

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

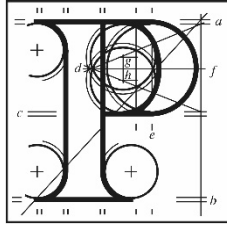
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Bluemont Developments (Firhouse) Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Clonminch House, Clonminch Hi Tech Park, Tullamore, Co. Offaly. R35 XK38
Company Registration No:	680238

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Tom Phillips + Associates
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Orla O'Kane
Firm/Company:	O'Mahony Pike Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	South Dublin County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Lands located at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn'
Address Line 2:	Firhouse Road
Address Line 3:	-
Town/City:	-
County:	Dublin 24
Eircode:	(D24 YYR4, D24 FK7V, D24 W9K7, D24 HCW4)
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	X,Y=711273.023236,727545.263206
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	0.46 ha
Site zoning in current Development Plan or Local Area Plan for the area:	LC – Local Centres
Existing use(s) of the site and proposed use(s) of the site:	Existing: Commercial Proposed: Mixed-Use (Residential and Commercial)

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	x		x
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>A portion of land to the south and south-east of the subject site is in the ownership of South Dublin County Council. Please see enclosed Letter of Consent and associated drawings in Appendix A.</p>			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	<p>With reference to the above, the address of South Dublin County Council is as follows:</p> <p>County Hall, Belgard Square North, Tallaght, Co. Dublin</p>		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [] No: [x]		
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p>N/A</p>			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [] No: [x]
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [x]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [] No: [x]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
N/A		

Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
<p>If the answer is "Yes" above, please give details e.g. year, extent:</p> <p>N/A</p>	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
<p>If the answer is "Yes" above, please give details:</p> <p>N/A</p>	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

Please see Appendix B.

Please submit a site location map sufficient to identify the land, at appropriate scale.

Enclosed:

Yes: [] No: []

Please submit a layout plan of the proposed development, at appropriate scale.

Enclosed:

Yes: [] No: []

10. Pre-Application Consultations

(A) Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority reference number:	1. SHD1SPP016/20 2. SHD1SPP016/20 3. SHD1SPP010/21
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Meeting date(s):	1. 13 th January 2021 2. 9 th April 2021 3. 29 th July 2021 Meeting Minutes enclosed as Appendix C.
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(B) Consultation with An Bord Pleanála:

State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:

An Bord Pleanála reference number:	ABP-311459-21
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Meeting date(s):	24 th January 2022
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(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

N/A

11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>Irish Daily Star, Friday 10th June 2022</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state date on which the site notice(s) was erected:</p>	<p>Friday, 10th June 2022</p>
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] See enclosed EIA Screening Report</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application?</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] N/A – EIAR not required</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A – EIAR not required</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>

<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p> <p>See enclosed AA Screening Report (NIS not required)</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A – NIS not required</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>]</p> <p>No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. Irish Water 2. Heritage Council 3. National Transport Authority (NTA) 4. Transport Infrastructure Ireland (TII) 5. Department of Culture Heritage and the Gaeltacht 6. South Dublin County Childcare Committee
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>10th June 2022</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>

<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [] No: []</p> <p>N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>See enclosed Statement of Consistency</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A - No LAP adopted</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	N/A: []
(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Enclosed: Yes: [x] No: [] N/A: []

13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	Enclosed: Yes: [x] No: [] See enclosed Material Contravention Statement
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		N/A – No houses proposes
Unit Type	No. of Units	Gross floor space in m²
1-bed	-	-
2-bed	-	-
3-bed	-	-
4-bed	-	-
4+ bed	-	-
Total	-	-

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	2	102.6
1-bed	47	2,982.6
2-bed	46	4,196.2
3-bed	5	570.5
4-bed	-	-
4+ bed	-	-
Total	100	7,852

Student Accommodation			N/A – no student accommodation proposed
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	-	-	-
1-bed	-	-	-
2-bed	-	-	-
3-bed	-	-	-
4-bed	-	-	-
4+ bed	-	-	-
Total	-	-	-

(b) State total number of residential units in proposed development:	100
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(c) State cumulative gross floor space of residential accommodation, in m ² :	7,852m ²
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15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare facilities (26 no. of childcare spaces)	114
Barber Shop (retail)	28
Betting Office	66
Cafe	58
Medical Consultancy	59
Office	30
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	355
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	7,852 (excluding basement levels)
(d) Express 15(b) as a percentage of 15(c):	4.5%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If “Yes”, enclose a brief explanation with this application. See Description of Development and enclosed drawings.	X	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		X

<p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		X

(m) Do the Major Accident Regulations apply to the proposed development?		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	X	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	c. 1,326
State gross floor space of any proposed demolition, in m ² :	c. 1,326
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0 sq m
State total gross floor space of proposed works in m ² :	N/A

