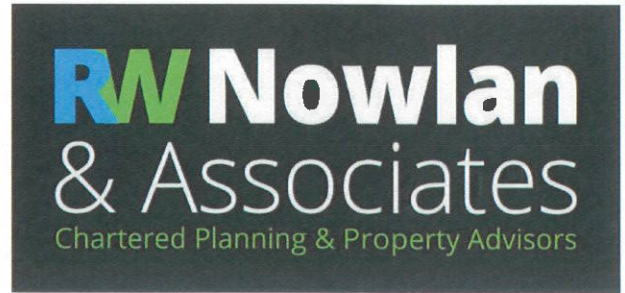


Project No. 64.06/2022

<b>AN BORD PLEANÁLA</b>	
LDG-	055506-22
ABP-	
14 JUL 2022	
Fee: €	20
Type:	Pub
Time:	15:05
By:	Hand



# Planning Observation

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RE: Strategic Housing Development Application by Bluemont Developments (Firhouse) Limited for demolition of existing structures, construction of 100 no. residential units, a creche, café, medical unit, barber shop, office, betting office, basement carparks and all associated development works at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24. ABP Ref. TA06S.313777

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**DATE: July 2022**

on behalf of: Mount Carmel Park Residents Association, C/O Ann Walker, 1A Mount Carmel Park, Firhouse, Dublin 24.

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## 1.0 Introduction

RW Nowlan & Associates have been retained by Mount Carmel Park Residents Association, C/O Ann Walker, 1A Mount Carmel Park, Firhouse, Dublin 24, to prepare this observation to a Strategic Housing Development application, An Bord Pleanála reference 313777, submitted by Tom Phillips + Associates on behalf of Bluemont Developments (Firhouse) Limited to An Bord Pleanála for permission for the demolition of the existing structures and construction of 100 no. residential dwellings across two blocks, consisting of 96 no. apartments and 4 no. duplex units, a creche, a barber shop, medical unit, café, office, betting office, car and bicycle parking and all associated site development works at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24.

Our clients have serious concerns with the development as proposed and wish to lodge with An Bord Pleanála a record of their objection. Their concerns relate to the implications in terms of the excessive scale and height of the proposed development and the resulting overlooking impact this proposal would have on the privacy of their homes. There is also a concern in relation to impact on daylight and sunlight, traffic impact, noise, sewerage infrastructure, and the overall level of detail provided within the application documents submitted to An Bord Pleanála. We enclose a cheque for the prescribed observation fee of €20 made out to An Bord Pleanála. A petition signed by 145 local residents in support of this submission is also attached as Appendix A.

## 2.0 Proposed Development

The proposed development was outlined in the statutory notices as follows:

*'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'.*

### **3.0 Failure to Include 1A Mount Carmel Park in Assessment**

The vast majority of the submitted plans and assessments do not appear to include 1A Mount Carmel Park. Figure 1 below is an extract from the submitted Site Layout Plan which does not include 1A Mount Carmel Park.



**Figure 1:** Site Layout Plan as Submitted

1A Mount Carmel Park was granted permission by South Dublin County Council on the 23<sup>rd</sup> March 2018 under Planning Reg. Ref. SD17A/0279. The house was built shortly thereafter in 2018, Figure 2.



**Figure 2:** 1A Mount Carmel Park Proximity to Development Site

The house at 1A was not included within the planning drawings, Visual Impact Assessment, Daylight and Sunlight Assessment or the Noise Assessment. As these assessment form a critical element of determining whether the proposed development is suitable in this location, it is considered that this omission would preclude An Bord Pleanala from granting permission for the development until such a time that the existing dwelling at 1A Mount Carmel Park is included in all assessments.

#### **4.0 Overlooking and Overbearing Impact**

There is an existing public house, off licence, betting shop, barber shop and stone cottage on the subject site which would be demolished to facilitate the proposed development. The area surrounding the subject site is characterised by two-storey semi-detached residential properties. The scale and bulk of the proposed development would inevitably result in an overbearing impact on existing residents in the area, most notably that of our clients in Mount Carmel Park.

