

## Observation on a Strategic Housing Development application

### Observer's details

#### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's  
name

Ann Walker

(b) Observer's  
postal address

1a, Mount Carmel Park,  
Firhouse, Dublin D24PDY9

### Agent's details

#### 2. Agent's details (if applicable)

If you are an agent and are acting for someone else on this observation, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's postal  
address

Click or tap here to enter text.

**AN BORD PLEANÁLA**  
 LDG- 055237-22  
 ABP- \_\_\_\_\_  
 13 JUL 2022  
 Fee: € 20 Type: Cash  
 Time: 15:19 By: hand



## Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

The agent at the postal address in Part 2

## Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation on.

- (a) **An Bord Pleanála case number for the current application (if available)**  
(for example: 300000)

313777

- (b) **Name or description of proposed development**

Bluemont Developments. (Mortons Pub) 100 apartments, commercial units

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

2 Firhouse Road, Dublin 24



## Observation details

### 5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word limit** as the box expands to fit what you write. You can also insert photographs or images in this box.

(See part 6 – Supporting materials for more information.)

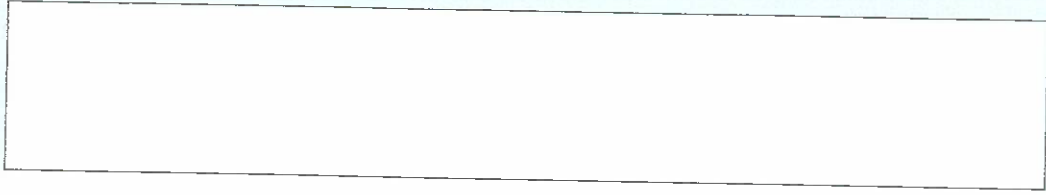
Bluemont Developments completely ignored the existence of 1a Mount Carmel Park in their application for planning on Mortons site, Firhouse. In my opinion this is a grave misrepresentation and An Bord Pleanála's only course of action should be to quash the application. 1a Mount Carmel Park (SD17A/0279) (picture 3) is the closest residence to the planned new development, and the most impacted, so that would make all the measurements and reports pertaining to the surrounding neighbourhood null and void. (Pictures 1 and 2)

Another misrepresentation in the application is the trees on the northern western boundary of land owned by Ballyboden St Endas appear to be on the eastern boundary between Mount Carmel Park and the new development, giving the impression that this area already has shading and light issues. These trees must be retained as part of planning permission granted to Ballyboden St Endas. (SD20/0140) (Picture 5)

The ariel maps used are pre planning for 1a Mount Carmel Park and the trees shown in the front garden on the map were felled in 2018. (Picture 4)



**5. Grounds**

A large, empty rectangular box with a thin black border, positioned below the section header. It occupies a significant portion of the upper half of the page and is currently blank.





## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

If your supporting materials are physical objects, **you must send** them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

**Remember:** You can insert photographs and similar items in part 5 of this form – Observation details

## Fee

7. You **must** make sure that the correct fee is included with your observation.

**Observers (except prescribed bodies)**

- strategic housing observation **only** is €20.
- strategic housing observation **and** oral hearing request is €70



## Oral hearing request

8. If you wish to **request the Board to hold an oral hearing**, please tick the “Yes, I wish to request an oral hearing” box below.

Please note you will have to pay the correct **additional non-refundable fee** to request an oral hearing. You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

**Yes, I wish to request an oral hearing**

**No, I do not wish to request an oral hearing**

## Final steps before you send us your observation

9. If you are sending us your observation using the online uploader facility, remember to save this document as a Microsoft Word document or a PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

The National Adult Literacy Agency (NALA) has awarded this document its Plain English Mark. Last updated: November 2020



Observation on a  
Strategic Housing Development: November 2020



**For Office Use Only**

<b>FEM – Received</b>		<b>SHU – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**



