



An
Bord
Pleanála

Board Order ABP-313235-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 6th day of April 2022 by Orchid Residential Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin.

Proposed Development comprises of the following:

Demolition of the existing building (circa 960 square metres) 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 number student bedspaces including 10 number studios, all within a part single storey, part four number storey and part six number storey 'U'-Shaped building;
- The building is single to four number storeys along the southern boundary with roof terraces at fourth floor level and part five and six storeys along Goatstown Road with setbacks, and boundary to the north with roof terrace at fifth floor level fronting onto Goatstown Road;

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- Amenity space equating to circa 2,025 square metres is provided across the site consisting of circa 1,516 square metres of external amenity in the form of a central courtyard at ground level and roof terraces at fourth and fifth floor levels;
- Internal amenity space equating to circa 509 square metres is provided in the form of two number ground floor lounge and study areas, kitchen and tearoom, laundry, and concierge and office space;
- Provision of 210 number bicycle parking spaces distributed within the central courtyard stacked parking with glass roof cover and adjacent to the front boundary (north);
- Provision for six number carparking spaces comprising two number disabled parking spaces and four number setdown parking spaces adjacent to the front entrance to the site;
- Vehicular access to the site is via Goatstown Road from two number entrance points [reduction from three number entrances currently];
- Ancillary single storey Electricity Supply Board 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 all located at the car sales premises currently known as Vector Motors (formerly known as Victor Motors), Goatstown Road, Dublin.

Decision

Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

1. The Daylight, Sunlight and Overshadowing Analysis provides results for daylight impact based on Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' BRE (2011) (BR209) and Vertical Sky Component. There are concerns in relation to the accuracy of the results for Vertical Sky Component (VSC), in particular, the high level of properties experiencing an increase level in values despite the proposal providing for a development of significantly increased bulk and scale relative to existing structures on site. Having regard to the totality of the information contained on file the Board is not satisfied that the proposed development would not adversely impact on daylight levels within existing properties immediately adjoining the application. In this regard the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development by virtue of design, scale and layout, in particular, the north facing clusters located at fourth and fifth floor level, would, due to the limited separation distances between buildings, result in direct overlooking of the roof terrace room and private rooftop terrace area serving apartment number 20 of the Trimbleston housing scheme, located to the north of the site. The proposed development would be injurious to the residential amenities of this property and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this 2nd day of January 2025