The proposal includes balconies which face towards Mount Carmel Park as well as roof gardens on Block B1 which directly faces Mount Carmel Park. Mount Carmel Park is a quiet residential

estate with a high level of privacy at present. The proposed development would be 'detrimental to our clients' privacy with windows and balconies directly overlooking their homes as shown in Figure 3 below. It is also noted that Figure 3 shows mature tree beside 1A Mount Carmel Park that are not there and are not proposed within the development. The trees shown are those located within the Ballyboden St. Enda's GAA site behind the subject site and must be retained as set out in planning reg. ref. SD20A/0140 for the development of two no. grass playing pitches. The significant change that the proposed development would bring to the current residential amenity would inevitably negatively impact on the property value of homes within Mount Carmel Park.



**Figure 3:** Photomontage Image Submitted Showing Proposed Development Mount Carmel Park

In addition to overlooking, the proposed balconies and roof gardens would also seriously injure residential amenities of the neighbouring dwellings as a result of noise and disturbance arising from the open nature and close proximity to the existing residential dwellings. The proposal as submitted to An Bord Pleanála does not include any measures such as screening to reduce overlooking and/or noise spill from the proposed balconies. It is considered that this is not consistent with planning policies for sustainable development and should be reassessed.



The proposed apartment block B1 which faces Mount Carmel Park ranges in height from 12.7m to 20.5m, over three to five storeys. Given the short distance to existing dwellings in Mount Carmel Park combined with the large size windows in the apartments and the balconies, it is considered that there would be a significant overbearing impact should the proposed development proceed.

The height proposed is outside that which can be considered acceptable within the South Dublin Development Plan 2016-2022. The proposal materially contravenes the development plan in relation to the height proposed. The applicant has acknowledged this within the Material Contravention Statement submitted with the application documents. While the reasoning for the proposed increase in height in this location is understood, it is not considered that this is an appropriate location to contravene H9 Objective 3 within the Development Plan which states as follows;

*'H9 Objective 3: To ensure that new residential developments immediately adjoining existing one and two storey housing incorporate a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing.'*

When considering appropriate maximum height of new buildings, section 11.2.7 of the South Dublin Development Plan states the following;

*'The proximity of existing housing - new residential development that adjoins existing one and/or two storey housing (backs or sides onto or faces) shall be no more than two storeys in height, unless a separation distance of 35 metres or greater is achieved'.*

The proposed development does not comply with the above Development Plan policy as the separation distance between the proposed development and number 1 and number 28 Mount Carmel Park are 23 meters as confirmed on P.29 of the Architectural Design Statement prepared by O'Mahony Pike and submitted with the application. It is also noted that, again, 1A Mount Carmel Park does not appear in this image so the separation distance in reality is closer than the

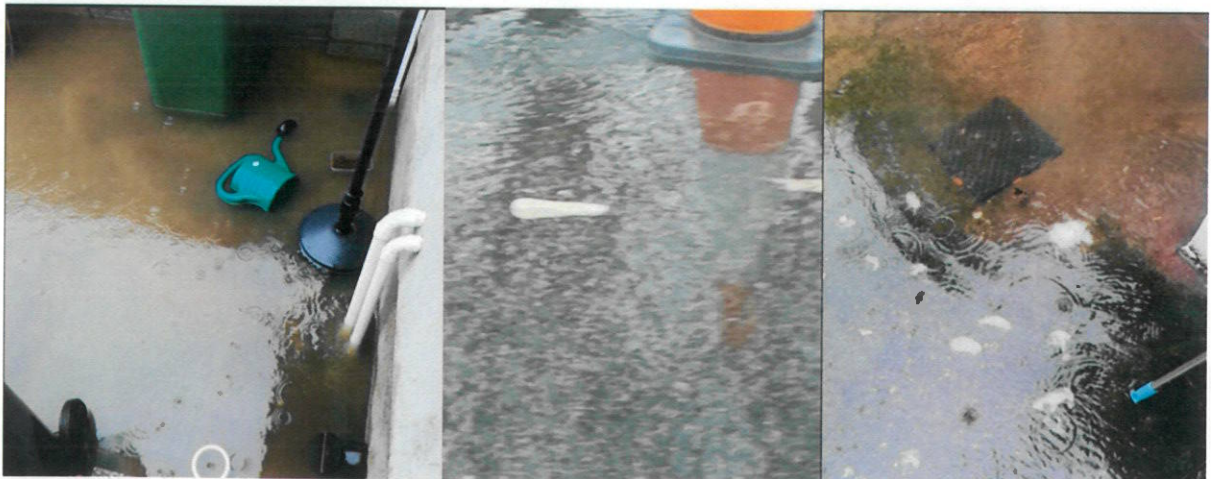
23 meters described, measured at merely 15.3 meters. The Morton's site is also elevated from the Mount Carmel Park estate causing the height of the development to appear even higher from within the estate.

