

An Bord Pleanála
64 Marlborough St.,
Dublin 1,
D01 V902.

6th April 2022
JSA Ref. 19180/MN

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION IN RESPECT OF A PURPOSE-BUILT 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 Strategic Housing Development planning application for a purpose-built student accommodation development comprising 221 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.

Application Copies

The enclosed 2 no. hard copies and 3 no. soft copies are provided as per Article 297 (5) of the Planning and Development (Strategic Housing Development) Regulations 2017 which states:

An applicant shall submit to the Board 2 printed copies of his or her application for permission for a proposed strategic housing development, together with 3 copies of the application in a machine readable form on digital devices

Proposed Development

The proposed development in 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:

- 221 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: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI

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John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
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- The building is single to 4 no. storeys along the southern boundary (with roof terraces at 4th floor level) and part 5 and 6 storeys along Goatstown Road (with set backs) and boundary to the north (with roof terrace at 5th floor level fronting onto Goatstown Road);
- Amenity space equating to c. 2,025 sqm is provided across the site consisting of c. 1,516 sqm of external amenity in the form of a central courtyard at ground level and roof terraces at 4th and 5th floor levels;
- Internal amenity space equating to c. 509 sqm is provided in the form of 2 no. ground floor lounge/study areas, kitchen/tearoom, laundry, and concierge/office space;
- Provision of 210 no. bicycle parking spaces distributed within the central courtyard (stacked parking with glass roof cover) and adjacent to the front boundary (north);
- 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.goatstownroadshd2.ie.

The application includes:

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| 1. Particulars |
| Copy of this Cover Letter to An Bord Pleanála |
| Application Form |
| Cheque for application fee |
| Copy of Newspaper Notice |
| Copy of Site Notice |
| CD Rom copies of application |
| Letter to Dun Laoghaire Rathdown County Council |
| Letters to Prescribed Bodies |
| Irish Water Statement of Design Acceptance (included at Appendix IV of the Civil Engineering Infrastructure Report by Barrett Mahony Consulting Engineers) |
| 2. John Spain Associates |
| Statement of Consistency and Planning Report |
| Statement of Material Contravention |
| Statement of Response to An Bord Pleanála's Opinion |
| 3. Reddy Architecture and Urbanism |
| Architectural Drawings and Schedule |
| Urban Design Report |
| Housing Quality Assessment |
| Architectural Response to An Bord Pleanála |
| Building Lifecycle Report |
| 4. Barrett Mahony Consulting Engineers |

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| Civil Engineering Infrastructure Report (including Flood Risk Assessment for Planning, Stage 1 Surface Water Audit by Punch Consulting Engineers and Quality Audit prepared by Bruton Consulting Engineers) |
| Civil Engineering Drawings and Schedule |
| 5. Ronan McDiarmada and Associates |
| Landscape Design Rationale and drawings |
| 6. AWN Consulting |
| EIA Screening Report |
| Statement in Accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations (as amended) |
| Construction Environmental Management Plan |
| Resource & Waste Management Plan |
| Operational Waste Management Plan |
| Hydrological and Hydrogeological Qualitative Risk Assessment |
| 7. Malone O'Regan Environmental |
| Appropriate Assessment – Stage 1 Screening Report |
| Ecological Impact Assessment (including Bat Report) |
| 8. RSK |
| Noise Impact Assessment Report |
| 9. Passive Dynamics |
| Daylight and Sunlight Assessment |
| 10. RMCE |
| Energy and Sustainability Statement, and Site Lighting Plan |
| 11. Parkhood |
| Townscape and Visual Impact Assessment |
| 12. NRB Consulting Engineering Ltd. |
| Bus/LUAS Capacity Assessment Report |
| 13. IAC |
| Archaeological Assessment |
| 14. ISM Telecommunications |
| Telecommunications Report |
| 15. Causeway Geotech |
| Ground Investigations |
| 16. Fresh Property Group |
| Management Plan |
| 17. 3D Design Bureau |
| CGIS and Photomontages |

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

Yours faithfully,



John Spain Associates