

## Dun Laoghaire Rathdown County Council

### Site Notice

#### Notice of Large-scale Residential Development Application

We, Orchid Residential Limited, intend to apply for planning permission for a large-scale residential development (LRD) at this 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.

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;
- 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.

The planning application may be inspected or purchased for a fee not exceeding a reasonable cost of making a copy, at the offices of the Planning Authority, Marine Road, Dun Laoghaire, Co. Dublin, during its public opening hours of Monday to Friday from 10: 00am to 4:00pm. The application may also be inspected online at the following website set up by the applicant: [www.goatstownroadlrd.ie](http://www.goatstownroadlrd.ie)

A submission or observation in relation to the application may be made in writing to the Planning Authority, on payment of a fee of €20 within 5 weeks of receipt of the application by the Planning Authority and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed: .....(agent)

John Spain Associates, 39 Fitzwilliam Place, Dublin 2

Date of erection of site notice: 4<sup>th</sup> December 2024