Architectural Design Statement

Proposed Amendment to Permitted Student Accommodation Development, located on the corner of Rochestown Avenue and Kill Avenue, Deansgrange, Co. Dublin

18 February 2026



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1 Site Context

1.1 Introduction

Meitheal Architects have been engaged by Bakers Forge Properties Ltd. to develop a proposal to modify the parent permission for student accommodation on the site known as Bakers Corner Public House, Dun Laoghaire.

The client has appointed a team of experienced consultants to develop a coordinated and integrated design for the proposed amendment.

The team is led by Meitheal Architects and includes:

- Brock McClure Planning Consultants
- Keystone Partners Project Management
- Conway McBeth Cost Consultants
- OCSC Consulting Engineers
- RMCE Consulting Engineers
- Digital Dimension Visualisation specialists

1.2 Development Description

This Architectural Design Statement accompanies an application for a proposed amendment to a previously permitted purpose-built student accommodation development located at the corner of Rochestown Avenue and Kill Avenue, Deansgrange, Co. Dublin.

The parent permission (Planning reference: ABP31141121) provides for 276 student accommodation units arranged within two 'L'-shaped blocks (Blocks A and B), incorporating two retail units and a licensed premises at ground floor, set around a central landscaped courtyard with vehicular and cycle access from Rochestown Avenue. The proposed amendment seeks permission to increase the total number of student accommodation units to 300 no. total.

The proposed changes are modest, localised, and design-led, comprising minor refinements to the approved building envelope, use of high-quality materials, internal layout efficiencies, and improved accessibility provision, while maintaining full compliance with the qualitative objectives of the permitted scheme, relevant national and local planning policy, and established Dún Laoghaire–Rathdown County Council urban design principles.

The amendment has been developed to ensure that residential amenity, daylight, visual quality, and the character of the permitted development are preserved, and that no adverse impacts arise for adjoining properties or the public realm.



Figure 1: Simplified site plan highlighting Blocks A and B, the central courtyard, and the limited extent of the proposed courtyard-based extension to Block A.

1.3 Location

The subject site is located approximately 2km from Dun Laoghaire and 10km from Dublin City Centre, on the edge of Deansgrange Local Area Plan 2010-2020. The site is bounded by two main distributor roads, namely Rochestown Avenue to the West and Kill Avenue to the North. Both have been recently upgraded by DLRCC as part of the active travel scheme bringing high quality pedestrian and cycle infrastructure, while providing upgraded bus stops to the multiple bus routes serving this area.

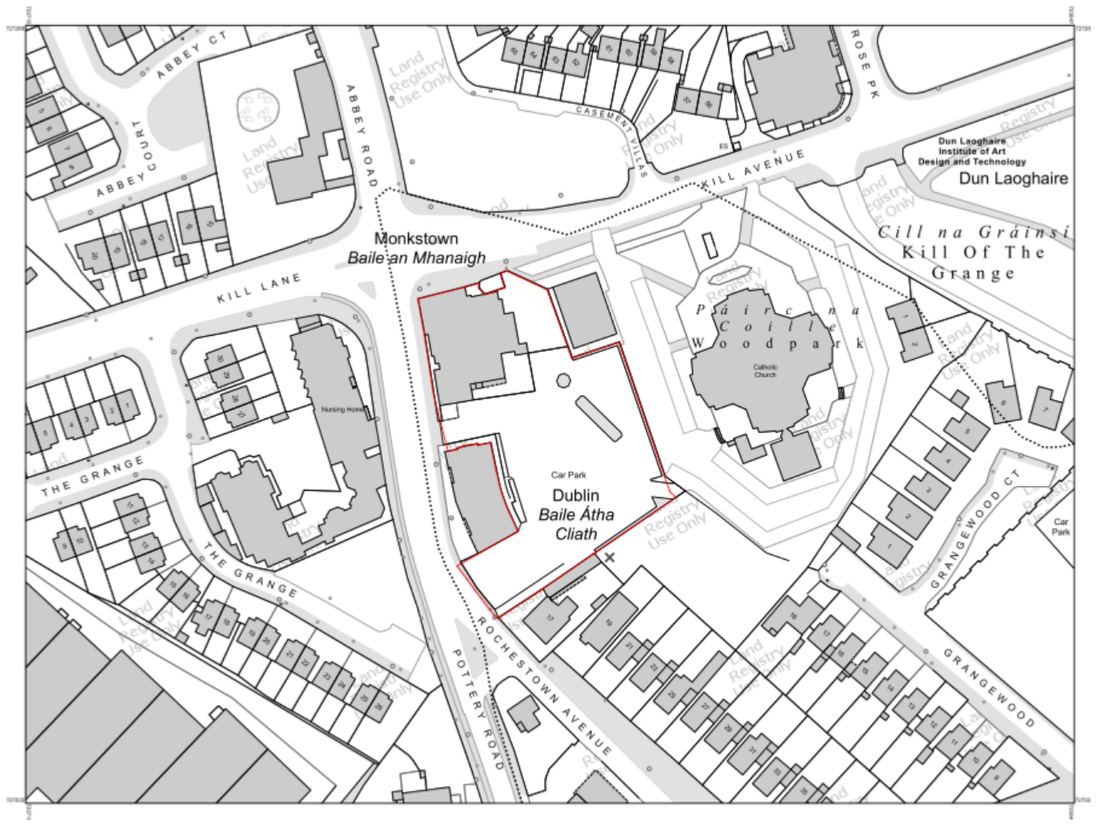


Figure 2: Extract from Ordnance Survey map with the subject site outlined in red. (c) Ordnance Survey Ireland and Government of Ireland License No. CYAL50442274.

1.4 Site Context

The site occupies a prominent but contained urban corner at the junction of Rochestown Avenue and Kill Avenue, within an established suburban context characterised by a mix of residential development, local services, and institutional uses. The surrounding built form is varied in scale and typology, with the permitted student accommodation scheme already establishing an appropriate urban response to this junction.

The existing permission has successfully addressed the transition between the scale of Rochestown Avenue and the more localised character of Kill Avenue through articulated massing, stepped building forms, and a high-quality landscaped courtyard. The site benefits from strong public transport accessibility, proximity to third-level institutions, and established pedestrian and cycle networks.

The proposed amendment does not alter the site boundaries, access points, or the overall relationship of the development to its surroundings. Other than subtle improvements to the proposed materials on the public facing elevations, the majority of changes are internal to the site and largely internalised within the courtyard or within the approved building envelope.



Figure 3: Context diagram showing the site in relation to Rochestown Avenue, Kill Avenue, and surrounding urban grain. (Image: courtesy of Google maps)..

1.5 Policy Context



The proposed amendment has been assessed against the relevant national, regional, and local planning policy framework, including:

- The National Planning Framework (NPF)
- Regional Spatial and Economic Strategy (RSES)
- Specific Planning Policy Requirements (SPPRs)
- Dún Laoghaire-Rathdown County Development Plan 2022-2028
- Deansgrange Local Area Plan 2010-2020
- Student Accommodation Guidelines for Planning Authorities (2018)
- DLRCC Urban Design and Placemaking objectives
- The Urban Design Manual – A best practice guide (May 2009)

The Student Accommodation Guidelines (2018) support the efficient use of serviced urban land for purpose-built student accommodation, subject to high standards of design quality, residential amenity, and management. The proposed increase in unit numbers is achieved without compromising these standards and remains consistent with the scale, intensity, and land-use principle already established by the permitted scheme.

