

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

Large Scale Residential Development (LRD)

We, Bluemont Developments (Firhouse) Limited

Intend to apply for Permission

For Development 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 Large Scale 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. This LRD application may also be inspected at the following website set up by the applicant, www.firhouseinnlrddamendment.ie

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 10am to 4pm, and may also be viewed on the Council's website –www.sdcc.ie.

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed:



Donal Duffy MIPI, for and on behalf of DOWNEY, 29 Merrion Square, Dublin 2. D02 RW64

Date of Erection of Site Notice: 10/02/2026