The Specific Planning Policy Requirements (SPPRs) outlined within the Urban Development and Building Height Guidelines (2018) ('Building Height Guidelines') provide clarity in relation to increased building heights in certain circumstances. However, it is not considered that they can be appropriately applied in this instance. The subject site is directly adjacent to a mature residential community and it is not possible to achieve the level of development proposed on the subject site without significant, negative impact on their residential amenity.

It is also noted that the houses in the local area have continuing issues with the sewerage capacity with events of backup and overflow occurring, South Dublin County Council and Irish Water are aware of the ongoing issues. The pipes in the area are outdated and cannot support demands from the existing residences. Figures 4 and 5 below show a compilation of some of the instances of sewerage backing up within the Mount Carmel Park estate, most notably within numbers 15a and 17. This would only be exacerbated should the proposed development connect in to the existing sewerage network.



**Figure 4:** Compilation of Sewerage Backup within the Open Space in the Area



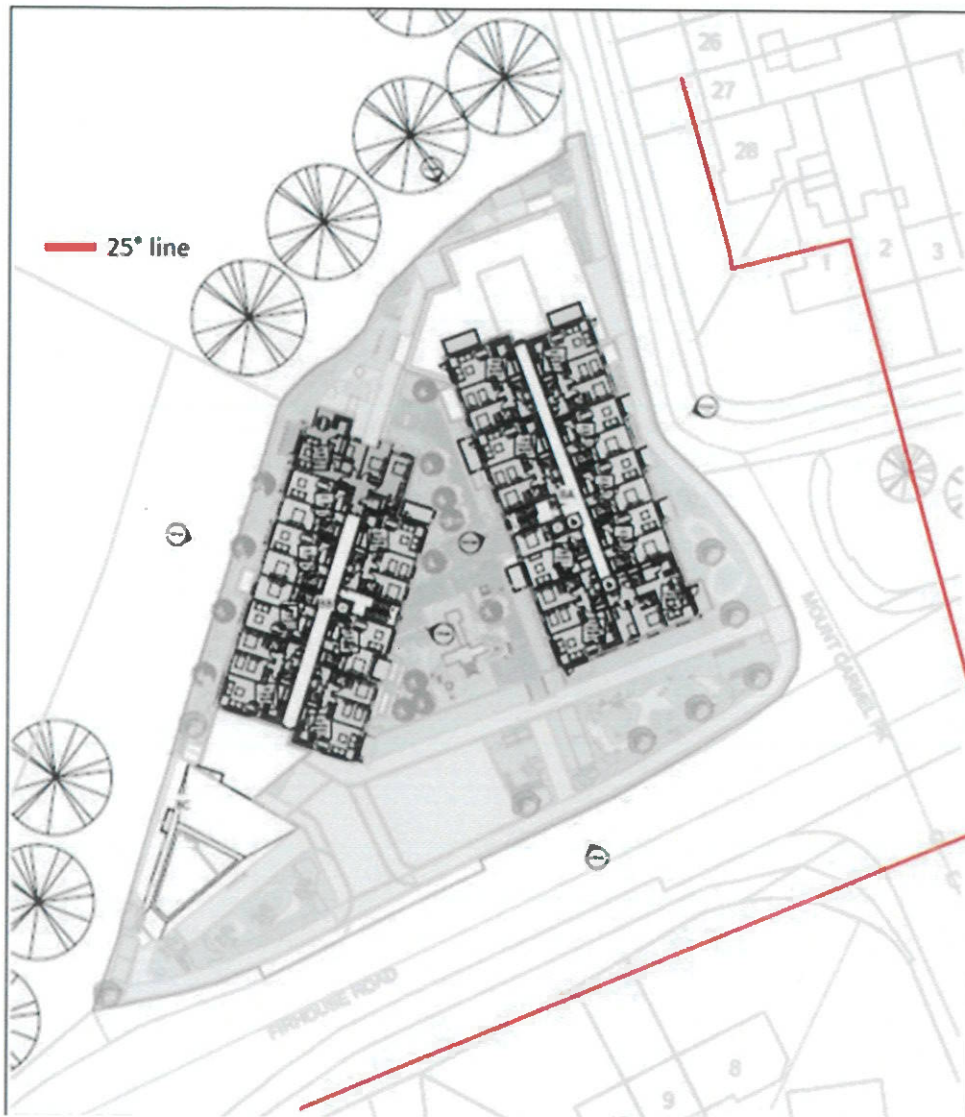
**Figure 5:** Compilation of Sewerage Backup within Gardens within the Mount Carmel Park Estate