The amendment does not constitute a material change of use and does not undermine the policy basis upon which the original permission was granted.

1.6 Zoning

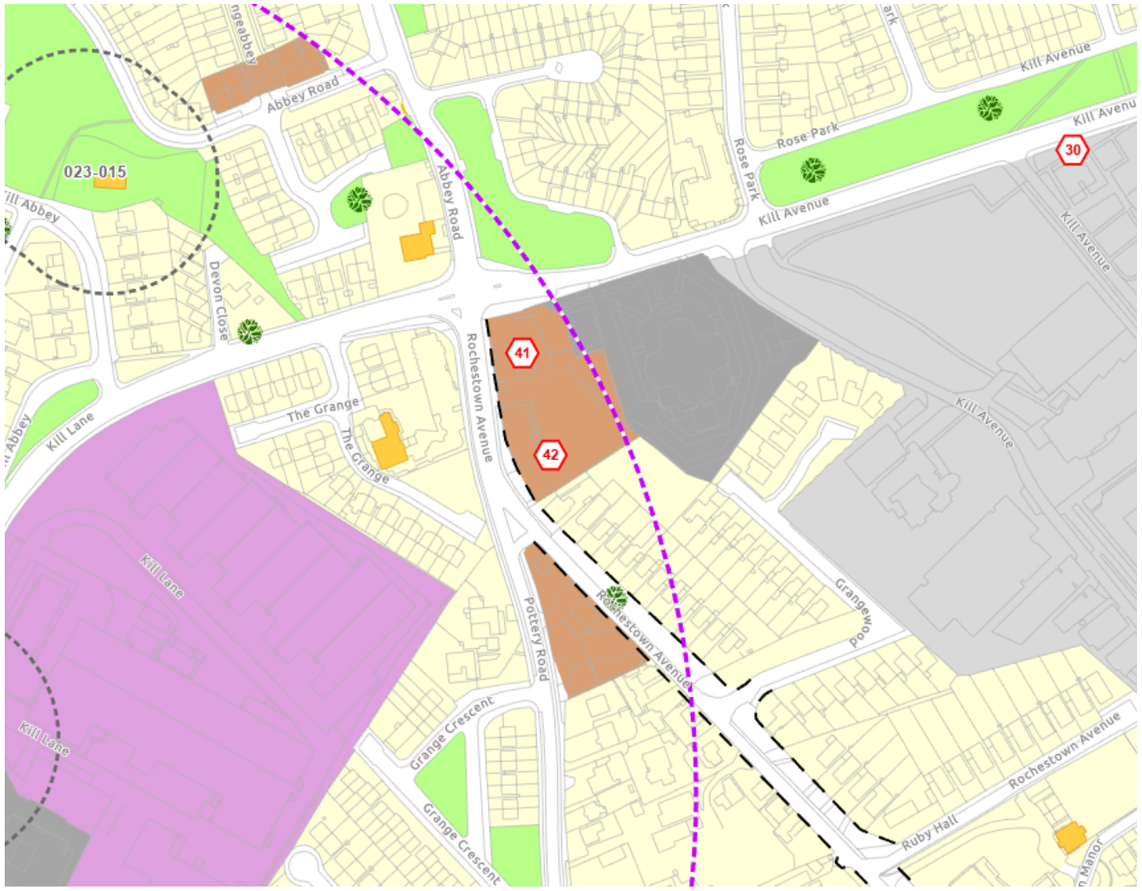


Figure 4: Extract centred on the subject site from Dun Laoghaire Rathdown County Council Development Plan 2022-2028

Zoning Objectives:

Objective NC	To protect, provide for and-or improve mixed-use neighbourhood centre facilities.
6 Year Road Objectives/Traffic Management/Active Travel Upgrades	

Table 13.1.12

ZONING OBJECTIVE 'NC'
'To protect, provide for and/or improve mixed-use neighbourhood centre facilities'.
Permitted In Principle
Advertisements and Advertising Structures, Assisted Living Accommodation, Betting Office, Carpark, Community Facility, Craft Centre/Craft Shop, Childcare Service, Civic Use Cultural Use, Doctor/ Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre / Healthcare Facility, Offices less than 300 sq.m., Open Space, Public House, Public Services, Residential, Residential Institution, Restaurant, Service Garage, Shop-Neighbourhood, Sports Facility, Tea Room/ Café, Veterinary Surgery.
Open For Consideration
Aparthotel, Cash and Carry/Wholesale Outlet, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Motor Sales Outlet, Nightclub, Off-License, Office Based Industry, Offices over 300 sq.m, Place of Public Worship, Residential – Build to Rent[a], Service Station, Shop-Specialist, Shop District, Student Accommodation[a], Travellers Accommodation.
a: Subject to retaining an appropriate mix of uses.

Figure 5: NC Zoning Objective extracted from Dun Laoghaire Rathdown County Council Development Plan 2022-2028

The proposed development has been designed to positively and demonstrably contribute to the objectives of the NC (Neighbourhood Centre) zoning. The scheme incorporates active and publicly accessible ground-floor uses, a high-quality public realm, and shared facilities that support day-to-day neighbourhood activity. The overall design approach reinforces the role of the site as a local focal point and integrates the development into the wider urban structure, rather than functioning as a self-contained or inward-looking campus.

The proposed application demonstrates that the scheme contributes to the Neighbourhood Centre zoning by integrating the following use types within the proposed scheme:

- Licenced Premises on the corner of Kill Avenue and Rochestown Avenue. (272sqm)
- 2 no. Retail units (Class: Shop-Neighbourhood) of 239sqm and 126sqm accessed via Rochestown Avenue.
- Student Accommodation above ground level, with associated communal facilities at ground level
- Publicly accessible Urban Square providing parking and new amenity space

While the development includes purpose-built student accommodation, the proposal is intentionally structured as a neighbourhood asset, incorporating a publicly accessible square, active edges, and shared amenities that encourage social interaction and support community life. These elements ensure that the scheme contributes to the vitality, inclusivity, and social infrastructure of the wider area, consistent with the intent of the NC zoning designation.

2 Design Strategy

2.1 Concept Site Strategy

The overarching design strategy is to refine and optimise the permitted development rather than to materially alter it. The approach is based on:

- Minimal and contained adjustments to the approved massing
- Improved internal efficiency and residential quality
- Enhanced accessibility provision
- Retention of the approved architectural language and character
- Selected upgrade of approved façade materials to enhance the public realm and architectural aesthetic.

A small cluster extension is introduced within the courtyard and connected to Block A. This extension has an approximate footprint of 10 m x 12 m and accommodates three rooms per floor on floors 1-4 only. The ground floor is limited to an independent entrance lobby providing access to lift and stairs, ensuring no residential use at courtyard ground level beyond that already approved.

Elsewhere, internal reconfiguration allows oversized common rooms to be converted to studio units, the introduction of independent own-door studio rooms, and improved circulation efficiency within Blocks A and B. These changes are carefully calibrated to remain within the spirit and structure of the permitted scheme.

Legibility, permeability, and access to the adjoining church are key considerations informing the layout of the scheme. Clear pedestrian routes, improved sightlines, and a coherent public space framework strengthen the relationship between the church, the proposed public square, and surrounding streets. These measures enhance the visibility and accessibility of the church within the neighbourhood and support its continued role as an important community asset.

