

o'mahony pike

May 2022

20022-OMP-XX-XX-RP-A-90002

Proposed Residential Development

Firhouse Inn, Firhouse Road

Part V Document

Firhouse, Dublin 24



**** GENERAL NOTE:**

Drawings / maps in this statement are for illustrative purposes. For exact site boundary and architectural details, please refer to the OMP drawing pack.

Bibliographic reference for citation:

O'Mahony Pike, 2019. [HOLE IN THE WALL ROAD, DONAGHMEDE] **[PART V REPORT]**.

Report by O'Mahony Pike Architects for [Bellwall Ltd].

File ref: C:\Users\lookane\OneDrive - O'Mahony Pike Arch\Documents\OOK @ OMP\FIRHOUSE INN\WIP\Reports\20022-OMP-XX-XX-PP-A-90002 Part V Document 220513.indd

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Cover photograph: Aerial View of Former Columban Missionary Lands and 25 Hole in the Wall Road, 

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1. Introduction

1.1 Project Description

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.

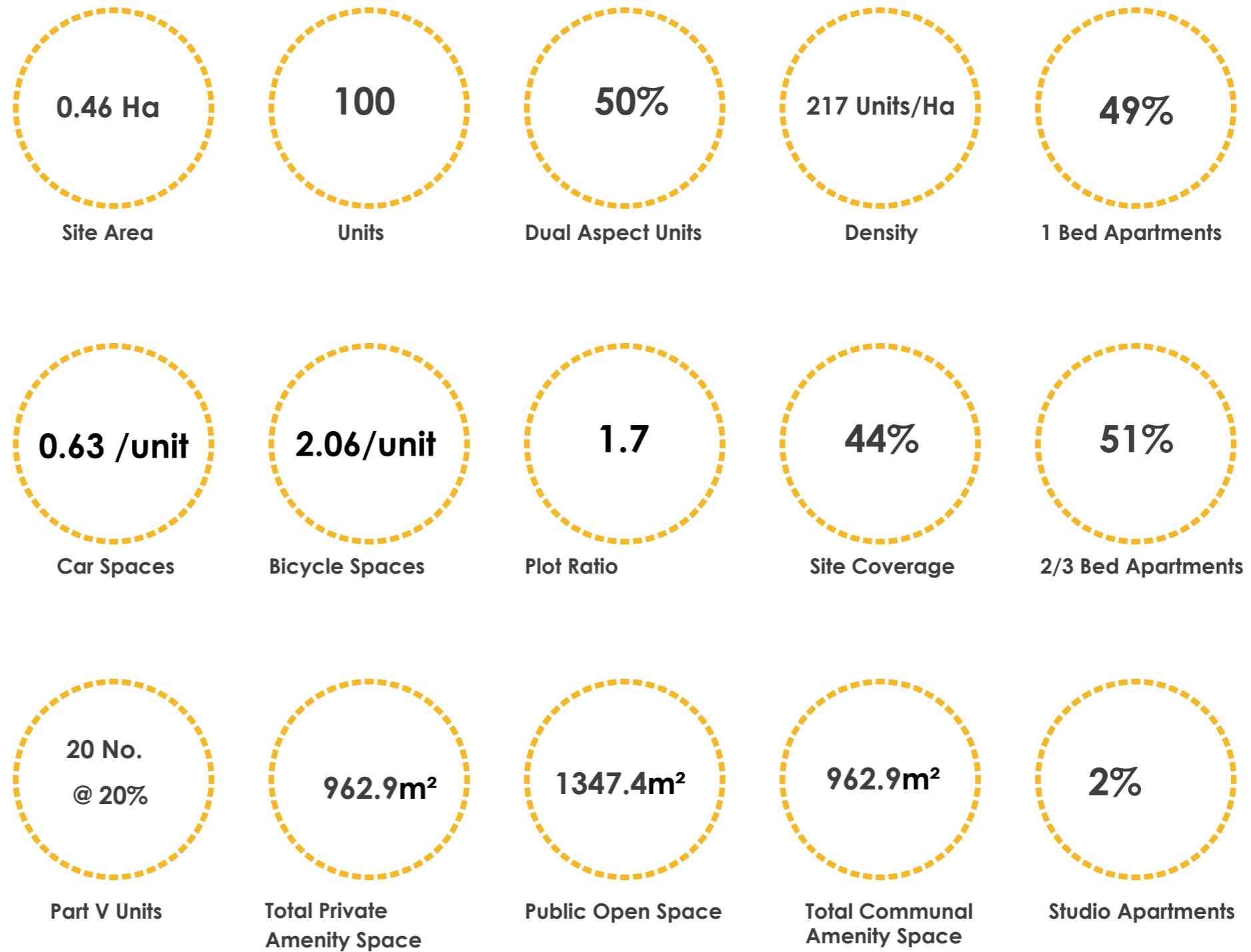
The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, basement car parking (80 no. spaces in total, including accessible spaces); 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.