Additionally, the density of development proposed would increase pressure on local schools, many of which are already at full capacity. It is also considered that the provision of a betting office rather than a shop is a missed opportunity and does little to improve the existing services in the area.

#### **5.0 Daylight and Sunlight Impact**

Residents within Mount Carmel Park also have serious concerns in relation to the overshadowing impact of the proposed development would have on their homes. The applicant has submitted a Daylight and Sunlight Assessment which was prepared by O'Connor, Sutton Cronin Consulting Engineers.

As outlined in Section 3.0 above, 1A Mount Carmel Park is not included within the maps and images used to carry out the assessment for the proposed development. As such, it is not possible to confirm the true impact the proposal may have on 1A Mount Carmel Park. However, it is clear from Figure 6 below that 1A Mount Carmel Park would fall within the 25° line and require further analysis of the potential impact of the proposed development.



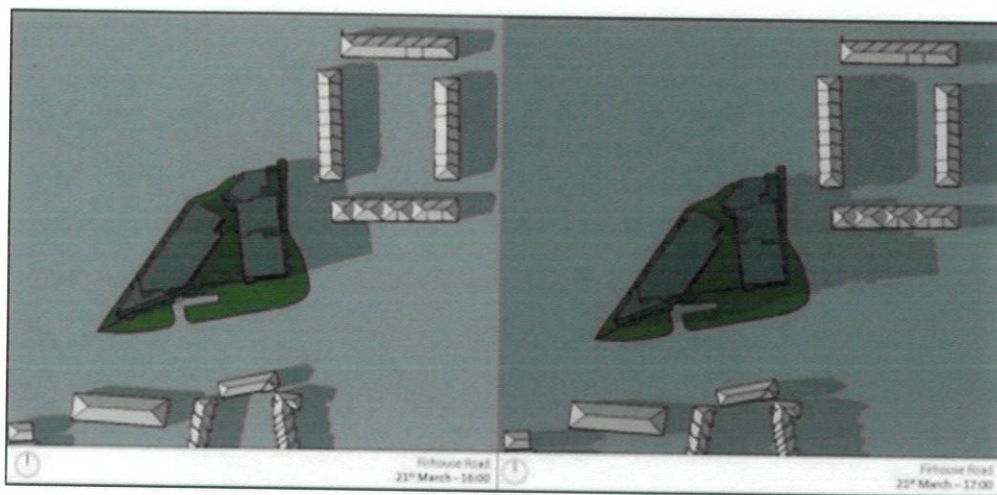
**Figure 6:** Extract from Daylight and Sunlight Report Showing 25° line.

The report sets out the significance of the 25° line as follows;