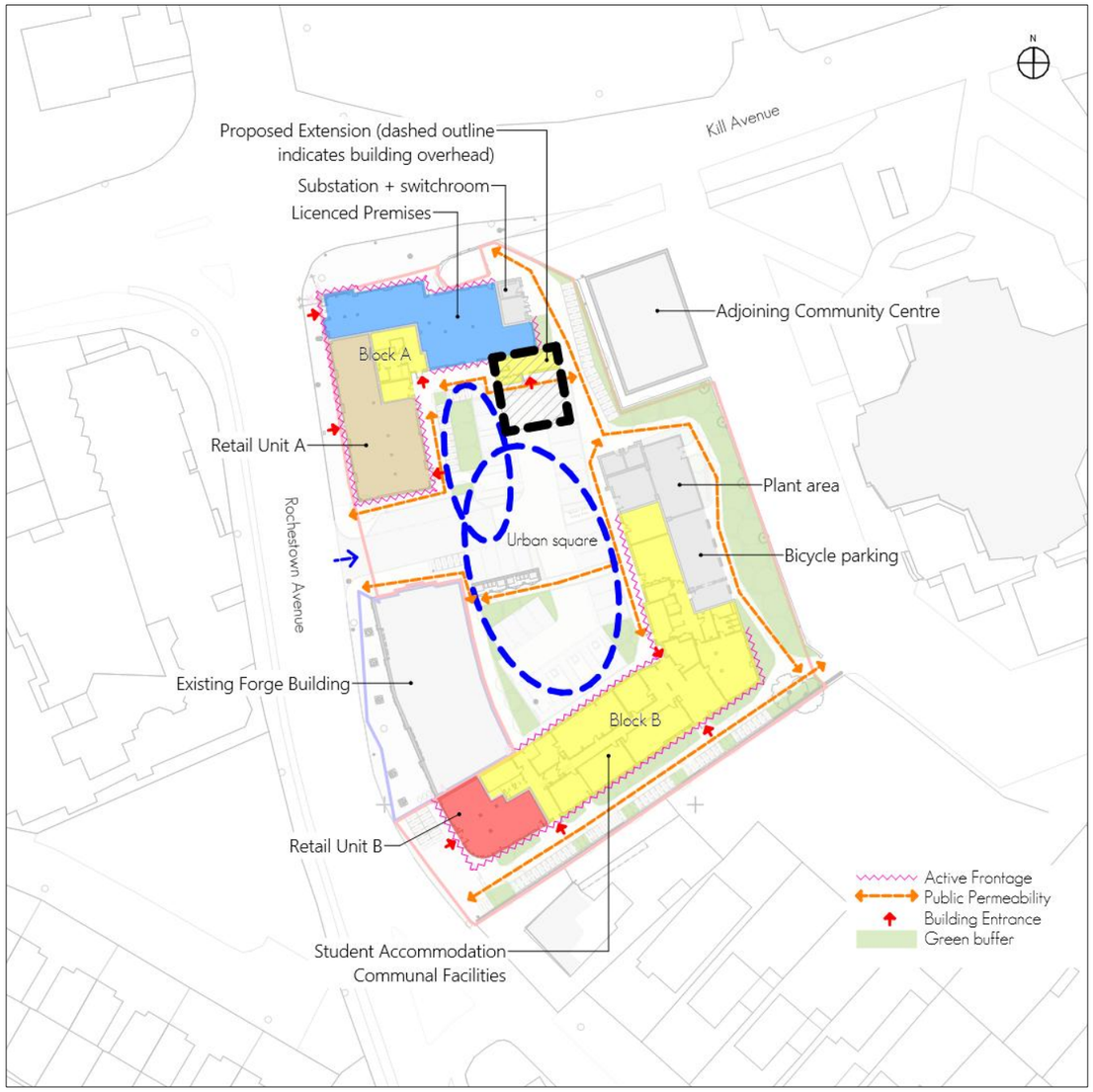


Figure 6: Diagram illustrating varied use across the proposed Ground floor of the subject site.

2.2 Scale & Massing and Visual Impact

The proposed amendment results in no significant increase in overall building height and no outward expansion of the development toward site boundaries. The courtyard-based extension is visually recessive, read against the internal elevation of Block A, and is not perceptible from Rochestown Avenue or Kill Avenue.

Key visual considerations include:

- The extension is subordinate in scale and massing to the host block.
- External massing and façade articulation match the permitted scheme, while high-quality low-maintenance materials are proposed to enhance the quality and legibility of the granted external façade appearance, including selected brickwork, self-coloured acrylic render, cladding of feature corner façade elements, polyester powder coated aluminium glazing system with integrated louvre shading, and aluminium parapet capping.
- The reduction in height of the stair and lift core on the west side of Block B nearest Rochestown Avenue further reduces visual bulk and improves the skyline profile.
- The infill of previously permitted roof canopies is fully internalised within the approved envelope and does not introduce additional mass above the consented parapet line.

Daylight and sunlight levels within the courtyard and to surrounding residential rooms remain consistent with the approved scheme, with overall separation distances and building proportions maintained.

The proposal therefore does not give rise to overdevelopment, visual dominance, or adverse impact on the character of the area.

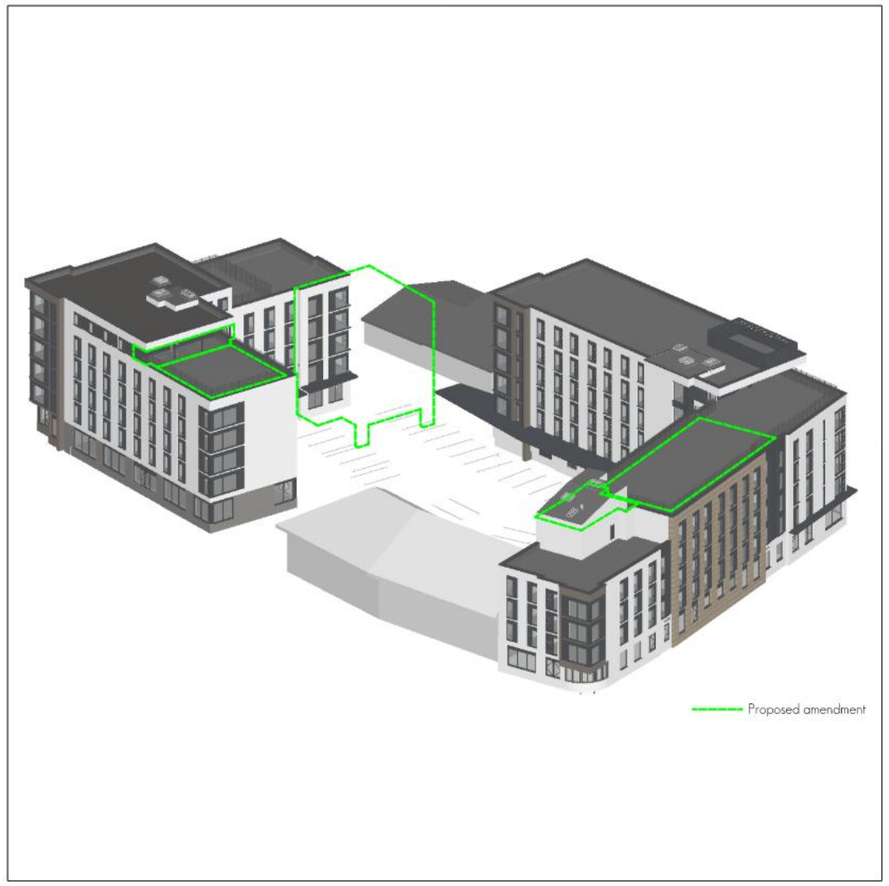


Figure 7: Axonometric diagram showing the massing forms as Granted through compliance.