1.2 Proposed Development Overview



1.3 Summary of Key Data



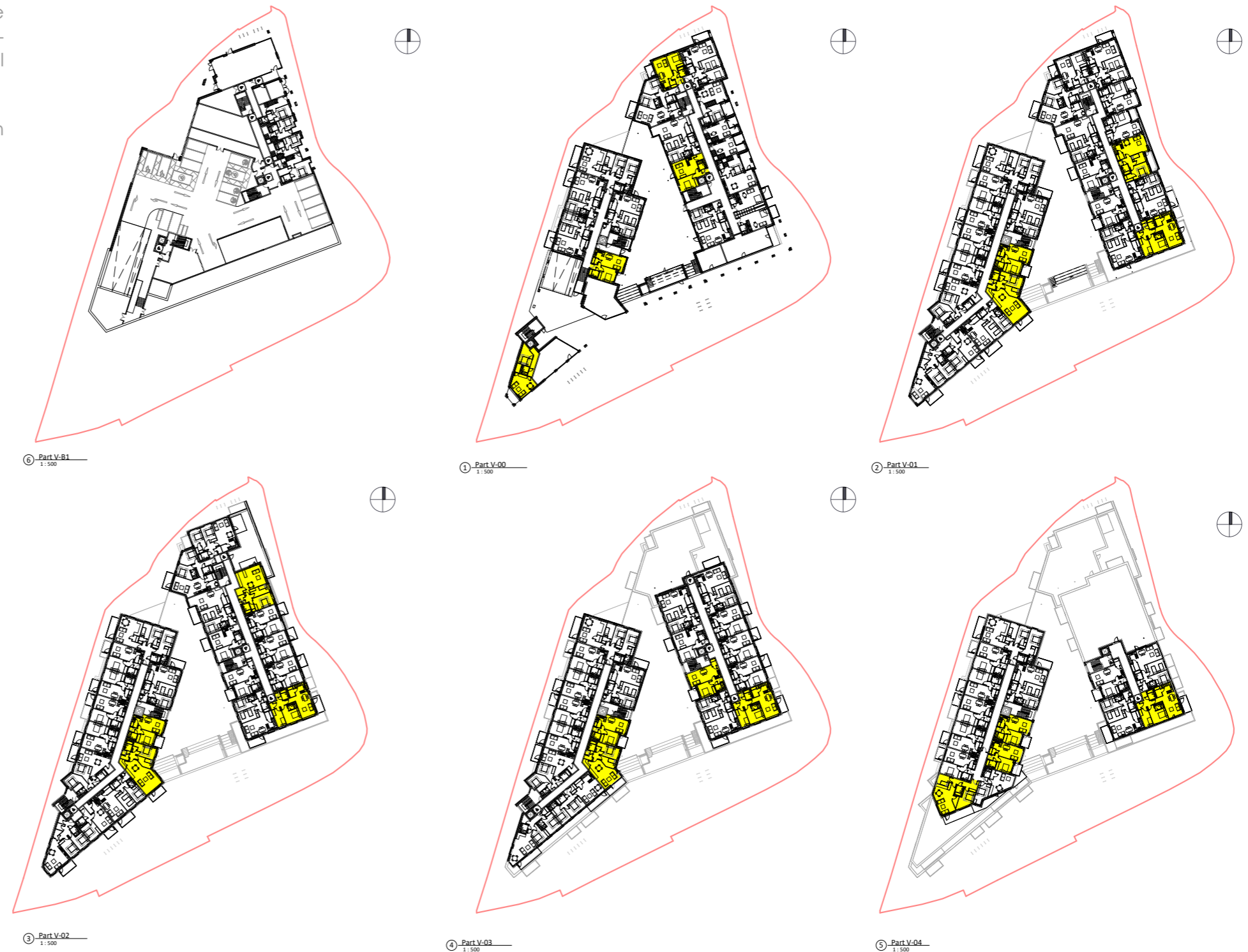
1.4 Identification of Part V Units

Apartment Allocation

The Part V provision is 20% of the total development, comprising of 20 no. apartments.

The mix of these is proportional to that of the overall development - as identified on the floorplans on the following pages and on drawing no. 20022-OMP-ZZ-ZZ-DR-A-6004, included in the architectural drawing pack and shown here.

This is subject to agreement with South Dublin County Council.



Identification of Part V Units - Cont'd.

Proposed Part V Units - Level 00

Block 01

2 no. 1Bed ~49.5 sqm

Block 02

2 no. 1Bed ~49.5 sqm

Total = 4 apartments



Identification of Part V Units - Cont'd.



Proposed Part V Units - Level 01

Block 01

2 no. 2Bed ~63 sqm

Block 02

1 no. 2Bed ~63 sqm & no. 1Bed ~46.5 sqm

Total = 4 apartments



Proposed Part V Units - Level 02

Block 01

2 no. 2Bed ~63 sqm

Block 02

1 no. 2Bed ~63 sqm & no. 1Bed ~46.5 sqm

Total = 4 apartments

● Part V Apartment

Identification of Part V Units - Cont'd.



Proposed Part V Units - Level 03

Block 01

1 no. 1Bed ~49.5 sqm & 1 no. 2Bed ~65 sqm

Block 02

1 no. 1Bed ~49.5 sqm & 1 no. 2Bed ~65 sqm

Total = 4 apartments



Proposed Part V Units - Level 04

Block 01

1 no. 2Bed ~65 sqm

