

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

6th October 2020

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 239 no. bed spaces at a site of approximately 0.39 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 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;

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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Senior Associate Directors: Stephanie Byrne BA MRUP MIPI Blaine Cregan B Eng BSc MSc

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- 239 no. student bedspaces (including 10 no. studios), all within a part 4 no. storey, part 6 no. storey 'U'-Shaped building (total gross floor area 6,620sqm);
- The building is 4 storeys along the southern boundary (with roof terraces at 5th storey) and part 5 and 6 storeys along Goatstown Road (with set backs) and boundary to the north (with roof terrace at 6th storey fronting onto Goatstown Road);
- Amenity space equating to c. 2,061 sqm is provided across the site consisting of c. 1,554 sqm of external amenity in the form of a central courtyard at ground level and roof terraces and 5th and 6th storeys;
- Internal amenity space equating to c. 507 sqm is provided in the form of 2 no. ground floor lounge/study areas, kitchen/tearoom, laundry and concierge/office space;
- Provision of 188 no. bicycle parking spaces distributed at 2 no. locations 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 through 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, planting and boundary treatments (including removal of existing planting on Goatstown Road) as well as provision of footpaths, lighting and cycle paths.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan (Dun Laoghaire Rathdown County Dublin Development Plan 2016-2022 & Goatstown Local Area Plan 2012 – Extended until 2022).

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application includes:

- Application Form
- Cheque for application fee
- Copy of Newspaper Notice
- Copy of Site Notice
- Copy of this Cover Letter to An Bord Pleanála
- Letter to Dun Laoghaire Rathdown County Council
- Letters to Prescribed Bodies
- Letter of Consent from Dun Laoghaire Rathdown County Council
- Irish Water Statement of Design Acceptance (included at Appendix IV of the Civil Engineering Infrastructure Report by Barrett Mahony Consulting Engineers)
- Statement of Consistency and Planning Report by John Spain Associates
- Statement of Material Contravention by John Spain Associates
- EIA Screening Report by John Spain Associates

- Statement of Response to An Bord Pleanála's Opinion by John Spain Associates
- Urban Design Report and drawings by Reddy Architecture and Urbanism
- Housing Quality Assessment by Reddy Architecture and Urbanism
- Architectural Response to An Bord Pleanála by Reddy Architecture and Urbanism
- Landscape Design Rationale and drawings by Ronan MacDiarmada and Associates Landscape Architects
- 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) by Barrett Mahony Consulting Engineers
- Civil Engineering Drawings by Barrett Mahony Consulting Engineers
- Operational Waste Management Plan by AWN Consulting
- Construction Environmental Management Plan by AWN Consulting
- Construction and Demolition Waste Management Plan by AWN Consulting
- Hydrological and Hydrogeological Qualitative Risk Assessment by AWN Consulting
- Ground Investigation Report by Causeway Geotech
- Building Lifecycle Report by Reddy Architecture and Urbanism
- Archaeological Assessment by IAC
- Bat Assessment by Brian Keeley
- Acoustic Design Statement by RSK
- Ecological Impact Statement by Openfield
- Screening Report for Appropriate Assessment by Openfield
- Energy and Sustainability Statement, and Site Lighting Plan by Ronan Meally Consulting Engineers
- Daylight and Sunlight Assessment by Digital Dimensions
- CGIS and Photomontages by 3D Design Bureau
- Townscape and Visual Impact Assessment by Parkhood Landscape Consultants
- Management Plan by Fresh Property Group

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

Yours faithfully,



John Spain Associates