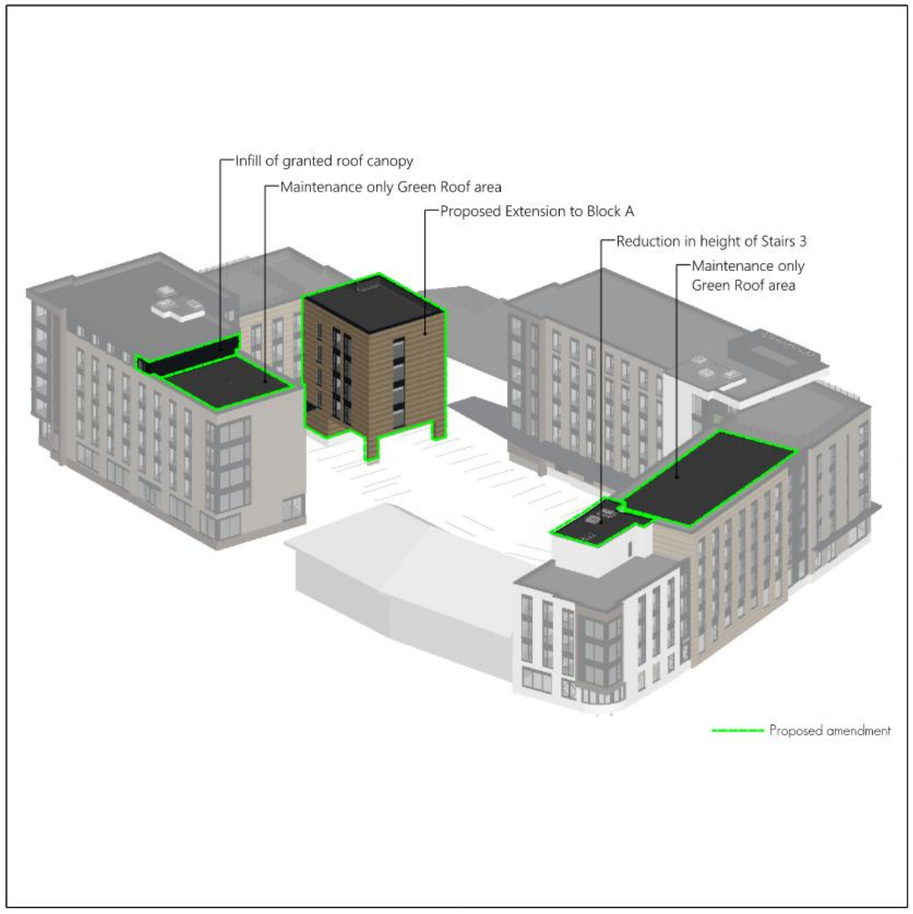


Figure 8: Axonometric diagram showing the granted massing with the courtyard extension highlighted as a minor addition.

2.3 Building Footprint & Height

A review of the relevant conditions attached to the grant of parent permission has been undertaken.

As part of detailed and technical design, the granted scheme required minor changes to the design documentation. This was previously submitted demonstrating compliance with the permission conditions. A further set of minor amendments are included within this application to bring the scheme up to a level which is commercially viable.

Amendments to the granted building footprint are clearly demonstrated on the accompanying drawings. Proposed changes to floor areas are minor in nature and are a direct result of complying with Fire safety legislation. Revised Schedule of areas illustrating the changes between granted and proposed schemes are included in Section 6.0 of this report.

Proposed minor changes to the building height are required to satisfy the requirements for internal building services, which increases the typical floor to floor height by an extra 150mm per floor from 2850mm, to 3000mm. In order to mitigate against an increase in the overall building height, the ground floor level has been reduced from 4000mm to 3400mm. This is illustrated in the attached comparative section. Figured heights are clearly illustrated on the accompanying building elevations.

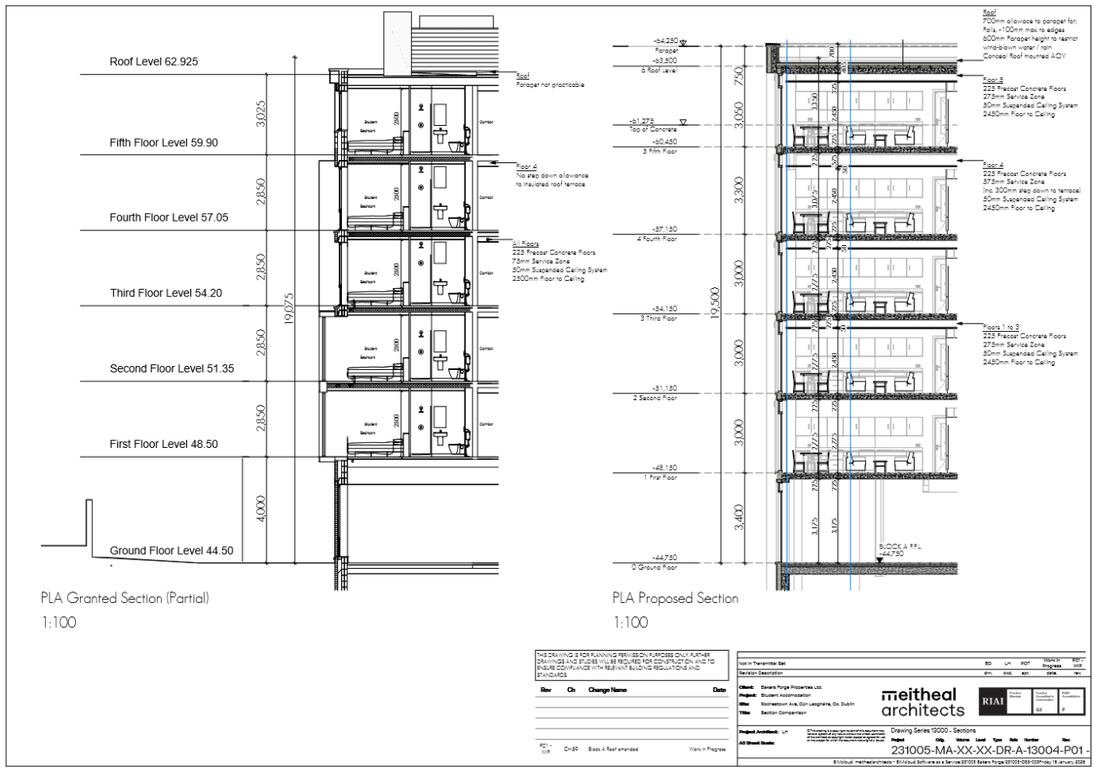


Figure 9: Drawing illustrating rationale for proposed changes to building height.

2.4 Rationale for the proposed reduction in Commercial floorspace

The permitted ground floor Commercial floorspace included a Public House (292.4sqm) and 1 no. Commercial Space (273.3sqm) within Block A, and a Shop (127.5sqm) located in Block B. These areas have been affected by the proposed amendments; primarily by reconfiguration of Block A internal main vertical circulation core together with an increased requirement for building services plant and retail refuse area at Ground floor level (indicated hatched red in proposed plan below), but also the rationalisation of the external building footprint and the relocation of ESB substation and switchroom. Additional Student resources, including Exhibition space as discussed with IADT are located within Block B.



These combined amendments result in a reduction in the available Commercial floorspace areas with proposed commercial space noted as; Public House (272.3sqm), Retail Unit A (239.5sqm), and Retail Unit B (126.1sqm). Figures are tabulated below for convenience.