Block 02

2 no. 1Bed ~49.5 sqm & 1 no. 2Bed ~65 sqm

Total = 4 apartments

● Part V Apartment

1.5 Overall Schedule of Accommodation

Project: Firhouse
Location: Firhouse Road, Knocklyon, Dublin 24
Client: Bluemont Developments (Firhouse) Limited
Doc. Title: Schedule of Accommodation
Doc. No.: 20022-OMP-ZZ-ZZ-SA-A-0001

Proj. No.: 20022
Proj. Lead: MH
Created by: EP/KN
Doc. Purpose: Planning
Revision: C02 (08-06-22)

Site Summary

Site Area: 0.460 ha
Density: 217 units/ha
Plot Ratio: 1.7 : 1
Site Coverage: 44%

Block 01	Residential										Efficiency			Commercial (GIA)										Resi. + Comm.		
	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA	
B2															1,682								152	1,834	1,834	
B1						2	2	4			127	237	53%		1,037	219	118			114			225	1,712	1,949	
G1														28					58			30		116	116	
G2	2	2		4				8	5	63%	677	830	82%											830	830	
O1		5		5				12	8	67%	780	924	84%												924	924
O2		5	2	4				11	6	55%	708	851	83%												851	851
O3		5	1	3				9	4	44%	550	660	83%												660	660
O4		1	1	2				4	3	75%	275	338	81%												338	338
Total	2	18	6	18		2	2	48	26	54%	3,116	3,840	81%	28	2,718	219	118		58	114		30	377	3,661	7,500	
Mix %	4%	38%	13%	38%		4%	4%																			
NIA	75	883	440	1,405		120	192																			
Net Room Areas	45	898	422	1,067		107	266																			