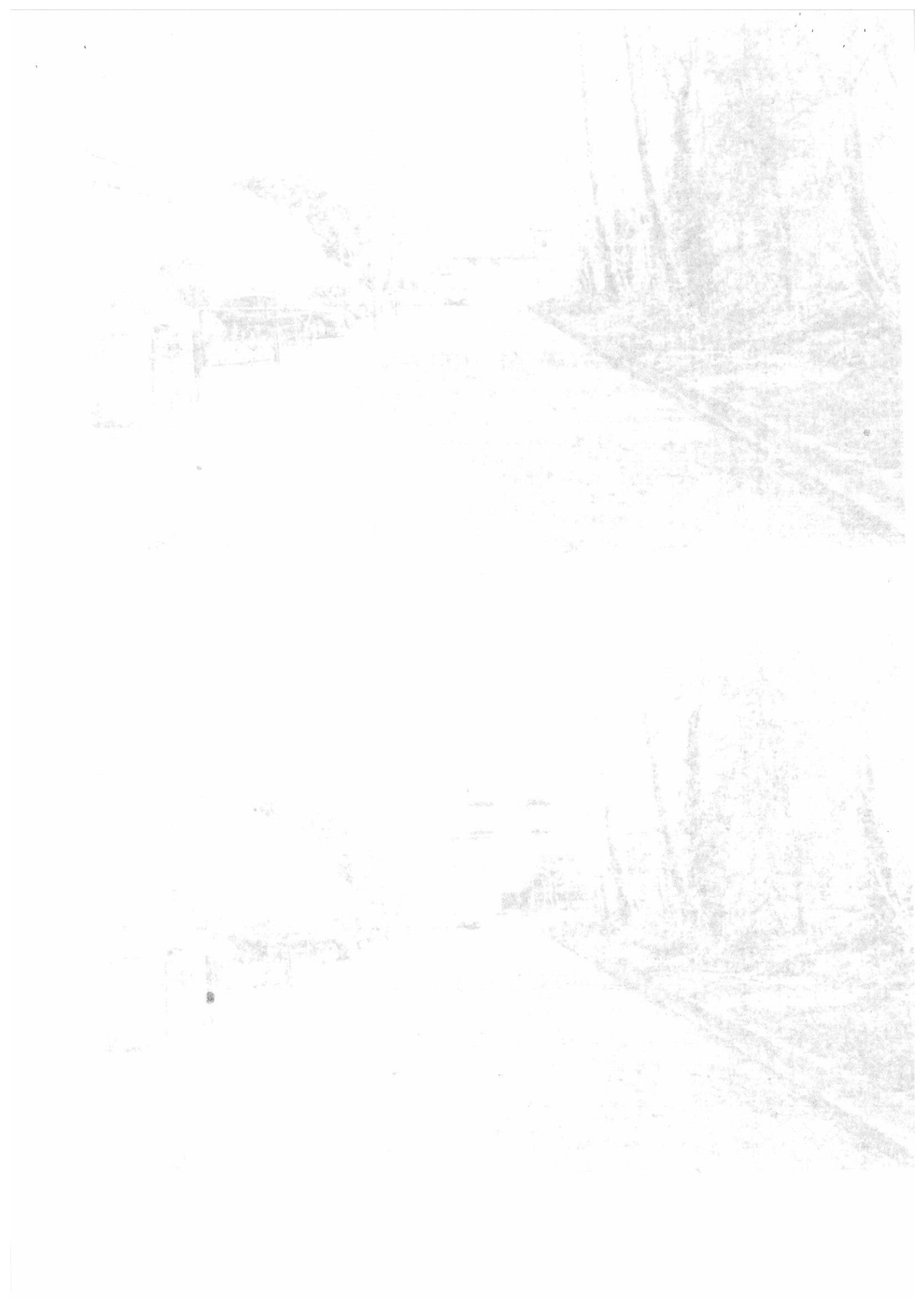


24mm / 73.7°		35mm / 54.4°		50mm / 39.6°		35mm / 54.4°		24mm / 73.7°	
Lens Information: Focal Length / Field of View									
Location			Photography Date		Field of view	35mm equivalent	Distance to site boundary		Camera model
View 12 Existing (Winter)			01/04/22		73°	24mm	56m		Canon EOS 5DS



24mm / 73.7°		35mm / 54.4°		50mm / 39.6°		35mm / 54.4°		24mm / 73.7°	
Lens Information: Focal Length / Field of View									

2.







