

Dún Laoghaire-Rathdown County Council,
County Hall,
Marine Road,
Dún Laoghaire,
Co. Dublin,
A96 K6C9.

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.

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;
- 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);

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- 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:

1. Particulars
Copy of 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
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