Block 02	Residential										Efficiency			Commercial (GIA)										Resi. + Comm.		
	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA	
G1		1						1	1	100%	54	74	73%						66			59		125	199	
G2		1		3	1			5	4	80%	376	465	81%												465	465
O1		6	1	4	1			12	5	42%	781	934	84%												934	934
O2		6	1	4	1			12	5	42%	780	934	84%												934	934
O3		5	1	4	1			11	5	45%	723	870	83%												870	870
O4		8	1	1	1			11	4	36%	633	736	86%												736	736
Total		27	4	16	5			52	24	46%	3,347	4,012	83%					66			59		125	4,137	4,137	
Mix %		52%	8%	31%	10%																					
NIA		1,326	291	1,229	501																					
Net Room Areas		1,280	346	1,182																						

Total Apartments	Total Apartments										Efficiency			Commercial (GIA)-Total Apartments										Resi. + Comm.	
	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA
Total	2	45	10	34	5	2	2	100	50	50%	6,463	7,852	82%	28	2,718	219	118	66	58	114	59	30	377	3,786	11,638
Mix %	2%	45%	10%	34%	5%	2%	2%																		
NIA	75	2,209	732	2,634	501	120	192																		
Net Room Areas	45	2,200	768	9,873	10,345	107	399																		

Total Housing	Total Housing										Efficiency			Commercial (GIA)-Total Housing										Resi. + Comm.	
	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA	
Total									n/a	n/a															

No. of Types

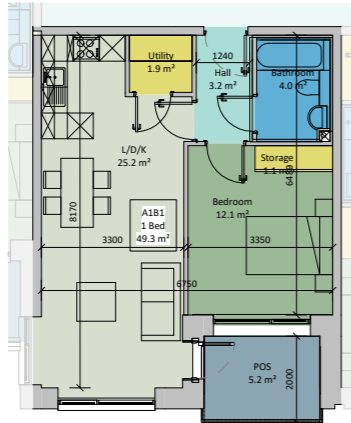
NIA

Total Sitewide	Total Sitewide										Efficiency			Commercial (GIA)-Total Sitewide										Resi. + Comm.	
	Studio	1 Bed	2 Bed (3p)	2 Bed (4p)	3 Bed	Duplex (1b)	Duplex (2b4p)	Total	Dual-Aspect	% Dual	NIA	GIA	NIA/GIA	Barber	Basement	Bicycle Store	Bin Stores	Bookmaker	Cafe	Creche	Medical Consultancy	Office	Plant	Total	GIA
Total	2	45	10	34	5	2	2	100	50	50%	6,463	7,852	82%	28	2,718	219	118	66	58	114	59	30	377	3,786	11,638
Mix %	2%	45%	10%	34%	5%	2%	2%																		
NIA	75	2,209	732	2,634	501	120	192																		

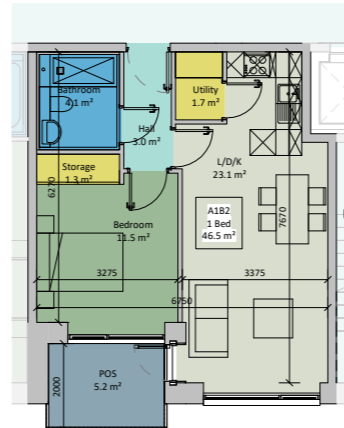
Part V Units - Housing Quality Assessment - Cont'd.

