

DOWNEY  
29 Merrion Square  
Dublin 2  
D02 RW64

Date: 09/02/2026

**WITHOUT PREJUDICE  
SUBJECT TO CONTRACT/CONTRACT DENIED**

**Re: Grant of Consent to Bluemont Developments Ltd for site at former  
Firhouse Inn, Firhouse Road, Dublin 24**

**Dear Sir/Madam,**

I refer to your request to include lands in the charge of the Council in an application to amend the LRD permission at the former Firhouse Inn, Firhouse Road, Dublin 24 (as previously granted under LRD24A/0001 / ABP Ref. 319568-24).

I now wish to confirm that South Dublin County Council hereby grants its consent to include lands outlined in hatched green on drawing 20022B-OMP-00-SP-DR-A-1002, dated 26th January 2026, in a planning application for the purposes outlined above.

The Council's Water & Drainage Section report identifies a 4-inch diameter cast iron watermain traversing the site, together with the presence of a surface water sewer located along the south-west site boundary. DOWNEY have confirmed that the watermain is proposed to be re-diverted, in accordance with the same strategy permitted under the original scheme, which has been granted planning permission.

The Council's Active Travel Section has confirmed that the Firhouse Road Active Travel Improvement Scheme is scheduled to commence in early 2026. A condition of this Letter of Consent is that DOWNEY and their client, Bluemont Developments Ltd, shall ensure that the development is designed and implemented having full regard to the Firhouse Road Active Travel Improvement Scheme proposed for the area. DOWNEY and their client shall accommodate the requirements of this scheme and coordinate with the Council's Active Travel Team and its appointed contractor to ensure the delivery of safe, accessible, and integrated walking and cycling connections.

The Council's Public Lighting Section has advised that a number of public lighting assets in the area may be impacted by the proposed development. Accordingly, DOWNEY and their client, Bluemont Developments Ltd, shall engage in full consultation with the South Dublin County Council Public Lighting Section prior to the commencement of any works.

Please note that this consent does not convey to DOWNEY or their client, Bluemont Developments Ltd, any interest whatsoever in the subject lands and is provided solely for the purpose of facilitating the submission of a planning application.

This consent is valid for a period of twelve months from date of this letter.

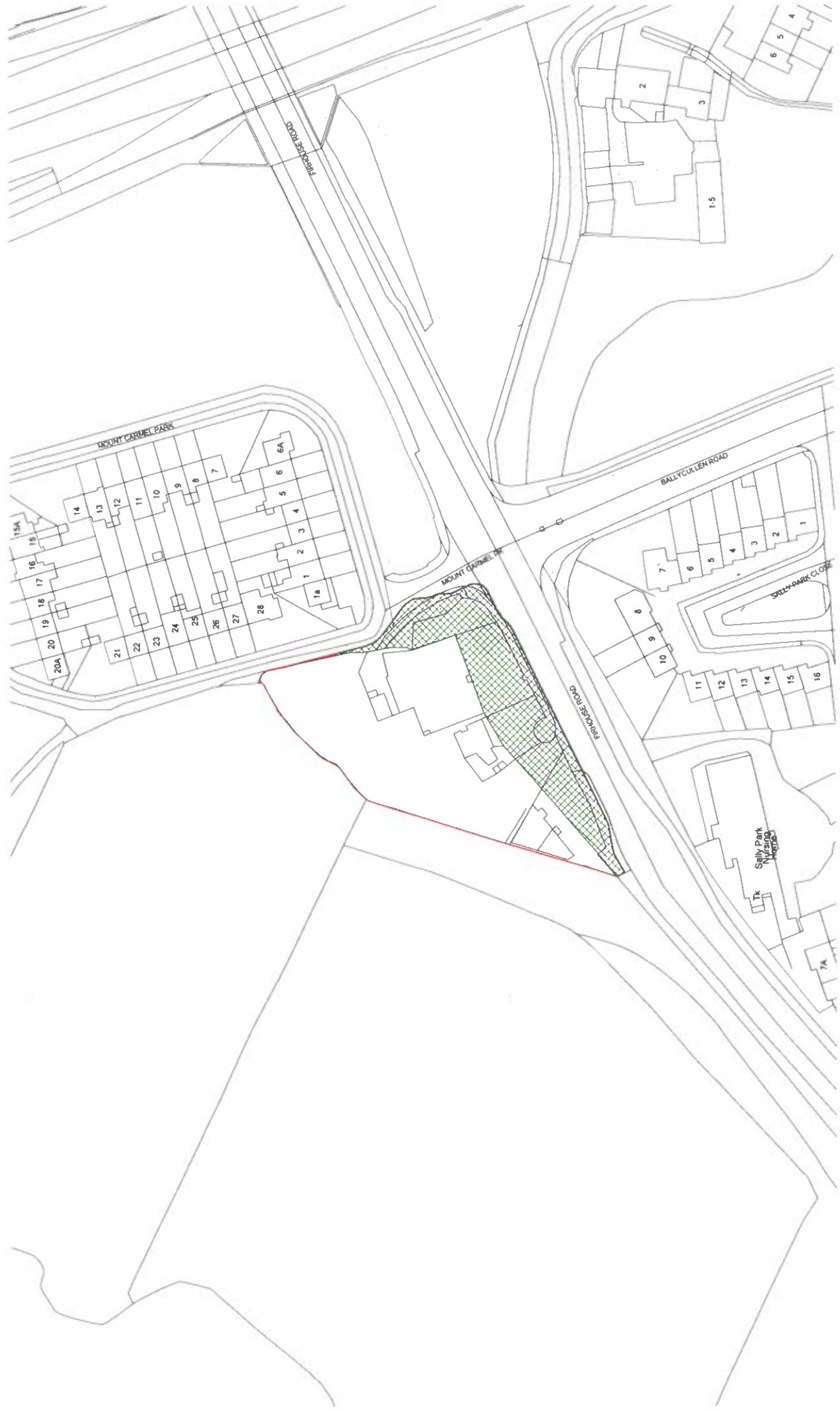
The consent is conditional on no development taking place until full planning permission has been granted and the Council is in a position to enter into an appropriate legal agreement with DOWNEY and their client, Bluemont Developments Ltd, in respect of the development and use of lands.

Yours sincerely,



**Paul Fusco**

**Oifigeach Feidhmiúcháin Sinsearach Gníomhach**  
A/Senior Executive Officer



**mahoney pike**  
 mahoney pike architects  
 1st Floor, 100-102  
 100-102, 100-102  
 100-102, 100-102  
 100-102, 100-102

Project: Firehouse  
 Location: Firehouse Road, Firhouse, Dublin 24  
 Client: Bluemont Developments (Firhouse) Limited

Project Code: 200228  
 Project Lead: M/N  
 Client Ref: M/N  
 Job No.: 200228  
 Purpose: Planning

Scale @ A1: 1:500  
 Date: 26.01.26  
 Revision: A3.002  
 Status: A3

Revision Description	Date	Rev. No.	Issued By
238 Submission	13.06.25	A3.001	LS
Planning Amendment Submission	26.01.26	A3.002	MS

Proposed Areas of Consent Plan

NEAR TRACT TO LETTER OF COMMENT  
 WILL BE ACTION SCHEMATED

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# 1412103.002.00 07/04/2024