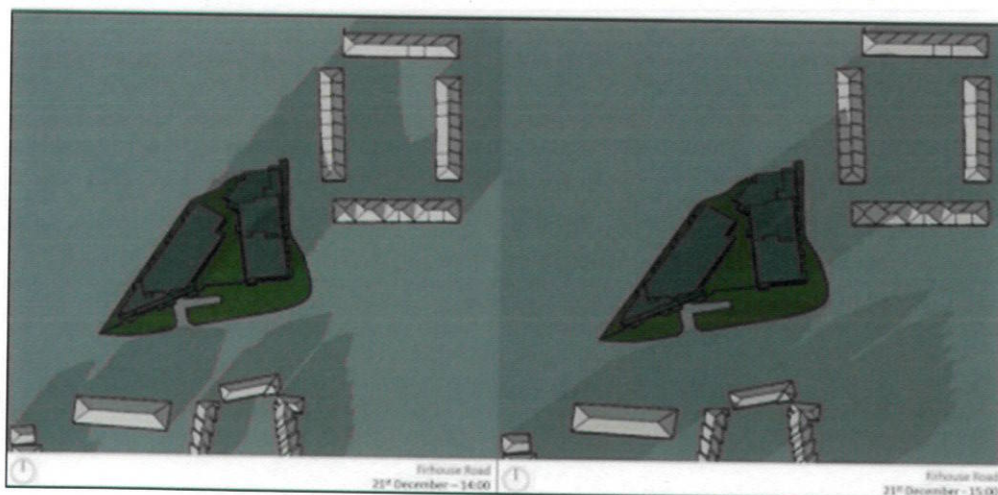
*'In the first instance, if a proposed development falls beneath a 25° angle taken from a point 1.6 metres above ground level from any adjacent properties, then the BRE Guidelines say that no further analysis is required in relation to impact on surrounding properties as adequate skylight will still be available. If the proposed development extends beyond the 25° line then further analysis is required (Step 2)'.*

As 1A Mount Carmel Park was not included in the mapping, the true extent of the development has not been assessed and must be addressed before any grant of permission could be forthcoming.

The report also confirms that our clients' properties will be negatively impacted by the proposed development in terms of the light receivable into their windows and rear private amenity space. This is most notable on the 21<sup>st</sup> March and 21<sup>st</sup> December as shown in Figure 7 and Figure 8 below, extracts from the Daylight and Sunlight Report, but will occur to some extent year-round.



**Figure 7:** Overshadowing Impact of the Proposed Development on 21<sup>st</sup> March at 4pm and 5pm



**Figure 8:** Overshadowing Impact of the Proposed Development on 21<sup>st</sup> December at 2pm and 3pm

It is considered inevitable that our clients would have to electrically light their home much more frequently than at present due to overshadowing resulting from the proposed development which is contrary to policies for energy saving and sustainable development. This could result in impacts on health and also financially when the rising cost of gas and electricity is considered. It is considered that the inevitable impact that the proposed development would have on our clients' homes in terms of receivable light is a direct result of overdevelopment of the subject site.

## **6.0 Traffic and Parking**

The proposed development includes provision for 80 no. car parking spaces within a two storey basement car park area. The car parking is separated in to commercial spaces at level B01 and residential spaces at level B02. In total 17 no. spaces are provided for commercial use and 63 spaces are provided for the residential dwellings. A Traffic and Transport Assessment (TTA) has been prepared by Transport Insights and submitted with the application documents. Access to the proposed development is provided off the Firhouse Road via the existing access to the Morton's site.

The car parking provision for the residential units is set at 0.63 spaces per unit. Within the TTA, a suitability study is shown to analyse if the carparking provision is adequate in this location. The analysis concludes that 64% of average apartment residents in the outer suburbs in Dublin own a car. While the proposed provision of 63 no. spaces may align with this conclusion, it does not take in to account visitors or some apartments requiring more than one car parking space, for example two individuals sharing an apartment who both require a car.

The concern raised by our clients in relation to the proposed car parking provision of only 0.63 spaces per apartment is that should there not be enough spaces in the basement car park, it is inevitable that residents or visitors would park on street or mount pavements to park within the Mount Carmel Park estate. It would not be possible to control this ad hoc parking resulting in a

considerable negative impact on the existing residents and safety concerns within the wider Mount Carmel Park estate. The public transport in the area is barely adequate at peak times at present. The addition of 100 residential units in the area could not be supported by the current public transport provision, increasing the dependence on private cars.

The provision of 17 no. parking spaces to service the commercial activity on site is also considered inadequate. The proposal includes a café, office, medical unit, betting office, barber shop and creche as part of the development. It is considered that the carparking provision of 17 no. spaces would only cover the spaces required by staff and not accommodate customers arriving. It is inevitable that customers would park at street level on the side of the road or on kerbs to access the services provided on the site if there is no car parking spaces available in the basement car park.