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Barber shop and betting office.
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Public house, off-licence and retail.
(c) State proposed use(s):	Residential Café Office Medical unit Betting office Barber shop (retail) Crèche (childcare facility)
(d) State nature and extent of any such proposed use(s):	Café (c. 58 sq m) Office (c. 30 sq m) Medical unit (c. 59 sq m) Betting office (c. 66 sq m) Barber shop (c. 28 sq m) Crèche (c. 114 sq m)

(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:

Enclosed: Yes: [x] No: [] N/A: []

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	x	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— (i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and	x	
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	x	
(iii) a layout plan showing the location of proposed Part V units in the development?	x	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act	N/A	

2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		
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(See Part V Proposals Report, prepared by Carrig Construction Consultancy, and Part V Document, prepared by OMP Architects, in relation to Social Housing (Part V))

20. Water Services:

(A) Proposed Source of Water Supply:
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p>
(B) Proposed Wastewater Management / Treatment:
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p>

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: [x]

Soakpit: []

Watercourse: []

Other (please specify): _____

(D) Irish Water Requirements:

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: [x] No: []

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: [x] No: []

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: [x] No: []

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: [x] No: []

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

Enclosed:

Yes: [x] No: []

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed: Yes: [x] No: []</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [x] No: []</p> <p>See enclosed Traffic and Transport Assessment.(TTA)</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [x] No: []</p> <p>See enclosed TTA.</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [x] No: []</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>See enclosed architectural pack.</p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p>
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24. Application Fee:


(a) State fee payable for application:	€15,556.00
(b) Set out basis for calculation of fee:	See Appendix D.
(b) Is the fee enclosed with the application? Payment made my electronic transfer on 3 rd June 2022 – proof of payment enclosed with submission.	Enclosed: Yes: [X] No: []

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie	Enclosed: Yes: [x] No: []
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	10/06/2022

26. Contact Details- Not to be Published

Applicant(s):

First Name:	-
Surname:	[REDACTED]
Address Line 1:	[REDACTED]
Address Line 2:	[REDACTED]
Address Line 3:	-
Town / City:	[REDACTED]
County:	[REDACTED]
Country:	-
Eircode:	[REDACTED]
E-mail address (if any):	-
Primary Telephone Number:	-
Other / Mobile Number (if any):	-

Where the Applicant(s) is a Company:

Name(s) of Company	[REDACTED]
Director(s):	[REDACTED]
Company Registration Number (CRO):	[REDACTED]
Contact Name:	[REDACTED]
Primary Telephone Number:	[REDACTED]
Other / Mobile Number (if any):	[REDACTED]
E-mail address:	[REDACTED]

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	[REDACTED]
Surname:	[REDACTED]
Address Line 1:	[REDACTED]
Address Line 2:	[REDACTED]
Address Line 3:	-
Town / City:	-
County:	[REDACTED]
Country:	[REDACTED]
Eircode:	[REDACTED]
E-mail address (if any):	[REDACTED]
Primary Telephone Number:	[REDACTED]
Other / Mobile Number (if any):	-

Person responsible for preparation of maps, plans and drawings:

First Name:	Orla
Surname:	O'Kane
Address Line 1:	O'Mahony Pike Architects
Address Line 2:	The Chapel
Address Line 3:	Milltown Avenue
Town / City:	Mount St. Annes
County:	Dublin
Country:	Ireland
Eircode:	D06 XN52
E-mail address (if any):	-
Primary Telephone Number:	(01) 202 7400
Other / Mobile Number (if any):	-

Contact for arranging entry on site, if required:

Name:	Hugh McCann
Mobile Number:	087 971 8190
E-mail address:	hmccann@bluemontintl.com

Appendix A

Letter of Consent

Question 7 - Applicant's Interest in the Site

Economic Enterprise and Tourism Development

**Mr. Terry O'Malley,
Partner,
Eversheds Sutherland**

September 20th 2021

Dear Mr. O'Malley,

I confirm consent to the inclusion of the area in charge of the Council outlined on the amended map supplied by you, [Ref: ODSDM#7189775 V.1 appended to email dated 16/9/21] of the proposed inclusion of the area for the purposes of public car parking and for the proposed use for public open space **for the purpose of the application for planning permission and for no other purpose**. It is the responsibility of the applicant for planning permission to ensure that the drawing supplied correctly reflects the boundaries of the land stated to be in the ownership, charge or held under wayleave in favour of the Council.

Please note that this consent does not convey to Bluemont International Developments Limited or their clients any interest whatsoever in the subject lands and is for the sole purpose of allowing a planning application to be made.

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 able to enter into an appropriate agreement with Bluemont International Developments Limited or their clients in respect of the lands.

