

Planning Department  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.

23<sup>rd</sup> December 2025

**RE: LRD Stage 3 Planning Application for mixed-use development of 83 no. units and commercial development at No. 2 Firhouse Road and the former Morton's The Firhouse Inn, Firhouse Road, Dublin 24.**

**Applicant: Bluemont Developments (Firhouse) Ltd.**

Dear Sir/Madam,

Downey, Chartered Town Planners, 29 Merrion Square, Dublin 2, on behalf of our client, Bluemont Developments (Firhouse) Ltd., wish to submit a Stage 3 LRD Planning Application, in relation to the proposed amendment of the previously granted Largescale Residential Development granted under Reg. Ref. LRD24A/0001 / ABP Ref. 319568-24. The proposed development, as per the description contained within the statutory planning notice, provides for:

*"We, Bluemont Developments (Firhouse) Limited, intend to apply for permission for a Large-Scale Residential Development (LRD) at No. 2 Firhouse Road and the former Morton's The Firhouse Inn, Firhouse Road, Dublin 24. The site is also bound by Mount Carmel Park to the east.*

*The proposed development seeks amendments to the previously approved Largescale Residential Development (LRD), granted under Reg. Ref. LRD24A/0001 / ABP Ref. 319568-24. The proposed amendments include a reduction in the footprint of the basement levels, amendments to the housing mix and elevations of Block A and Block B, amended roof profile, provision of surface level parking, and relocation of substation.*

*The revised application is seeking permission for a total of 83 no. housing units (100 no. units applied for and 78 no. units granted by An Bord Pleanála), providing an increase of 5 no. units within the building footprint granted within Reg. Ref. LRD24A/0001 / ABP Ref. 319568-24. The proposal provides for 2 no. blocks ranging in height from 3- 4-storeys over basement levels comprising; 4 no. duplex units (2 no. 1-bedroom units, 1 no. 2-bedroom 3-person unit, and 1 no. 2-bedroom 4-person unit); and 79 no. apartment units (1 no. studio units, 54 no. 1-bedroom units, 5 no. 2-bedroom 3-person units, and 19 no. 2-bedroom 4-person units. The apartment blocks will consist of the following:*

- Block 01: Amendments to the previously permitted 3-storey rising to 4-storey over basement levels, comprising 54 units (2 no. studio units, 15 no. 1-bedroom units, 4 no. 2-bedroom 3-person units, 13 no. 2-bedroom 4-person units, along with 4 no. duplex*

units comprising 2 no. 1-bedroom units, and 2 no. 2-bedroom 3-person units), to now provide for a 3-storey rising to 4-storey over basement levels comprising of 38 no. units as follows: 1 no. studio unit, 16 no. 1-bedroom units, 4 no. 2-bedroom 3-person units, 13 no. 2-bedroom 4-person units, along with 4 no. duplex units comprising 2 no. 1-bedroom units, and 1 no. 2-bedroom 3-person unit and 1 no. 2-bedroom 4-person unit. Each unit will have its own private open space in the form of a private balcony or terraced area.

- Block 02: Amendments to the previously permitted 4-storey over basement levels comprising 40 units (18 no. 1-bedroom units, 2 no. 2-bedroom 3-person units, 17 no. 2-bedroom 4-person units, and 2 no. 3-bedroom units), to now provide a 4-storey over basement levels comprising of 45 no. units as follows: 38 no. 1-bedroom units, 1 no. 2-bedroom 3-person units, and 6 no. 2-bedroom 4-person units. Each unit will have its own private open space in the form of a private balcony or terraced area.

The development will also provide for amendments to the permitted 395.2 sq. m. of commercial space (including 1 no. office and 1 no. café located on the ground floor of Block 01, 1 no. creche and associated play area to the rear of Block 01, 1 no. barber between Block 01 and Block 02 and 1 no. bookmaker and medical consultancy, located on the ground floor of Block 02) to now provide for 423.5 sq. m. of commercial space as follows:

- 1 no. office and 1 no. café located on the ground floor of Block 01.
- 1 no. creche and associated play area to the rear of Block 01.
- 1 no. barber between Block 01 and Block 02.
- 1 no. bookmaker and medical consultancy, located on the ground floor of Block 02.

The proposed development will also provide for 63 no. car parking spaces including accessible parking and Electric Vehicle parking across basement, lower ground floor levels, and surface car parking, 196 no. bicycle parking spaces; 5 no. motorbike parking spaces; landscaping, including communal open space and public open space and children's play spaces; SuDS measures; boundary treatment; public lighting; re-located ESB substation; plant and waste storage areas; associated signage details; all associated site and infrastructure works necessary to facilitate the development, with 1 no. pedestrian and cyclist access from Firhouse Road and 1 no. pedestrian and cyclist access from Mount Carmel Park, as granted under Reg. Ref. LRD24A/0001 / ABP Ref. 319568-24."

To support this planning application, please find enclosed the following documents:

- 1 no. completed Planning Application Form;
- 1 no. completed Form 19 to accompany LRD Application;
- 1 no. copy of EFT Payment Confirmation;
- 1 no. copy of Part V submission and letter of validation;
- 1 no. copy of letter of consent from South Dublin County Council;

- PDF copy of site location map, site layout plan, and all other architectural drawings, Housing Quality Assessment, Building Lifecycle Report, and Architectural Design Statement, prepared by O'Mahony Pike Architects;
- PDF copy of description of development, Planning Report and Statement of Consistency, and Community and Social Infrastructure Audit, prepared by DOWNEY;
- PDF copy of Engineering Infrastructure Report and associated drawings prepared by Barrett Mahony Consulting Engineers:
- PDF copy of Traffic and Transport Assessment prepared by Transport Insights;
- PDF copy of all Landscaping Drawings, Landscape Design Rationale Report, and Green Space Factor Calculations, prepared by Jane McCorkell Landscape Architecture;
- PDF copy of AA Screening and EclA prepared by Flynn Furney Environmental Consultants;
- PDF copy of M&E Services Report, Public Lighting Layout, and Energy & Sustainability Report prepared by Lawlor Consulting;
- PDF copy of Tree Survey, and Arborist Impact Assessment prepared by Charles McCorkell Arboricultural Services;
- PDF copy of Verified Photomontages and Daylight & Sunlight Report prepared by Digital Dimensions; and
- PDF copy of Construction Environment Management Plan and Resource Waste Management Plan prepared by Townmore Construction; and

We trust that the enclosed plans and particulars pertaining to this planning application are in order and look forward to a favourable decision from South Dublin County Council in due course.

Yours sincerely,



Donal Duffy MIPI  
Director  
*For and on behalf of Downey*