The proposal includes one set down space for the creche facility at B01 level. It is considered that one space is not adequate to accommodate arrivals at the creche which are generally grouped at certain times of the day. It is also considered unlikely that all parents will go down to a basement carpark to drop their child to the creche and more likely that if surface level parking beside the creche is not provided, parents may park in an unsafe manner beside the creche to drop their child off and leave without having to navigate a basement carpark. This would be directly to the front of no. 28 Mount Carmel Park and could lead to significant disruption on the internal estate road as the road is quite narrow at 5.3 meters wide. The narrow width of the road results in obstructions that can not be passed if someone is to stop in this location. The Mount Carmel park estate has ongoing issues of people mounting kerbs to park already which South Dublin County Council and An Garda Síochána are already aware (Figure 9). This element of the proposed development should be reassessed by the applicant.





**Figure 9:** Examples of Dangerous Parking in Mount Carmel Park at Present

The Morton's Inn site is also currently used as parking for the River Dodder Greenway which attracts a high number of visitors travelling by car. Concern has been raised that the redevelopment of this site will also cause visitors to the greenway to park in Mount Carmel Park causing further disruption and hazards with the estate. Clarification is also sought on where construction workers would park their cars during the construction phase of development to ensure parking would not be parked in an unsafe manner in the Mount Carmel Park estate.

It is considered that the above concerns should be addressed within An Bord Pleanála's assessment of the development to avoid the significant negative impacts on the existing residents and the amenity currently enjoyed within Mount Carmel Park.

## 7.0 Conclusion

- The application documentation as submitted to An Bord Pleanála fails to include 1A Mount Carmel Park which was built in 2018 and is the closest residential property to the proposed development. It is considered that a grant of permission could not occur until such a time as the submitted assessments include all existing neighbouring dwellings.
- The proposed development materially contravenes the County Development Plan 2016-2022 in terms of building height. It is not considered appropriate at this location to contravene the development plan requirements in relation to height as it would result in a serious negative impact on the existing residential amenity of those in the neighbouring estate, Mount Carmel Park.
- The proposed development will seriously injure residential amenity of adjoining property in Mount Carmel Park by overlooking, overshadowing and noise and disturbance arising from the close proximity of balconies and communal roof terraces.
- Car parking is inadequate. Notwithstanding the proximity to public transport facilities it is considered that some car parking needs to be provided in order to ensure that haphazard roadside parking is avoided.
- It is respectfully submitted that An Bord should refuse planning permission for this proposed development in the interest of the proper planning and sustainable development of the area.

We look forward to hearing from you in due course.

**Yours Sincerely,**

A handwritten signature in black ink, appearing to be 'R.W. Nowlan', written in a cursive style.

---

**R.W. Nowlan & Associates**

**APPENDIX A – Petition from Local Residents in Support of this Submission**

## Residents of Mount Carmel Park, Firhouse, Dublin 24

House No	Name of Resident (Printed)	Signature of Resident
3	ROSS GRIFFIN	Ross Griffin
5	Patricia Linnis	Patricia Linnis
5	Vera Joseph Linnis	Vera J. Linnis
9	La MATTACH	Aileen M. M. M.
12	TREVOR SMYTH	Trevor Smyth
12	STEPHEN ROBINSON	Stephen Robinson
14	RORY GRIFFIN	Rory Griffin
14.	JOHANN CLINTON	Johann Clinton
<del>14.</del> 14.	Patrick McArdy	Patrick McArdy
20	Andy Burns	Andy Burns
20	Jeanne Burns	Jeanne Burns
21	John Byrne	John Byrne
23	Aine Keogh	Aine Keogh
23	Thea Keogh	Thea Keogh
23.	Martin Keogh	Martin Keogh
23	Patricia Keogh	Patricia Keogh
24	Paul Campbell	Paul Campbell
24	Shay Campbell	Shay Campbell
24	Pat Campbell	Pat Campbell
24	Marie Campbell	Marie Campbell
25	SIOBHAN KENNEDY	Siobhán Kennedy
25	MARIE KENNEDY	Marie Kennedy
25	KIERAN COX	Kieran Cox

**Residents of Mount Carmel Park, Firhouse, Dublin 24**

House No	Name of Resident (Printed)	Signature of Resident
25	ANGELA KENNEDY	Angela Kennedy
28	Nuala O Toole	[Signature]
28	Nuala O Toole	Nuala O Toole