Yours sincerely,

Laura Leonard

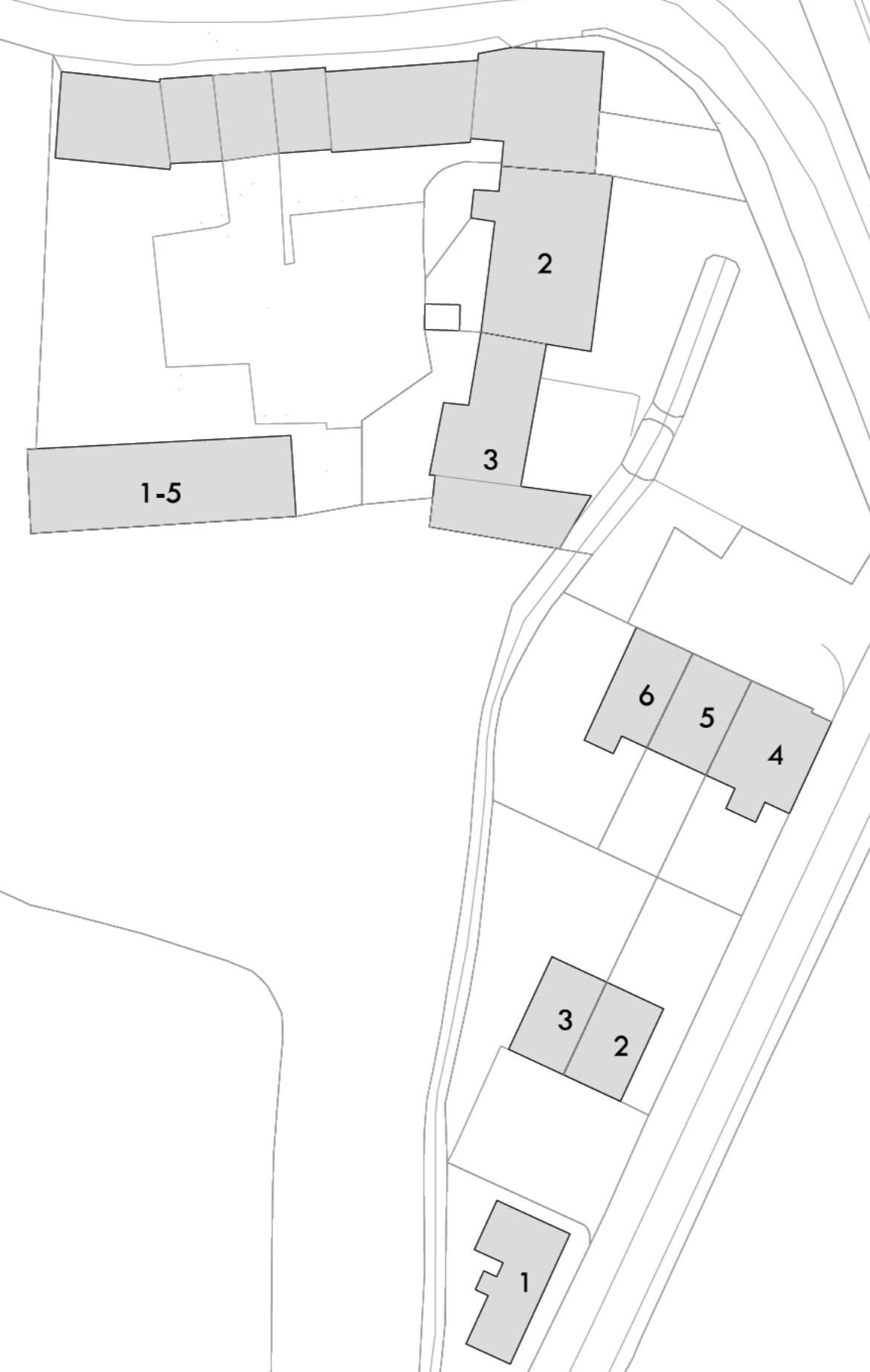
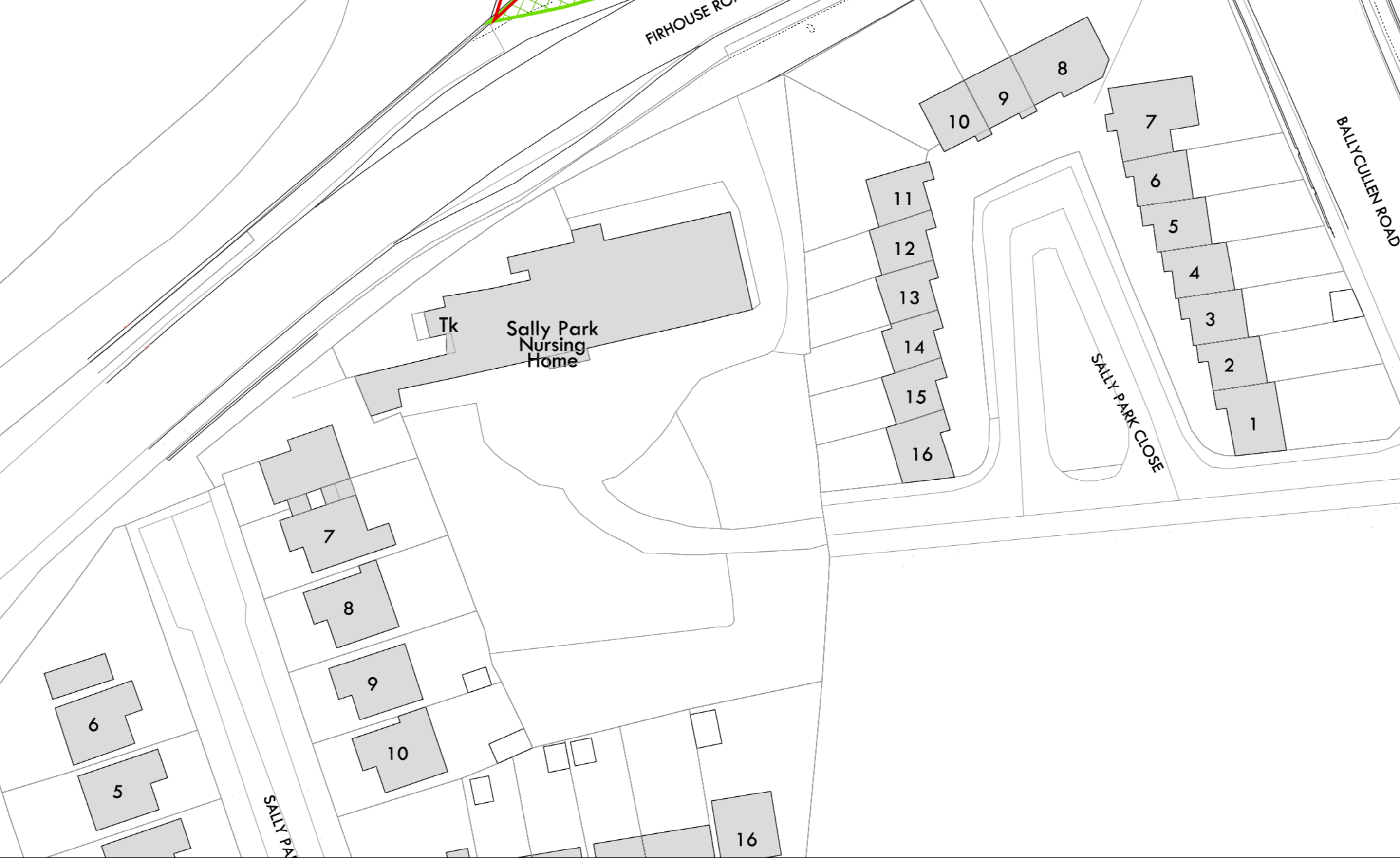