Location	Use	Permitted (sqm)	Proposed (sqm)	Difference (sqm)
Block A	Public House	292.4	272.3	-20.1 (increased plant area)
	Commercial Space	273.3	239.5	-33.8 (increased plant area)
Block B	Shop	127.5	126.1	-1.4 (minor core layout change)



Figure 10: The permitted Ground floor plan with Block A stair and lift core highlighted in green.



Figure 11: The proposed Ground floor plan with the enlarged Block A stair and lift core indicated in green, with the services areas hatched in red.

2.5 Building Organisation

The primary building organisation remains unchanged. Access to the development continues to be legible, safe, and well-managed, with:

- Main entrances to Blocks A and B as per the permitted scheme
- 2 no. Retail units and Licensed premises retained at ground floor with active frontages
- Sub-station repositioned to the east side of Block A, enabling improved internal layout to the licensed premises and providing direct maintenance access from Kill Avenue

The independent ground-floor lobby serving the courtyard extension provides controlled access to vertical circulation only and does not introduce additional permeability or conflict within the Urban square and external circulation routes.

The relocation of a ground floor setback within the granted north façade of Block A is a direct and necessary response to the sub-station repositioning and does not affect accessibility or external legibility.

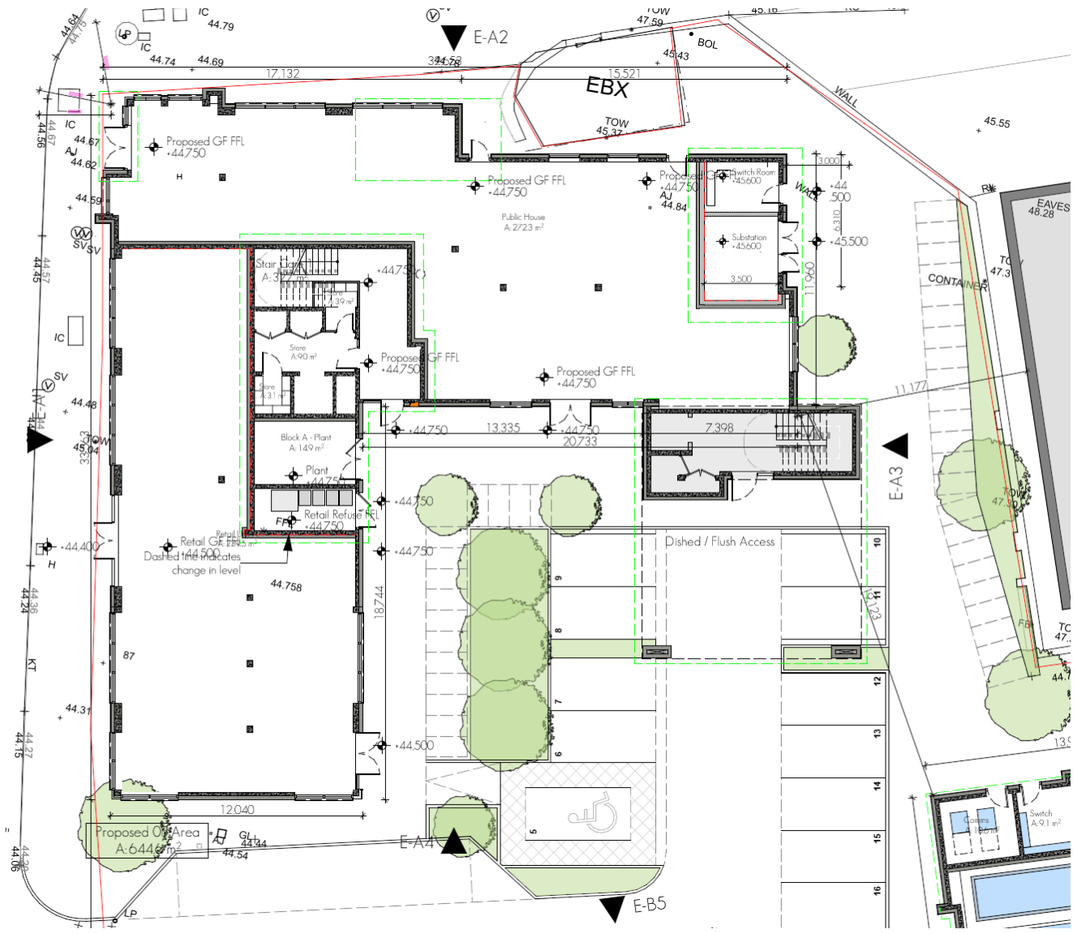


Figure 12: Ground-floor access diagram showing Block A layout with retained entrances and the relocated sub-station access.

2.6 Changes agreed through compliance

Changes to one of the primary facades is illustrated on the North Elevation of Block A and its evolution can be traced to the permitted scheme where it was illustrated as a layered façade (Figure 13) and through compliance it became a refined and structurally resolved version of the original scheme (Figure 14). The current proposal (Figure 15) seeks to achieve several minor amendments and improvements to the compliance drawings which are primarily due to changes in the Fire strategy for the overall building, together with the relocation of the ESB substation at ground floor level of Block A. Minor changes to the façade treatment are proposed to deliver high-quality, low-maintenance materials on the building envelope, with their design based on the granted scheme while subtly incorporating a higher-quality material palette thereby reducing the buildings' visual impact and providing a longer lasting low-maintenance façade treatment. There are no proposed changes to the internal use types (i.e.. Public House, and Commercial/Retail) where they address the primary facades onto Kill Avenue and Rochestown Avenue.



Figure 13: Permitted North Elevation of Block A



Figure 14: North Elevation of Block A permitted through compliance



Figure 15: Proposed changes indicated on the North and West Facades of Block A.

2.7 Elevational interfaces with the public realm

Elevational interfaces with the public realm are illustrated on the proposed drawings. The proposed quantum of fenestration along the primary elevations is unchanged in the main, thereby maintaining the same relationship with the public realm and facilitating high levels of passive surveillance with the surrounding area.

The permitted pedestrian circulation routes and central plaza area are maintained and emphasized through considered landscape and lighting design.



Figure 16: Proposed Northwest aerial view.

2.8 Residential Quality

Residential quality remains a central consideration of the proposed amendment. The internal reconfiguration achieves an increase in unit numbers through efficiency rather than compression, ensuring that all student rooms meet or exceed the minimum standards set out in the Student Accommodation Guidelines (2018).

Key outcomes include:

- Introduction of additional studio units through the conversion of oversized common rooms
- Provision of independent own-door studio rooms where appropriate
- Increased number of accessible student rooms in line with national standards
- Retention of appropriate communal facilities proportionate to the increased occupancy
- Maintenance of acceptable daylight, outlook, and privacy for all rooms

The proposal enhances inclusivity and ensures the development remains suitable for a diverse student population.



Figure 17 Typical floor plan illustrating improved efficiency and accessible room provision.

2.9 Materials

The proposed external materials for the design of the student accommodation buildings consist of high-quality low-maintenance materials suitable for use in the Irish climate. The primary surface wrapping the majority of the proposed building is of two selected complimentary brick types, the first a light-grey colour hand-shaped facing brick, and secondly a light-buff facing brick.

Strong feature corners announce the presence of communal Living/Dining/Kitchen areas within the building, (i.e.; on the Block A corner of Kill Avenue and Rochestown Avenue, and on the north corner of Block B) and are also wrapped in a high-quality external rainscreen cladding system finished in a selected colour sympathetic to the selected brick type, with dark grey aluminium-framed windows arranged carefully to emphasise the verticality of the feature corner element.