Residents of Mount Carmel Park, Firhouse, Dublin 24

House No	Name of Resident (Printed)	Signature of Resident
11	ANN WALKER	Ann Walker
15.	JOHNNY MURPHY	Johnny Murphy
15.	MAIRE MURPHY	Maire Murphy
1A.	PAT. ATKINSON	PAT. ATKINSON.
1A.	JOHN WALKER	John Walker
15A.	JOHN MURPHY	John Murphy
15A	LINDA MURPHY	Linda Murphy
15A	GARY MURPHY	Gary Murphy
15A.	LUKE MURPHY	Luke Murphy
16	DAVID MURPHY	David Murphy
16	NICOLA MURPHY	Nicola Murphy
1A	SHARON WALKER	Sharon Walker
1A	STEPHEN WALKER	Stephen Walker
1A	Abbi Walker	Abbi Walker.
1	RYAN OBYRNE	Ryan Obyrne.
2	Alan Bray	ALAN BRAY.
4	BARRY RICHARD	BARRY RICHARD
6A	JERGENS CORRIGAN	Jergen Corrigan
7	KATHLEEN MURPHY	Kathleen Murphy

Residents of Mount Carmel Park, Firhouse, Dublin 24

House No	Name of Resident (Printed)	Signature of Resident
8	CHRISTOPHER MOONEY	CB Mooney
9	Amanda Kelly	A Kelly
13.	ANN CRICKLEY	Ann Crickley
17	GILL LEE	G Lee
17.	BRIAN HORAN	Brian Horan
26	AIDAN HOLMES	Aidan Holmes
10	HAZEL TRAVERS	H. Travers
10	Shane Hayes	Shane Hayes
27	DEIRDRE WYER	Deirdre Wyrer
27	Ross Hackett	Ross Hackett
18	YOUSSEF KHALIFA	Y Khalifa
18	JOANNE MALONE	J Malone
6	AOIFE VAN LOON	Aoife van Loon
6	Stephen van Loon	Stephen van Loon



5

Observation signatures for Bord Pleanála ref. 313777  
Mortons Site, 2 Firhouse Rd., Dublin 24

NAME	SIGNATURE	ADDRESS
Catherine Tuley	Catherine Tuley	7 Monalea Park, Fichans D.24
OLIVE WORRALL	Olive Worrall	116 Meadows PK, Churchtown D.14
PEGGY O'CONNOR	Peggy O'Connor	15 CARRIGEL WAKE FIRHOUSE
John S. Reynolds	J. S. Reynolds	132 Monalea Park, Firhouse
Marie Whelan	Marie Whelan	9, Monalea Park D24
Beatrice Donnelly	Beatrice Donnelly	2 Monalea Park D 24
Joseph Donnelly	Joseph Donnelly	2 MONALEA PARK D24
Brian Donnelly	B Donnelly	2 Monalea Park D24
Angela Gurnea	Angela Gurnea	27 Monalea Park D24
Edel Mc Greal	Edel Mc Greal	14 Monalea PK
Anne Keefe	Anne Keefe	11 Monalea Park
Liz Adams	Liz Adams	34 Monalea Park
Donna Riordan	Donna Riordan	32 MONALEA PARK
Dashty Carroll	Dashty Carroll	27 Monalea Park
THOMAS FITZPATRICK	Thomas FitzPatrick	25 MONALEA PARK
SCOTT SMITH	Scott Smith	51 MONALEA PARK
MARY DRAKE	Mary Drake	49 Monalea Park
ADAM HENDERSON	Adam Henderson	48 Monalea Park
Shea Saal	47 Monalea PK.	47 Monalea Park
EDDIE SAAB	Eddie Saal	47 Monalea Park
Sinead Saab	Sinead Saal	47 Monalea Park
Reina Kearns	Reina Kearns	46 Monalea Park
Maura Kearns	Maura Kearns	46 Monalea Park
Bonnie Carroll	Bonnie Carroll	46 Monalea Park
Mary Walsh	MARY WALSH	6 Monalea Park
Ryland		19 Monalea Park D.24

PLANNING OBSERVATION SIGNATURES BORD PLEANALA REF. 313777.  
MORTONS SITE, FIRHOUSE ROAD, DUBLIN 24.