Unit Number	Unit Description	Unit Type	No. of Aspects 1 = S, 2 = O, 3 = t	Orientations	Bedroom Count	Bedspace	Ceiling Height	Total Area (NIA)	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	Additional Reception Areas	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Store 1 (Storage)	Store 2 (Utility)	Store 3 (Wardrobe)	Total Storage Area (Excl. excess over 3.5)	Req. Storage Area	Balcony Area	Other (Garden / Terrace)	Total Private Open Space	Req. Private Open Space	
B02.0402	1 Bed	A1B5	1	E	1	2	2.4	47.5	45.0	23.6	23.0	3.3	3.3	-	11.9	3.4	-	-	-	-	11.9	11.4	1.0	1.9	-	3.0	3.0	5.2	-	5.2	5.0	
B02.0403	1 Bed	A1F	3	S/SE/E	1	2	2.4	45.8	45.0	23.1	23.0	4.8	3.3	-	11.5	2.8	-	-	-	-	11.5	11.4	-	1.8	1.2	3.0	3.0	10.5	-	10.5	5.0	
B02.0404	2 Bed (3p)	A2N	3	SE/SW/W	2	3	2.4	70.4	63.0	28.4	28.0	3.9	3.6	-	12.9	2.8	7.3	2.4	-	-	20.2	20.1	2.0	2.9	-	5.0	5.0	14.1	-	14.1	6.0	
B02.0405	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0	
B02.0406	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0	
B02.0407	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0	
B02.0408	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0	
B02.0409	1 Bed	A1A	1	W	1	2	2.4	49.5	45.0	23.4	23.0	3.4	3.3	-	12.9	3.0	-	-	-	-	12.9	11.4	1.0	1.8	-	3.2	3.0	5.0	-	5.0	5.0	
B02.0410	3 Bed	A3A	2	N/W	3	5	2.4	100.2	90.0	34.0	34.0	5.5	3.8	-	15.4	2.9	11.5	2.8	8.5	2.1	35.4	31.5	2.0	-	7.4	9.5	9.0	9.0	-	9.0	9.0	
B02.0411	2 Bed (4p)	A2A1	2	N/E	2	4	2.4	75.0	73.0	30.4	30.0	3.9	3.6	-	11.4	2.8	13.0	2.8	-	-	24.4	24.4	3.0	3.1	-	6.0	6.0	7.0	-	7.0	7.0	
Block 02: 52																																
Grand total: 100																																

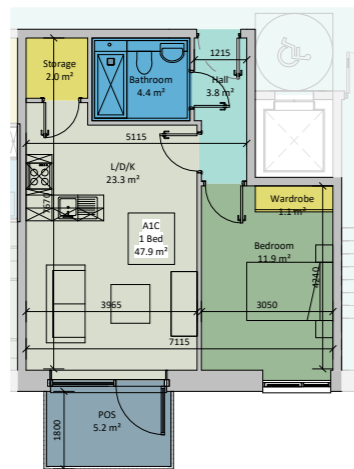
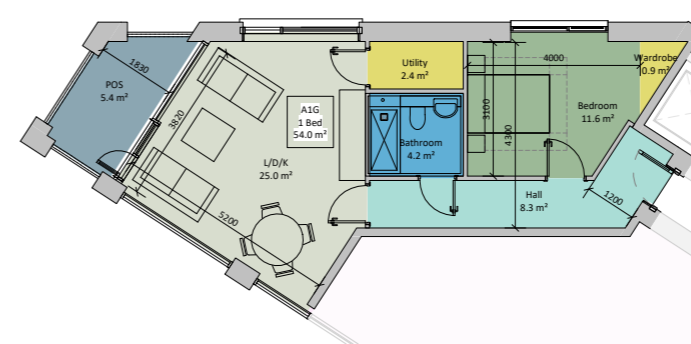
1.7 Part V Units - Unit Typologies