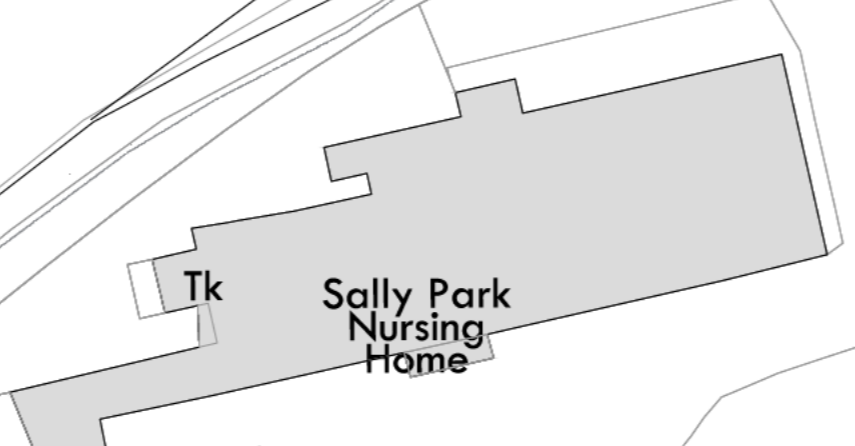
**Laura Leonard
Senior Executive Officer
Economic Enterprise & Tourism Development**

