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An Bord Pleanála

SHD Section

08th July 2022

Observation on proposed demolition and rebuilding of large development at Mortons, Firhouse

Dear Sirs

I have seen Blumont Developments Firhouse Ltd – **Reference: 313777- SHD** application on Facebook and as a regular visitor to family in Mount Carmel Park I am totally astonished that any development company would consider imposing such a large, high density and two 5 story high apartments blocks on this small site, with a small graduation on one side to 3 stories, incorporating approximately 100 apartments of various sizes, a coffee shop and crèche in an area with very little parking and narrow roads in Mount Carmel Park itself. I understand that there is only 14 feet from the edge of the pavement to this proposed development on the side of Mount Carmel Park to the wall on the car park side of Mortons where the crèche is proposed which obviously doesn't allow for any pavement on that side!

Quite a number of the comments on Knocklyon News, Friends of Firhouse and other social media forums are from people who don't live in the area and accusations of NIMBYism are totally unwarranted. The residents of Mount Carmel Park do not appear to be objecting to a development on this site, but anything over 3 stories will totally block any sunlight in both their front and back gardens. The traffic in this area, since the building and renovation of the Doddar greenway (which is a good improvement in the immediate area) has added to indiscriminate parking outside houses in Mount Carmel Park, quite often across gateways or directly opposite the houses which inhibits owners getting out of their driveways or parking outside their own houses. Additional traffic due to a crèche and a café will add to the parking problems already being experienced by the current residents by people visiting the Greenway, despite parking being provided up towards the Firhouse Shopping Center.

The proposed development has balconies which will totally overlook the residents of Mount Carmel Park, both on the side and at the back of the building and when one goes through all the paperwork on the Blumont site there are discrepancies in their plans!!! 103 apartments are mentioned, then 100, then 98!! Also one set shows parking spaces opposite the current wall facing Mount Carmel Park and another one has a building on it. Underground parking is envisaged for 80 cars but this does not suggest that parking is available for people going to the Barbers, Bookies Shop, Café or crèche. It will not be possible to park on Firhouse Road

so, again, the residents of Mount Carmel will be the recipients of additional traffic and noise.

The houses in Mount Carmel Park were built (I understand) by the Council in the 1930s and the majority of people living there have been there a long time or are second generation owners and a development such as is proposed will totally overshadow their homes and look more like a Miami Beach development rather than in keeping with the historical and low key appearance of the area. There have been ongoing issues with flooding and sewage issues on the Dodder side of the current houses and I see no suggestion that this is being addressed.

The traffic on Firhouse Road is particularly busy and although there is a 75 bus passing down enroute to Dun Laoghaire, the frequency is nearly every half hour and frequently doesn't come, and the 49 and 65 that come down the Ballycullen Road are invariably full, particularly in the mornings.

I strongly urge the planning people in Bord Pleanala who are looking at this application by Blumont Developments to seriously consider the impact this will have on the lives of the people living in Mount Carmel Park and the expected devaluation of their homes which are on the lower spectrum of housing in the area. It is not yet possible to anticipate what these apartments will cost but looking at other developments that have sprung up in surrounding areas, i.e., Dundrum, Tallaght, etc., it is highly unlikely that first time buyers, downsizers, people on the average wage spectrum will be able to either afford or rent these apartments

Yours sincerely

Bernadette Wyer