

Senior Administrative Officer,
Planning Department,
Dublin City Council,
Civic Offices,
Wood Quay,
Dublin 8

12 January 2026

Large-Scale Residential Development Planning Application

**For lands at the former “Matt’s of Cabra” public house,
2A Fassauga Avenue, Dublin 7, Co. Dublin (Do7TH77)**

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, are acting on behalf of **R&D Developments Limited (in Receivership), Grant Thornton, 13-18 City Quay, Dublin 2, Do2 ED70** to prepare and submit a planning application to Dublin City Council for a proposed re-development of a site at the **former “Matt’s of Cabra” Public House, 2A Fassauga Avenue, Dublin 7, Do7 TH77**.

The proposed development involves the construction of a Large-Scale Residential Development consisting of 249 no. student accommodation bedspaces in 32 no. clusters including 13 no. accessible units and 10 no. studio units arranged in 2 no. blocks ranging in height from 1-6 storeys with associated internal and external amenity spaces, a public plaza, 308 no. bicycle parking spaces and 1 no. accessible car parking space on a site area of approx. 0.54 ha.

All application documentation and information is available for public viewing at the following website set up by the applicant: www.cabralrd2025.ie.

The planning application documentation, enclosed drawings, public notices, and application form have been prepared in accordance with the requirements of the Planning and Development Regulations, 2001 (as amended) and the Planning and Development Act, 2000 (as amended).

Please find enclosed the following supporting application documentation:

No.	Item	Responsible Consultant
Planning Admin and Enclosures		
1.	Applicant Consent Letter to Agent	Applicant
2.	Letter of Consent from DCC	DCC
3.	Completed Application Form	BMC
4.	LRD Form 19	BMC
5.	Site Notice <i>erected on 12 January 2026</i>	BMC
6.	Newspaper Notice <i>published in the Irish Daily Star on 12 January 2026</i>	BMC
7.	Planning Report	BMC
8.	Statement of Response to LRD Opinion	BMC
9.	Student Accommodation Concentration Report	BMC
10.	Social Infrastructure Audit	BMC



11.	Building Lifecycle Report	BMC
12.	Community Safety Strategy	BMC
13.	Operational Management Plan	BMC
Architectural Drawings and Documents		
14.	Architectural Design Statement	RAU
15.	Site Location Map	RAU
16.	Site Layout Plan	RAU
17.	Full Set of Architectural Drawings & Drawing Register	RAU
18.	Housing Quality Assessment & Development Schedules	RAU
Engineering Drawings and Documents (Civil)		
19.	Full Set of Engineering Drawings & Drawing Register	L&D
20.	Engineering Services Report	L&D
21.	Demolition Justification Report	L&D
22.	Flood Risk Assessment	L&D
Traffic & Transportation		
23.	Traffic Assessment / Servicing And Delivery Plan	MRCL
24.	Mobility Management Plan	MRCL
25.	Bicycle Design Statement	L&D
26.	Stage 1 & 2 Road Safety Audit	Bruton
27.	Swept Path Drawings	L&D
Landscape Architecture		
28.	Landscape Report	Áit
29.	Landscape Architecture Drawings & Drawing Register	Áit
Visual Impact and Daylight / Sunlight Analysis Documents		
30.	Verified Views, Aerials and CGIs Booklet	3DDB
31.	Landscape and Visual Impact Assessment	Áit
32.	Daylight and Sunlight Assessment Report	3DDB
M&E and Sustainability		
33.	Utilities Report	OCSC
34.	Site Lighting Report	OCSC
35.	Climate, Energy & Sustainability Report	OCSC
36.	Telecommunications Impact Assessment	ISM
Environmental Documents / Other Inputs		
37.	Appropriate Assessment Screening Report	DNV
38.	Ecological Impact Assessment Report	DNV
39.	Preliminary Ecological Appraisal (PEA) Report	DNV
40.	Statement in accordance with Article 103(1A) of the Planning & Development Regulations 2001, as amended	DNV
41.	EIA Screening Report	DNV
42.	Acoustic Design Statement	Wave Dynamics
43.	Wind & Microclimate Study	OCSC
44.	Construction Environmental Management Plan	AWN
45.	Operational Waste Management Plan	AWN
46.	Resource & Waste Management Plan	AWN
47.	Archaeological Impact Assessment Report	ACSU
Planning Application Fee		
48.	Planning Application Fee: €16,185.00 Class 14 (b): €130 per 2 student bedspaces = €130 / 2 x 249 = €16,185.00	Refer to EFT Receipt Attached (Ref. 120000084057 quoted)





We confirm that we are the acting agent for **R&D Developments Limited (in Receivership)**, **Grant Thornton** and request that all future correspondence in relation to this matter be directed to our offices. If you have any queries, please do not hesitate to contact me directly.

Yours sincerely,

Laura Brock
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01 559 3859