Email: lleonard@sdblincoco.ie

River Dodder - An Dothra

M50 Junction 11

Monument

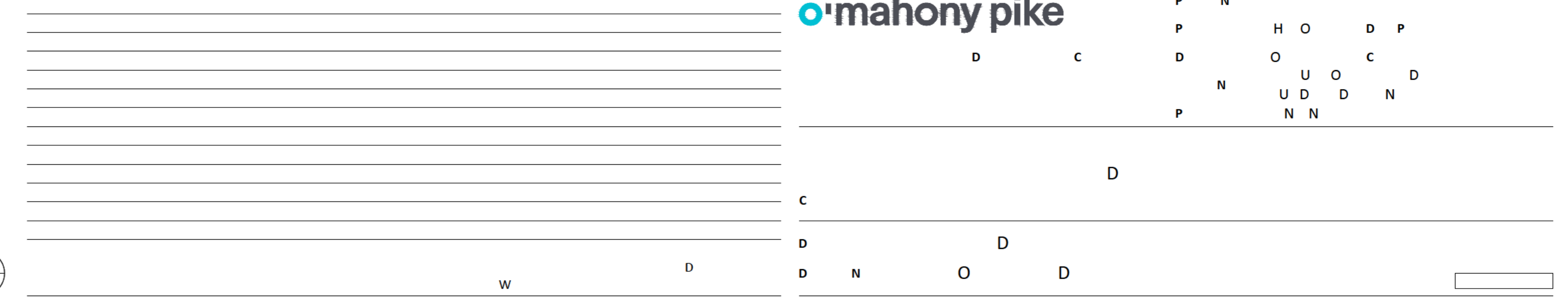
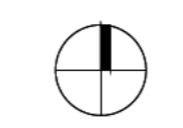
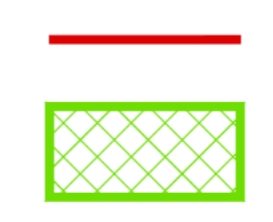


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Appendix B

Development Description

Question 9 - Description of the Proposed Strategic Housing Development

Bluemont Developments (Firhouse) Limited intend to apply to An Bord Pleanála (the Board) for a Strategic Housing Development with a total site area of c.0.46 ha, on lands located at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24.

The development will consist of the demolition of all existing structures on site (c. 1,326 sq m), including:

- Two storey building formally used as public house, ancillary off-licence and associated structures (c. 972 sq m);
- Two storey building comprising an existing barber shop and betting office (c. 260 sq m);
- Single storey cottage building and associated structures (c. 94 sq m); and
- Eastern boundary wall and gated entrance from Mount Carmel Park.

The development with a total gross floor area of c. 11,638 sq m, will consist of 100 no. residential units arranged in 2 blocks (Blocks 01 and 02) ranging between 3 and 5 storeys in height, over lower ground floor and basement levels, comprising:

- 96 no. apartments (consisting of 2 no. studio units; 45 no. one bedroom units; 10 no. two bedroom (3 person) units; 34 no. two bedroom (4 person) units; and 5 no. three bedroom units), together with private (balconies and private terraces) and communal amenity open space provision at podium and roof levels; and
- 4 no. duplex apartments (consisting of 2 no. one bedroom units and 2 no. two bedroom units (4 person) located within Block 01, together with private balconies and terraces.

The development will also consist of non-residential uses (c. 355 sq m), including:

- 1 no. café (c. 58 sq m) and 1 no. office (c. 30 sq m) located at ground floor level of Block 01;
- 1 no. medical unit (c. 59 sq m) and 1 no. betting office (c. 66 sq m) located at ground floor level of Block 02;
- 1 no barber shop (c. 28 sq m) located at ground floor level between Blocks 01 and 02; and
- 1 no. crèche (c. 114 sq m) located at lower ground floor level of Block 01 and associated outdoor play area to the rear.

Vehicular access to the site will be from the existing access off Firhouse Road. The proposal includes minor alterations to the existing access, including the provision of new and enhanced pedestrian infrastructure.

The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, basement car parking (80 no. spaces in total, including accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections to existing public services, (including relocation of existing surface water sewer and water main from within the application site onto the public roads area along Firhouse Road and Mount Carmel Park); ducting; plant; waste management provision; SuDS measures; stormwater management and attenuation; sustainability measures; signage; changes in levels; public lighting; and all ancillary site development and excavation works above and below ground.