Areas of self-coloured external render are proposed in a warm off-white colour. This material is interspersed with the rhythmical positioning of dark grey aluminium framed windows with an integrated louvre system, while the walls are capped using a similar dark grey profiled aluminium parapet capping.

The main building massing elements are clad in complementary materials allowing the legibility of forms and an appropriate scale to the courtyard plaza area.

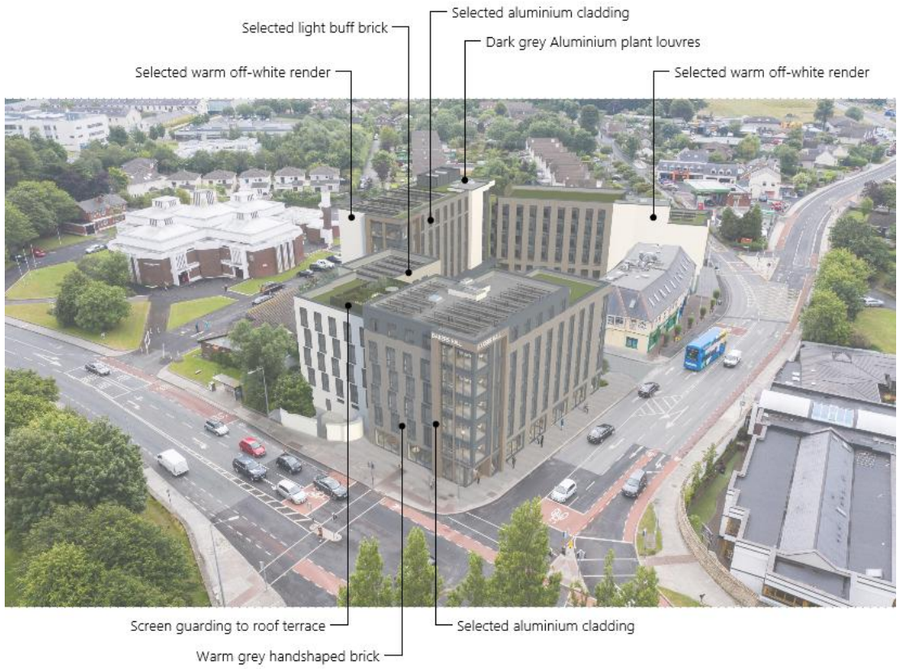
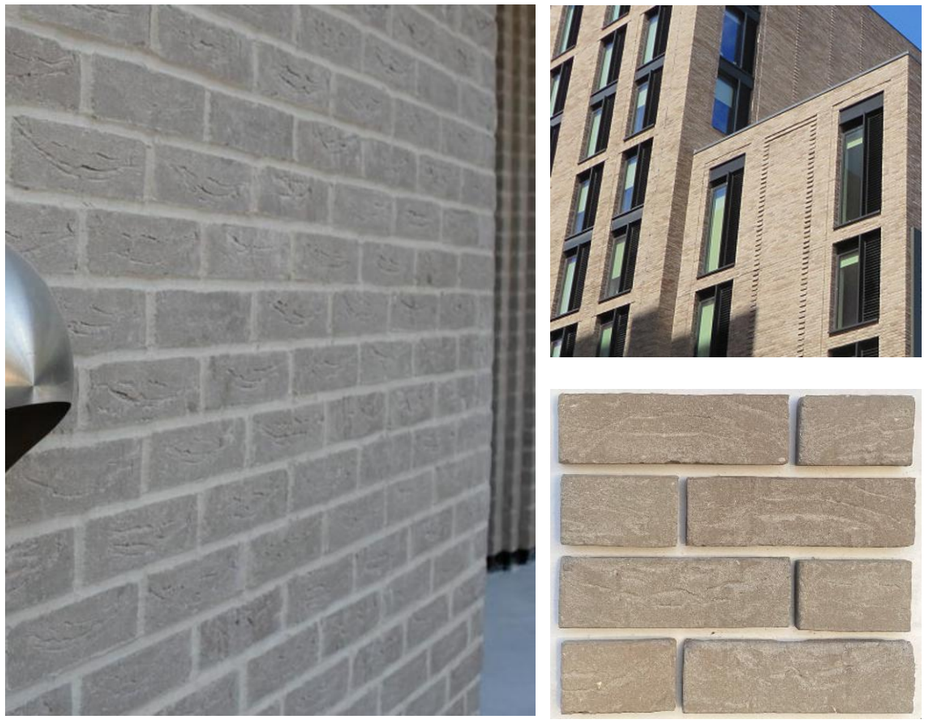


Figure 18: Aerial view illustrating the overall position of key external materials proposed on the facades.

Feature rainscreen cladding elements are used to punctuate the façade massing elements which helps to reduce the scale and impact of the proposed building forms. Selected mid-grey brick types are proposed for their high-quality feel and handmade appearance, and to act as a counterpoint to the adjacent building materials.



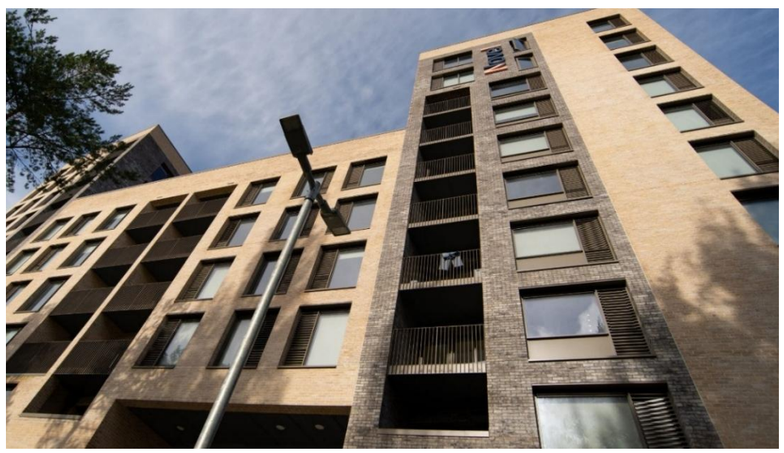


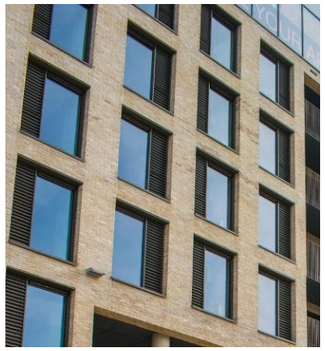
Figure 19: Bottom left image of The Bottleworks Student Accommodation, Cork

Precedent: Aluminium Window Systems with integrated louvres allowing for the ventilation of internal rooms while maintaining the safety of occupants through careful fenestration design.









Precedent: Acrylic render system finished in a selected warm-white colour.



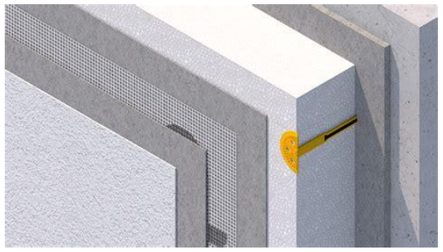




Figure 20: Dark grey window profiles and precedent images illustrating similar window arrangements for Student Accommodation facades

Public Plaza & Courtyard layout illustrating the proposed shared surface area facilitating both pedestrian access and landscaped circulation routes through and around the subject site, together with the provision of car parking and disabled access. s



Figure 21: Extract of proposed Landscape plan including the central plaza courtyard.

