

Donal Duffy
Downey
29 Merrion Square
Dublin 2
D02RW64

17th November 2025

Subject to contract / Contract denied

Dear Mr Duffy,

It is noted that Downey intend to lodge a planning application of behalf of their clients Bluemont Developments (Firhouse) Ltd to develop a site known as former Firhouse Inn, Firhouse Road, Firhouse, Dublin, comprising of 83 no. new residential units. The development will consist of; 1 no. studio, 54 no. 1 bed units, 5 no. 2 bed (3 person) units, 19 no. 2 bed (4-person) units, 2 no. 1 bed duplex, 1 no. 2 bed/3 person unit and 1 no. 2 bed 4 person duplex unit.

In respect of the lodging of the planning application I can confirm that Downey have engaged with the Housing Department, South Dublin County Council regarding a Part V proposal. The applicant has proposed the provision of 20% of permitted residential units on site to comply with Part V. Based on the current proposal this equates to 17 no. units. The Housing Department agrees with these units in principle based on the plans submitted to the Housing Department.

It is South Dublin County Councils preference to acquire units on site. Further proposals are subject to review and consideration by the Housing Department & planning approval. Proof of date of ownership of the site is required from the applicant to determine their Part V Percentage liability.

South Dublin County Council can only agree Part V in respect of the permitted development subject to costing approval from the Department of Housing, Local Government & Heritage. Please note that the Council would require a fully completed Part V submission prior to commenting on costs. All discussions will commence post grant of permission.

Yours Sincerely,



Edel Dempsey
Senior Staff Officer
Housing Department.