Appendix C

Meeting Minutes from Pre-App Meetings with South Dublin County Council

Question 10 - Pre-Application Consultations

Subject: FW: SHD1SPP010/21 - notes for Mortons Pub, Firhouse 104 apts

Previous proposal





Preliminary MI Carmel Park Bevalion

Current proposal

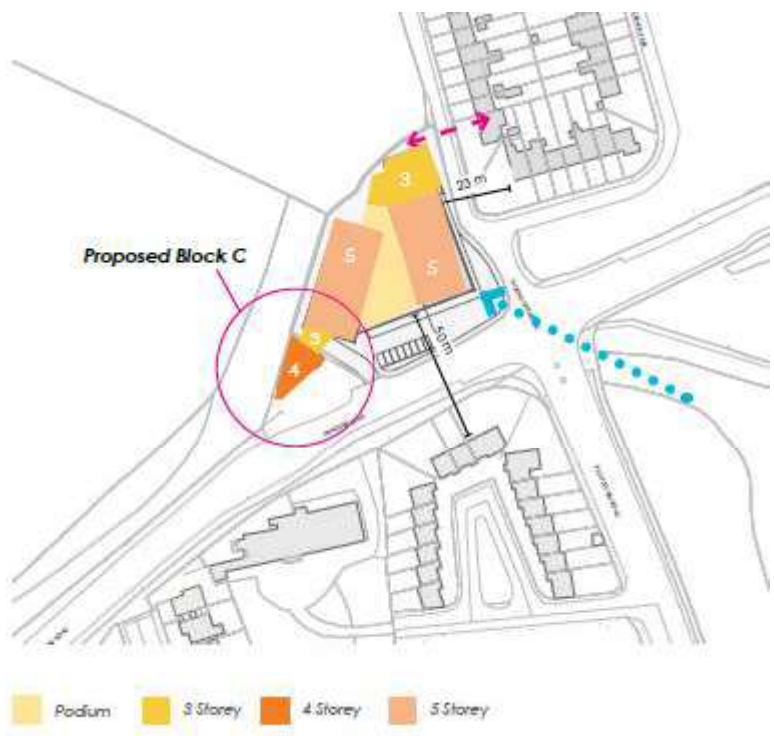
Bluemont Developments (Firhouse) Limited had two previous meetings with SDCC on 13th January 2021 and 9th April 2021 (SHD1SP)

The proposed development comprises a mixed-use scheme comprising 103 No. apartment units (52 No. 2-bed apartment units and 3 No. studio apartments) arranged in 3 No. blocks ranging in height from 3 to 5 No. storeys over basement level (c. 360 sqm), on an overall site area of c. 0.44 hectares at the Firhouse Inn, Firhouse Road, Dublin 24 (D24 A3XC) – Architectural Drawings prepared by OMP Architecture with proposed layout.

The proposed development will be submitted to An Bord Pleanála for Housing Development (SHD) given the number of units proposed.









Preplanning meeting under S247 of Planning and Development Act 2000 (as amended) –
without prejudice

Applicants

1. **Applicant:**
Hugh McCann hmccann@bluemontintl.com;
Keith Screeney kscreeney@bluemontintl.com;
2. **Planning Consultants:**
laurac@tpa.ie;
Linda Colleran linda@tpa.ie; Laura Crowe
3. **Architects:**
mhussey@omp.ie;
Orla O’Kane ookane@omp.ie; Michael Hussey
4. **Traffic, Transport, Access and Park:**
Seán Byron sbyron@transportinsights.com;
Ciaran McKeon cmckeon@transportinsights.com;
5. **Water, Drainage and Civil Infrastructure:**
Philip O’Regan philip.oregan@phm.ie;
6. **Sustainability, Energy, Daylight and Sunlight:**
William Forsyth william.forsyth@ocsc.ie;
7. **Landscape Architecture:**
Joanne Coughlan joanne@studioaula.com; and
8. **Arborist:**
Charles McCorkell charles@cmarbor.com.

SDCC

Jim Johnston (Planning)
Graham Murphy (Roads)
Ronan Toft (Drainage)
Oisín Egan - Parks

Thursday 29th July 2021

Current proposal is 103 apts and is SHD

Applicants gave a brief intro of proposal

Jim Johnston

Draft co dev plan on display until 15th sept 2021

Buildings are too close to north west boundary and proposed foundations will likely impact boundary wall and roots of trees on adj site to north west.

Mature trees on north west boundary will negatively impact on sunlight daylight of apts due to close proximity of new blocks

Red line boundary has been extended south and south west

Daylight/sunlight analysis required

Pos – need 10%

Impact of windtunnel

Overlooking - need 22m

Consider impact on res dwellings to east

Need set back from north west boundary if dev occurs on site to north west

Unit mix – encourage 3 beds
Need extensive CGI's winter and summer .

Ronan Toft – surface water pipe 525 traversing the site – need proposal for diversion – applicant states agreement in principle to this from Brian Harkin in Drainage. – need suds. Green roofs, swales. Need pre connection enquiry to Irish Water. Need diversion of water main along old Firhouse rd and to have it along main road to south. Flood risk assessment. And especially in light of recent severe flooding in Germany and Belgium.