Find address or place



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6A

1A

1

House Rd

40m

-6.331 53.287 Degrees

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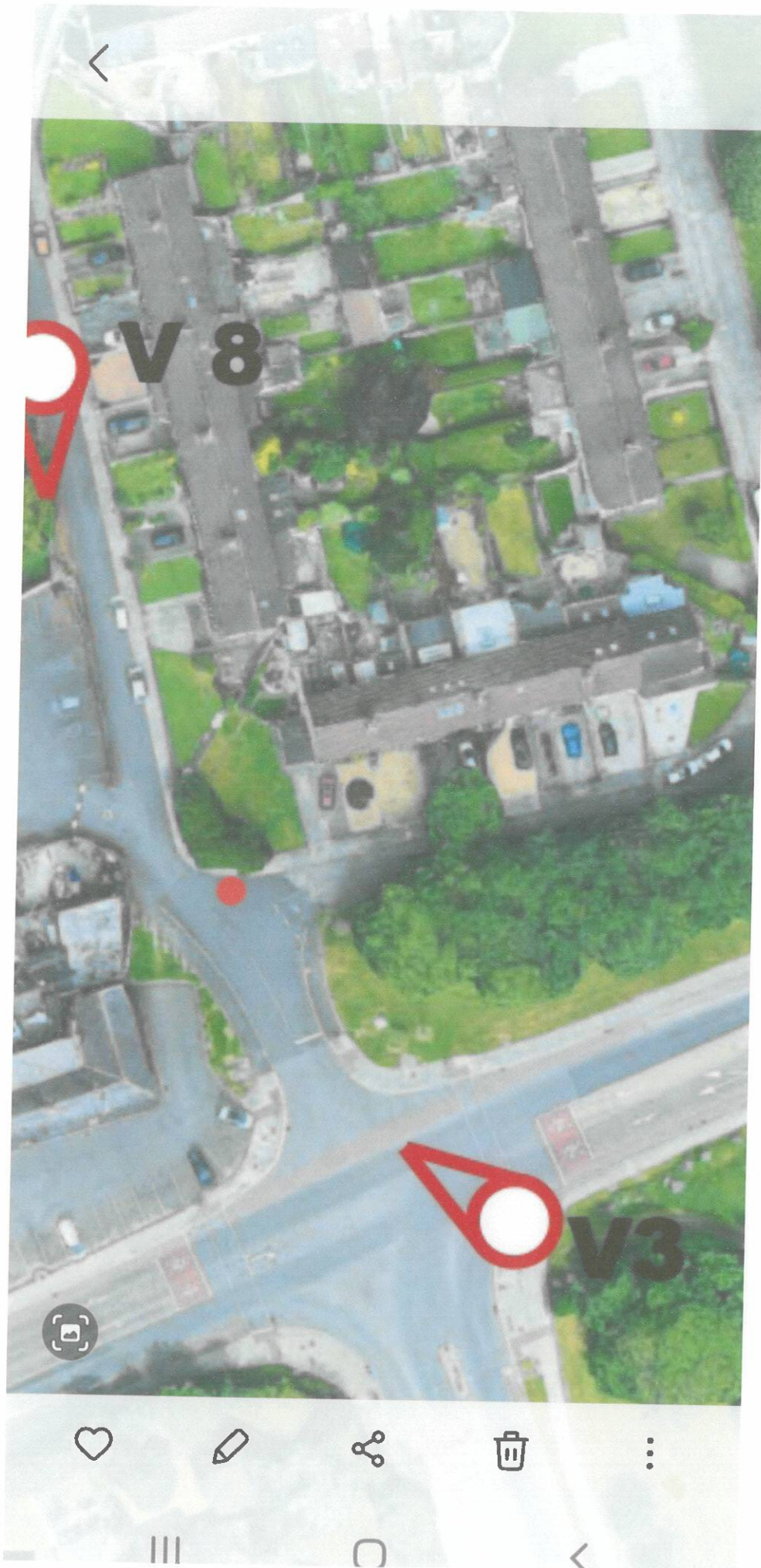
© 2014 Esri. All rights reserved. Survey Irel...



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4.