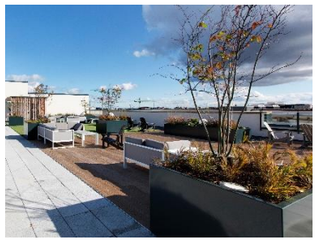




Figure 22: Left image of precedent Student Accommodation, Cork Street, Dublin.

Precedent Roof terrace areas including outdoor seating and soft planting in raised planter beds.







2.10 Signage

Signage within the scheme will be designed and executed to a high standard ensuring a refined and cohesive visual appearance throughout the development, which will complement the overall architectural character of the scheme. All signage will be clear, well-proportioned and consistent in format to contribute to the high-quality aesthetic appropriate to this development. This is identified within the planning elevation drawings and the Applicant is happy to comply with any conditions of permission in this regard.

The proposed non-illuminated signage will be formed using high-quality low-maintenance 3D effect polyester powder coated aluminium individual lettering on spacers set in front of polyester powder coated aluminium background, all set within the available façade areas as indicated on the proposed elevation drawings.



Figure 23: Extract from the proposed West Elevation with areas of Signage indicated by material tag 'M' above commercial entrances.



Figure 24: Extract from the proposed East Elevation with areas of Signage indicated by material tag 'M'.



Figure 25: Indicative signage above entrance to Public House.



Figure 26: Indicative signage above entrance to Retail Units A.



Figure 27: Indicative signage above entrance to Retail Units B

Subtle building identification and wayfinding signage systems (including a totem and plaque signage types) are proposed to visually orientate visitors to the buildings.



Figure 28: Example of similar precedent signage systems

3.0 Universal Access

Universal access principles underpin the design of the buildings and external spaces. The proposed Block A comprises a six-storey building accommodating 124 student rooms, together with a ground floor commercial unit and a licensed premises, while Block B which comprises a six-storey building accommodating 176 student rooms, together with a ground floor commercial unit. The proposed scheme is designed to comply with Universal Access legalisation (TGD part M). It is intended to submit an application for Disabled Access Certificate (DAC) to DLRCC as is normally required for a building of this type.

The DAC submission demonstrates that the proposed design, to be constructed in accordance with the submitted drawings and specifications, will comply fully with Part M of the Building Regulations and Technical Guidance Document M 2022, ensuring safe, independent, and inclusive access for all users.

The access strategy for the development is based on universal design principles and provides clear, legible, and step-free access from the surrounding public realm, accessible parking spaces, and set-down areas to all principal entrances. All entrances to Blocks A and B, including those serving the student accommodation, retail units, and licensed premises, are designed as accessible entrances with level thresholds, compliant door widths, and appropriate external landing areas. Internally, inclusive circulation is achieved through generous corridor widths, compliant door furniture and vision panels, ambulant accessible stairs, and lifts serving all floors, ensuring that residents, staff, and visitors can circulate independently throughout the building.

Within the student accommodation, accessible and visitable accommodation is integrated into the overall layout, with accessible clusters, compliant sanitary facilities, and appropriate provision of switches, controls, signage, lighting, visual contrast, and audible aids. The design also addresses external routes, pedestrian crossings, car parking, and connections to adjoining uses, including the retained Bakers' Forge building and the adjacent church and community centre. Overall, the DAC submission confirms that the proposed buildings are designed to provide an inclusive, safe, and dignified environment for people with a wide range of abilities, aligning regulatory compliance with best practice in accessible and inclusive design.

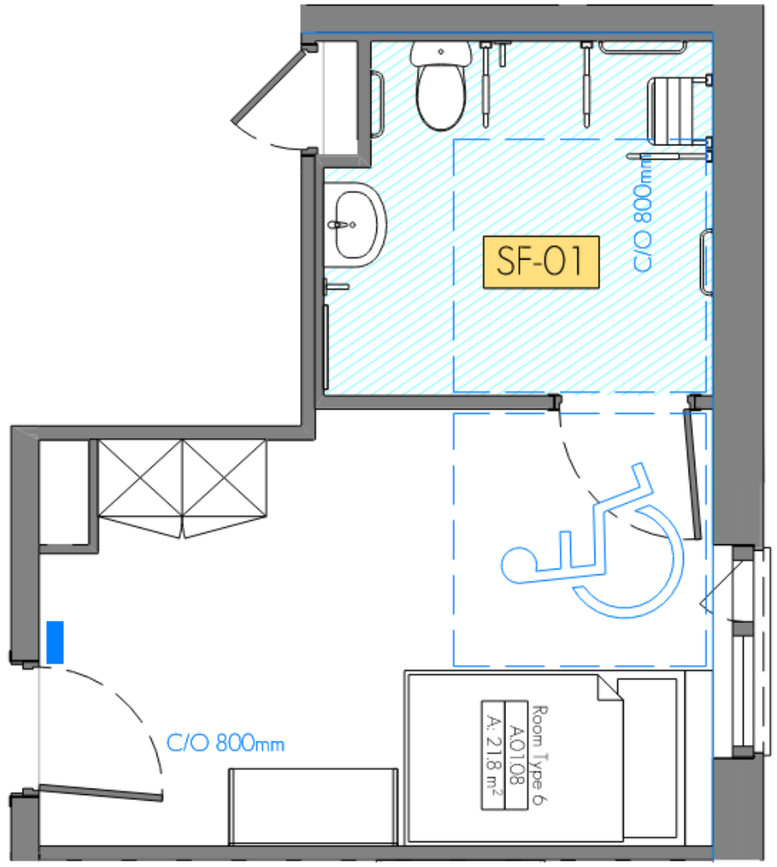


Figure 29: Typical Accessible Student Unit





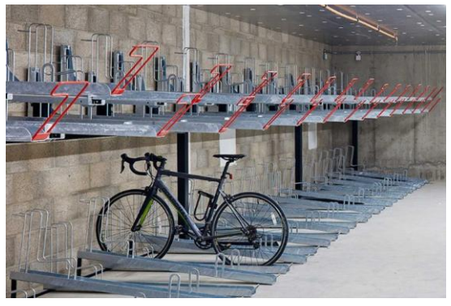
4.0 Detailed Design

4.1 Car Parking

The car parking is rationalised into bays with buffer planting. 30 spaces are provided, 2 no. spaces of which are accessible parking bays (ie. 6.6%). The parking provision also includes 4 no. spaces for car club providers and 4 no. spaces dedicated for the student accommodation. 3 no. of the spaces shall be fitted with electrical car charging standards and ducting installed to facilitate all spaces being charge points in the future. A loading bay is also provided. Crossing points are raised and defined by a change in material. Parking bays are in paviours to promote traffic calming.

4.2 Cycle Parking

The proposal incorporates 140 no secure covered bicycle parking spaces within Block B. The internal cycle parking is provided by 70 no. 2-tier gas assisted lifting racks. Monitored by the administrative hub this provides covered, secure, well-lit cycle parking that is convenient and easy to use. Across the site a further 95 no. Sheffield bicycle stands provide for an additional 190 no. bicycles for all users.