Graham Murphy – footpath along mt carmel is welcomed and ped permeability is welcome. Underground car park seems okay – rate needs to be checked in co dev plan. Bin collection within site is good. Require road safety audit due to proximity to junction and bus corridor – details re fire tender (auto track). 10% ev charging and 5% mobility impaired – 6m between perpendicular parking – bike parking (check nos with planning guidelines and spaces need to be covered). Provide rationale for bin collection. Any taking in charge areas – identify these. Construction and waste demolition mgt plan.

Oisin Egan – revised landscape masterplan is an improvement. Need additional street tree planting. Strengthen the link to Dodder valley park. Proposed raingardens should be developed further. Soften the car parking areas with landscaping. Concerns re impact on mature trees of blocks along north west boundary. Should be greater set back of blocks. Accesibility to podium open space – is it open to public and how will it be accessed. More info on play items. Details of street trees required. Ecological survey and bat survey

2nd Meeting – 09/04/2021 (Teams Conference Call) - SHD1SPP016/20

Morton's, The Firhouse Inn, Firhouse Road, Dublin 24, D24 YYR4

A mixed-use scheme of 100 apartment units arranged in 3 apartment blocks, ranging in height from 3 to 7 storeys over basement level. The proposed development will also consist of 248 sq m non-residential use at ground floor level and 395 sq m public open space; all associated ancillary site development and landscaping works, to include bin stores, car and bicycle parking, ground works and foul drainage, stormwater drainage, water supply, service ducting and cabling, public lighting, SUDS, and all boundary treatments.

Preplanning meeting under S247 of Planning and Development Act 2000 (as amended) – without prejudice

Applicants

Keith Screeney
Michael Hussey
Orla O'Kane
Philip O'Regan
Joanne Coughlan
Ciarán McKeon
Seán Byron
Ian Boyle
Linda Colleran

SDCC

Barry Henn (Planning)
Graham Murphy (Roads)
Brian Harkin (Drainage)

IB/MH

- Intro and presentation on changes from first meeting

BH

- Daylight/sunlight/overshadowing work, taking into account proposed and existing units, private/communal amenity, encouraged to be done early and should inform design and height.
- Redline boundary – some balconies appear to be extending over redline.
- Clarify exactly whether the public open space is within redline and within the minimum 10% public open space requirement.
- Overlooking – 22m separation distance required both within and outside site. Show on a site layout plan with distances clearly marked.
- Have consideration to existing residential properties adjacent to site.
- Courtyard – clearly define communal and private space, potential for overlooking between proposed units.

- Clarify number of dual and single aspect windows. Encouraged to have as many dual aspect as possible as applicant would be working with a cleared site.
- West side of site – balconies very close to boundary, outlook may be affected, presence of trees that are outside the redline boundary and control of the applicant, there could be issues with maintenance as trees grow and potential loss of outlook.
- Creche - Childcare Demand Study would be required. Also, look at what is available in the surrounding area.
- Unit mix – encouraged to look at possibility of including three bed units.
- Sections – provide detailed and high number of sections showing any changes in ground levels within the site and show relationship with neighbouring buildings.
- CGIs – useful and encouraged to expand on images shown, show winter and summer months, long and short views should be provided.
- Clearly define uses through design other than residential uses as design progresses so that visually they appear separate.

GM

- Access – removed from Mount Carmel, all traffic would therefore go through front entrance, filter lane, cycle lane.
- Four stage road safety audit required.
- Pedestrian path Mount Carmel – 2m width required.
- Car Parking – generally around the correct figure, further detail required though.

BHarkin

- 525 diameter surface water pipe – clarify whether proposal would have any impact.
- Surface water pipe to south of site.
- Setbacks would be required, generally ten times the diameter of pipe.
- Attenuation – show areas, surface types, use swales, tree pits, SuDS should be first means of attenuation, submit calculations, report and drawings.

OE – Landscaping and Public Realm comments after meeting

- Landscape architect can contact OE offline to discuss proposals.
- Proposed planting and visual connection from the proposed open space/public realm to dodder valley park welcomed but would like to see the detail of this – also this proposed visual connection and planting should be extended as far as possible along this pedestrian footpath and ideally link in with the park as this would provide both a pedestrian connection and new GI link to dodder valley park.
- Would need to see a tree survey and proposed tree protection plan for the mature trees along the boundary.

