment Report                             |
| <b>12. IAC</b>  |
| Archaeological Assessment   |
| <b>13. ISM Telecommunications</b>                                       |
| Telecommunications Report   |
| <b>14. Causeway Geotech</b>   |
| Ground Investigations   |
| <b>15. Fresh Property Group</b>   |
| Student Management Plan   |
| <b>16. 3D Design Bureau</b>   |
| Verified Views and CGIS   |

If you have any queries, please do not hesitate to contact us.

Yours faithfully,



John Spain Associates