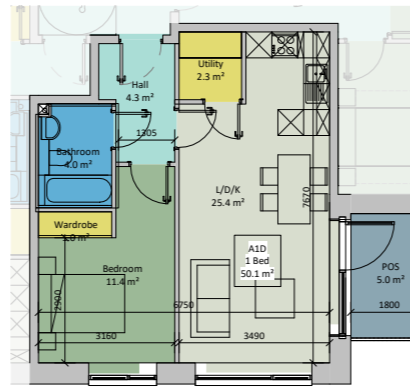
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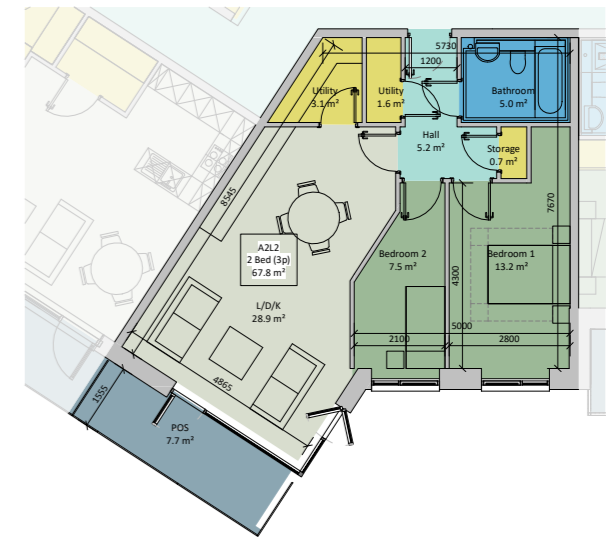
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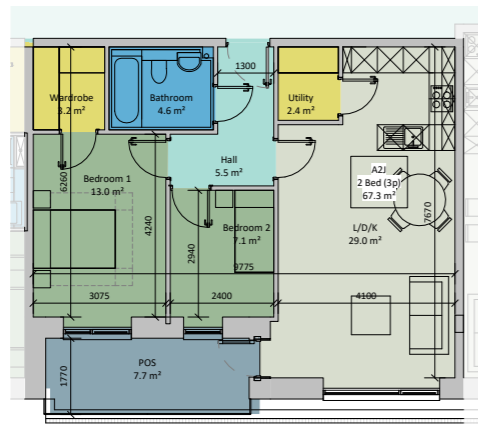
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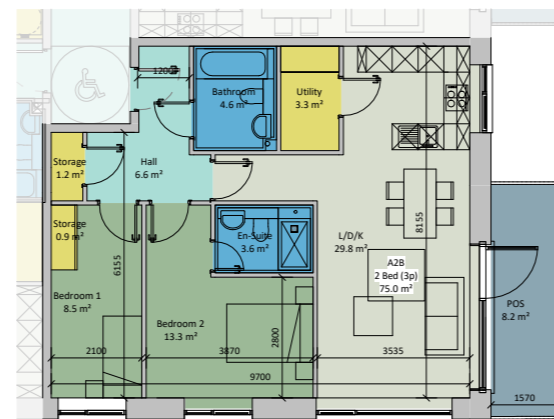
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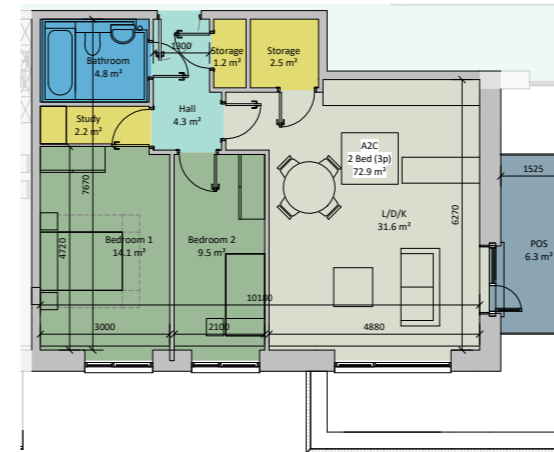
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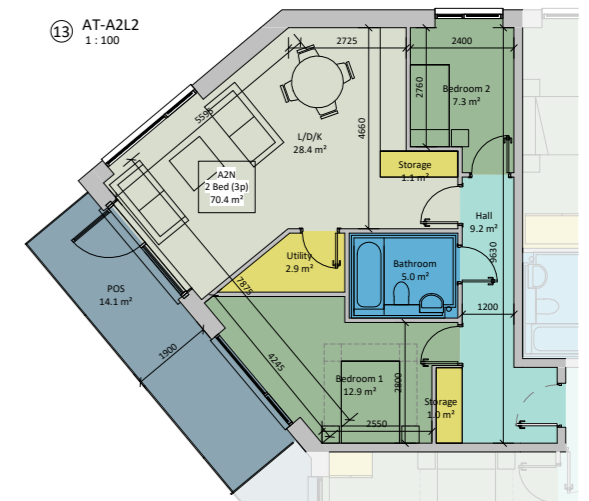
⑪ AT-A2J
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④ AT-A2B
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⑥ AT-A2C
1:100



⑮ AT-A2N
1:100



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