	<b>STREET FURNITURE - CYCLE SHELTERS (8 SPACES EACH)</b> See Blue Book 2021 for Cycle Shelter to provide 8 cycle parking spaces in each station for Green Street Cycle Shelters at 4.0m x 2.0m steel steel frame structure with green and red bicycle parking, parking, storage and cycle racks to provide shade and maintenance, with 1000mm depth.		<b>3.8M WIDTH CHILD-FRIENDLY EAST-WEST PATH ROUTE THROUGH PUBLIC OPEN SPACE WITH COLORGRADED BUILT-UP ARCADE, SEATING, PLAY OPPORTUNITIES, BUSY SOUTH-FACING ASPECT, PLANTING BEDS, AMENITY TREE PLANTING AND BOUNDED BOULDERS</b>
	<b>NEW NATIVE MIXED SPECIES CLIPPED HEDGEROW</b> Caroline's Hedgerow (1.2m x 1.2m) or similar, planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square. Plants to be 100mm high at planting, to mature to 1.2m x 1.2m x 1.2m in 5 years. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square.		<b>NEW MATURE TREES</b>
	<b>NEW NATIVE MIXED SPECIES TRANSPLANT HEDGEROW</b> Plants to be 100mm high at planting, to mature to 1.2m x 1.2m x 1.2m in 5 years. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square.		<b>EXTRA HEAVY STANDARD TREES</b>
	<b>DRIFTS OF BULB PLANTING</b> Plants to be 100mm high at planting, to mature to 1.2m x 1.2m x 1.2m in 5 years. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square.		<b>MULTI-STEMMED TREES, LARGE BRIDGES</b>
	<b>PERENNIAL PLANTING TYPES P1 P2 P3 P4</b> Plants to be 100mm high at planting, to mature to 1.2m x 1.2m x 1.2m in 5 years. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square.		<b>BIO-DIVERSE INTENSIVE ROOF PLANTING</b>
	<b>PLANT BOULDERS, BOUNDED GLACIAL ERABIC BOULDERS</b> Plants to be 100mm high at planting, to mature to 1.2m x 1.2m x 1.2m in 5 years. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square.		<b>BIO-DIVERSE EXTENSIVE INTENSIVE ROOF PLANTING</b>
	<b>PAVING PERMEABLE - GRASSCRETE</b> Plants to be 100mm high at planting, to mature to 1.2m x 1.2m x 1.2m in 5 years. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square.		<b>TREES (SUITABLE FOR PODIUM ROOF)</b>
	<b>PROPRIETARY SUBS TREE PITS (TP-01) TP-02 TP-03 TP-04</b> Plants to be 100mm high at planting, to mature to 1.2m x 1.2m x 1.2m in 5 years. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square.		<b>INTENSIVE GROWING MEDIUM (FOR PODIUM ROOF SITUATIONS)</b>
	<b>BIODIVERSITY</b> Plants to be 100mm high at planting, to mature to 1.2m x 1.2m x 1.2m in 5 years. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square.		<b>BIODIVERSITY EXTENSIVE GROWING MEDIUM (FOR PODIUM ROOF SITUATIONS)</b>
	<b>INDICATIVE LOCATION OF UNDERGROUND STORMWATER ATTENUATION TANK, NOT IN PUBLIC OPEN SPACE</b> Plants to be 100mm high at planting, to mature to 1.2m x 1.2m x 1.2m in 5 years. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square. Hedgerow to be planted in 1.2m x 1.2m x 1.2m spaced rows with 2 plants per 1.2m x 1.2m square.		



**CLIENT:** Bluemont Developments (Firhouse) Limited

**PROJECT:** FIRHOUSE INN SHD

**DRAWING:** GREEN INFRASTRUCTURE PLAN

**ISSUE STATUS:**

**PLANNING**

DRAWING NO:	21_477-01-014	REVISION:	1
PLANNING REFERENCE:		FIRST ISSUE:	2022-05-24
DRAWN BY:	JC	THIS ISSUE:	2022-05-21
PROJECT NO:	21_477	SCALE:	1:500
		SHEET SIZE:	A2
		PROJECT ARCHITECT:	RSP ARCHITECTS

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