Subject:

FW: SHD1SPP016/20 - Mortons Pub, Firhouse - pre planning notes

Without prejudice under S.247 of P+D Act 2000. SHD PROPOSAL

Applicants

1. **Applicant:** Keith Screeney kscreeney@bluemontintl.com; Denis Lahart dlahart@bluemontintl.com;
2. **Planning:** Ian Boyle ian@tpa.ie; Linda Colleran linda@tpa.ie; (Tom Phillips + Associates)
3. **Architecture:** Orla O’Kane ookane@omp.ie; Michael Hussey mhussey@omp.ie (OMP Architects)
4. **Traffic, Transport, Access and Parking:** Ciaran McKeon cmckeon@transportinsights.com; (Transport Insights)
5. **Water, Drainage and Civil Infrastructure:** Philip O’Regan philip.oregan@phm.ie (PHM Consulting Engineers)
6. **Landscape Architecture:** Joanne Coughlan Joanne@studioaula.com (Studio Aula)

SDCC

John Joe Hegarty - Roads

Eoin Burke - Planning

Jim Johnston - Planning

Oisín Egan – Parks

Brian Harkin – Drainage

Site location



Description of Development

The proposed development comprises a mixed-use scheme consisting of 48 No. 2-bed apartments and 44 No. 1-bed apartments arranged in 3 No. apartment blocks, ranging from 3 to 4 No. storeys over basement level, non-residential use (commercial) on the ground floor. The site area is c. 0.28 hectares at lands at Morton's, The Firwood, Dublin 24 (D24 A3XC) – please see enclosed Architectural Site Plan and OMP Architecture which illustrates the proposed layout.

At this stage it is anticipated that the proposed development will be approved by An Bord Pleanála as a Strategic Housing Development (SHD) with a maximum of 20% commercial units proposed. The quantum of commercial development in SHD schemes as published in the SHD Process by the Department of Housing, Planning and Local Government would therefore also like to discuss the potential planning implications of the development moving forward.

Agent – gave a summary of proposal

JJ – set out relevant County Development Plan criteria

- Zoning objective – Local Centre – to protect, improve and provide for the future development of Local Centres. Res is permitted in principle. Page 192 of co dev plan states for Local Centre zoning – permitted in principle are residential, shop-local, shop-neighbourhood etc
- Located next to High Amenity Dodder valley zoning
- Geological site for protection along north west boundary
- Archaeology feature in south west of site ref 022-103

JJ – referred to Layout

- Heights – 3 – 5 – 7 storeys

- Height at front (south elevation) and on part of east elevation is 7 storeys - proposed heights are more reflective of Tallaght town centre LAP proposals and are too high for this location. Plot ratio and density is excessive and could not be supported by SDCC
- Proposed building to west is 4 to 5 storeys
- area of land between red line boundary and main road edge – is this within control of applicant – what is proposed for this area
- POS – podium amenity will be in shade always due to surrounded by high buildings and overbearing impact of same – wind tunnel affect due to high buildings
- Proximity of new buildings to north west boundary - very close – could compromise any development of site to north west.
- Dual aspect – what is proportion of units that are dual aspect?
- Impact of proposed buildings on trees along north west boundary
- Photomontages should show trees in winter
- Survey of wall on north west boundary needed to ensure structural stability

EB – referred to number of units

- If scheme reduced to less than 100 units another pre planning (not SHD) could be facilitated. Need to have significant amendment to proposal to have another pre planning meeting, otherwise applicants may wish to go straight to the Bord to the next stage.

OE – referred to parks issues

- concerns re orientation of podium open space – it will be north facing and shaded – no proposed actual connections (for peds) to lands to the north west) – only a visual connection – need to protect trees on north west boundary – how will site connect to future Dodder Valley Park with ped and cycle way connection – need bat survey and ecology survey and

landscape masterplan – outlined requirements for street trees and suds features - Need details of play provision – need facilities for teenagers – outdoor exercise equipment

JJH – referred to roads and traffic

- introduce a right turning pocket into the proposed development (applicant to see if this is feasible) – set out pedestrian routes to and from the proposed car parking – some space are hard to access – numbers could be reduced for the residential – need electric charging points and ducting for remainder – bicycle parking – SDCC guidelines are low – aprt guidelines are high – need 140.
- Fire tender – need autotrack and for bin management
- Site lighting needs to be agreed
- Construction waste and demolition and traffic plan
- Traffic analysis needed and growth over 15 period and cumulative devs in the area

BH – referred to drainage

- 525 diameter surface water through the site – needs wayleave of 5.5m either side of the pipe. Watermain to south of site – need set back (contact irish water) – foul sewer in vicinity of the site – need appropriate set backs - Suds – green roofs, tree pits, swales and tree pits etc – arch type for attenuation

Applicants re drainage – may be possible to relocate or divert services mentioned

Appendix D

Fee Calculation

Question 24 – Application Fee

Application Type	Fee	Proposed	Total
<p>You are applying to build housing. Basic fee for each housing unit.</p> <p>If you are applying to build student accommodation, 2 bed spaces = 1 housing unit. So if your application is for 200 bed spaces, your fee will be equal to the fee for 100 housing units</p>	€130 per unit	100	€13,000
<p>You are applying for other uses on the land, and the zoning permits the use. Cost per square metre of gross floor space up to 4,500 square metres</p>	€7.20 per sq m	355	€2,556
Total:			€15,556