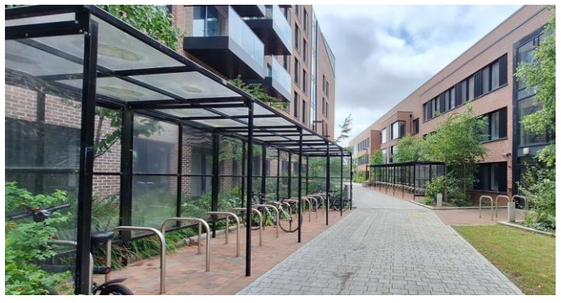
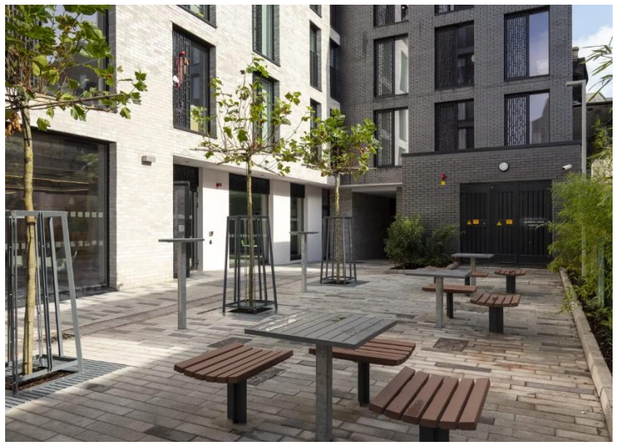


Figure 30: Indicative double stack bicycle parking stand, and external covered bicycle parking at Highfield House Student Accommodation, Dublin

4.3 Amenity Space

The granted scheme provides for a new urban square which is formed to the rear of the new Bakers Corner building. The new footways connect the urban square, landscaped pathways and amenity space, creating a safer more legible streetscape within and around the site.

The existing southern boundary blackstone wall is retained along the length of the former Garda Station boundary. The existing brick/ blockwork wall between the proposed student accommodation reception and the existing southerly amenity space is removed to provide improved passive surveillance between facilities and a visual continuity of green amenity space through the site.





4.4 Landscape & SuDS

The central landscaped courtyard, a defining feature of the permitted scheme, is retained and continues to provide high-quality shared amenity space for residents. While the extent of previously approved roof gardens is reduced, this is balanced by the preservation of usable, well-designed ground-level amenity.

Sustainable Urban Drainage Systems (SuDS) are integrated into the landscape strategy, including permeable surfaces, attenuation, and controlled runoff, ensuring compliance with best practice and local authority requirements. The landscape design continues to support biodiversity, microclimate moderation, and resident wellbeing.

4.5 Green Roofs

In terms of the proposed Roof layout, the overall area of external Communal amenity space located on 2 no. Roof terraces for use by Residents has been reduced when compared to the permitted scheme. In addition, the quantum of PV panels has grown to meet the increased power needs of the building thereby ensuring the delivery of high-performance student accommodation buildings. To encourage biodiversity within the local area, Green roofs are provided on all available Roof areas which are not already providing Communal amenity space or PV with its associated maintenance access.









Figure 31: Landscape plan showing areas of Shared Terraces, Green Roof and PV.

4.6 Sustainability

The development continues to respond appropriately to the Irish cool temperate climate through fabric-first principles, high-performance glazing, and integrated shading. The amendment does not alter the approved sustainability strategy and does not introduce additional energy demand disproportionate to the modest increase in unit numbers.

Materials are durable, low-maintenance, and consistent with the approved scheme, ensuring longevity and reduced lifecycle impacts.



Figure 32: Courtyard section illustrating existing approved massing of Block A together with the limited height and setback of the extension.

4.7 Taking in Charge

We submit that all materials and development specifications will be fully compliant with DLR Taking In Charge Development Standards Guidance document (June 2022), and this has been committed to within the accompanying Taking In Charge Plan drawing.

All Concrete Footpaths /Roads/Kerbs to have layer details as per Appendix D: Roads Minimum Standards Supplementary Table (P146-147), and in accordance with directions from DLR Traffic planning.

- Design is in compliance with current IS EN 13108 and SR28.
- Footpaths should conform to standard detail RCD/1100/3.
- Roads should meet NRA Specification clauses 1001-1044.
- Kerbs to be constructed to standard detail RCD/700/2.
- Concrete specifications include concrete type (e.g., 30N20) and minimum concrete depth (e.g., 100mm for footpaths, 150mm for roads).
- All road markings and traffic signs will be completed in accordance with the Department of the Environments Traffic Signs Manual (2019).



Figure 33: Extract of the proposed Taking In Charge drawing accompanying this application.

5.0 Summary Schedule of Areas

Schedule of Accommodation Permitted Scheme

Level	Block A Gross Floor Area (sqm.)	Block A Student Bedrooms	Block B Gross Floor Area (sqm.)	Block B Student Bedrooms
0 Ground Floor - Total	638.9	0	961.1	0
Licenced Premises	292.4			
Retail Unit A	273.3		-	
Retail Unit B	-		127.5	
Communal Facilities	0		674.8	
ESB Substation & Switchroom	21.4		-	
1 First Floor	592.6	23	1047	42
2 Second Floor	592.6	23	1047	42
3 Third Floor	592.6	23	1047	42
4 Fourth Floor	592.6	23	893.8	36
5 Fifth Floor	269.9	7	402.1	15
Total Floor Area	3279.2	-	5398	-
Total Student Clusters	38			
Total Student Bedrooms	276			
Total Area Block A and B	8677.2			
Site Area	4830.7	[0.4830 ha]		
Plot Ratio	1:1.796			
Site Coverage	33%			
Max. Overall Building Height	18.950m			
Total Car parking spaces	31			
Accessible Spaces	3			
Loading Bay	1			
Long stay Bicycle Parking	180	Tiered racking located in Block B.		
Bicycle Parking	150	75 Sheffield stands providing 150 no. spaces		

Schedule of Accommodation Proposed Scheme

Level	Block A Gross Floor Area (sqm.)	Block A Student Bedrooms	Block B Gross Floor Area (sqm.)	Block B Student Bedrooms
0 Ground Floor - Total	644.7	0	953.7	0
Licenced Premises	272.4			
Retail Unit A	239.5		-	
Retail Unit B			126.1	
Communal Facilities			834.7	
ESB Substation & Switchroom	23.4		-	
1 First Floor	714.1	28	1045.8	42
2 Second Floor	714.1	28	1045.8	42
3 Third Floor	714.1	28	1045.8	42
4 Fourth Floor	714.1	28	894.6	36
5 Fifth Floor	285.9	12	395.7	14
Total Floor Area	3787	-	5381.4	-
Total Student Clusters	42			
Total Student Bedrooms	300			
Total Area Block A and B	9168.4			
Site Area	4830.7	[0.4830 ha]		
Plot Ratio	1:1.897			
Site Coverage	36%			
Max. Overall Building Height	19.500m			
Total Car parking spaces	30			
Accessible Spaces	2			
Loading Bay	1			
Long stay Bicycle Parking	140	Tiered racking located in Block B.		
Bicycle Parking	190	95 Sheffield stands providing 190 no. spaces		

6.0 Conclusion

The proposed amendments represent a carefully considered, minor adjustment to the previously granted student accommodation scheme, increasing capacity while maintaining design integrity, residential amenity, and compliance with planning policy.

The courtyard extension and associated internal layout modifications provide additional high-quality accommodation, improved accessibility, and operational flexibility without adverse visual or amenity impacts.

This application demonstrates full alignment with national and local planning frameworks, including the NPF, SPPRs, Student Accommodation Guidelines (2018), and the Dún Laoghaire-Rathdown County Development Plan. It is therefore respectfully submitted for approval.