NAME	SIGNATURE	ADDRESS
NIALL KELLY	<i>Niall Kelly</i>	7 SALLY PARK CLOSE FIRHOUSE
Fiona Kelly	<i>Fiona Kelly</i>	7 Sally Park Close, Firhouse
Clodagh N. O'Keefe	<i>Clodagh O'Keefe</i>	3 Sally Park Close, Firhouse
AINE McGRATH	<i>Aine McGrath</i>	16 Sally Park Close D24
Barbara Caulley	<i>Barbara Caulley</i>	14 Sally Park Close D24
JOAN MARIE MURPHY	<i>Joan Marie Murphy</i>	13 SALLY PARK CLOSE D24
Michael Mills	<i>Michael Mills</i>	12 Sally Park Close D24
Reena Mills	<i>Reena Mills</i>	12 Sally Park Close D24
Aileen Conolly	<i>Aileen Conolly</i>	11, Sally Park Close, D24
Oliver Conolly	<i>Oliver Conolly</i>	11 Sally Park Close, Firhouse D. 24
Patricia Brady	<i>Patricia Brady</i>	10 Sally Park Close, Firhouse D24
Noel Stevin	<i>Noel Stevin</i>	10 Sally Park Close, Firhouse D24
Lee Stevin	<i>Lee Stevin</i>	10 Sally Park Close, Firhouse D24
León M'Caeney	<i>León M'Caeney</i>	9 Sally Park Close Firhouse D24
TJ Quirk	<i>TJ Quirk</i>	9 Sally Park Close Firhouse
Pippa Rickard	<i>Pippa Rickard</i>	8 Sally Park Close, Firhouse
Yameema Mitta	<i>Yameema Mitta</i>	5, Sally Park Close Firhouse
GIORGIO FERRARIN	<i>Giorgio Ferrarin</i>	1, USS Pháirc Jantí, B24
<del>Barbara</del>		
Jack May	<i>Jack May</i>	19 Glenkon pk knocklyon D. 16.
ANNE Mc BURNA	<i>Anne McBurna</i>	105 Cappiwood Firhouse D24
Elaine Cullen	<i>Elaine Cullen</i>	44 Skerking Well Row Rathfarnham
Paula O'Shea	<i>Paula O'Shea</i>	19, Wexford Avon, Knocklyon D16

11

PLANNING OBSERVATION SIGNATURES BORD PLEANALA REF. 313777.  
MORTONS SITE, FIRHOUSE ROAD, DUBLIN 24.

NAME	SIGNATURE	ADDRESS
Karl Peatt	<i>[Signature]</i>	24 Templemore Court
Deirdre Scanlan	Deirdre Scanlan	24 Templemore Court
Romy Wardick	Romy Wardick	24 Templemore Court
Emily Peatt	Emily Peatt	24 Templemore Court
Philip Stafford	Philip Stafford	76 Woodgreen Park Firhouse
De Murray	De Murray	74 Maruba Wood Firhouse Rd
Thomas Keating	Thomas Keating	16 Delaford Park Knocklyon D16
<del>Yvonne</del>	<del>Yvonne</del>	<del>110 Mount Alto</del>
Cillian O'Leary	Cillian O'Leary	21 Mount Alto
BARRY WORMALL	BARRY WORMALL	116 Meaden Park Dublin 14
Joseph O'Leary	<del>Joseph O'Leary</del>	21 Mount Alto
CHRIS BLAKE	Chris Blake	20, BEVERLY AVE, D16
Delany	Delany	Knocklyon Templemore D16
Dominic Sw.	Dominic Sworps	Knocklyon Dublin 16
Hynes	Noreen Hynes	39 Killakee Lane D14
Lynne	Bonny Hynes	39 Killakee Lane D14
Margaret Parke	Margaret Parke	14 Carrigrohane adjacent Dublin 5
Joe Parker	Josef Parker	14 Carrigrohane for City road
Dominic Murphy	Dominic Murphy	33 Campwood Park
Emma Murphy	Emma Murphy	33 Campwood Park
Bonny Murphy	Bonny Murphy	33 Campwood Park

