



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
- (b) Observer's postal address

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
- (b) Agent's postal address

AN BORD PLEANÁLA

LDG- 086788-72

ABP- _____

13 JUL 2022

Fee: € 20 Type: CASH

Time: 15:19 By: heard

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)

TA06S.313777

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

Bluemont Developments (Firhouse) Ltd., Mortons, 2 Firhouse Rd, D24

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

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

2, Firhouse Road, Firhouse, 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.)

I have a number of issues regarding the development planned for Mortons site, Firhouse. They are as follows:

- Number of units on a small site is excessive.
- Overall, the development is 7 storeys, 5 residential and 2 basement levels. Given that all the surrounding dwellings are 2 storey structures, the height is not in keeping with the neighbourhood.
- The protruding balconies lend themselves to be used as storage and laundry areas. Such balconies can only be referred to as eyesores.
- Roof gardens in an apartment complex, will naturally be used for recreational purposes, i.e. barbecues, social gatherings etc. One can only hope they will not be used for anti-social purposes, as they are very close to and overlooking existing houses. Mount Carmel Park residence do not need to be subjected to the annoyance of all night music and noise into the small hours of the morning.
- Given the proximity of the planned development to existing dwellings and in particular 1a, 28 and 27 these houses are going to be totally overlooked. Apartment residents will have a clear view into the bedrooms of the existing houses. Mount Carmel Residents will have to forfeit their privacy to the whims of the developer, the family in house number 1a will no longer have the privacy they currently enjoy.

5. Grounds

- These buildings will cast a shadow over most of Mount Carmel estate, thus depriving residents of light and sunshine. This will result in the houses being colder for a greater part of the day. Given the forthcoming fuel crisis, casting a shadow on houses is not ideal. In winter the lights will be on for longer and heating the houses will be more difficult.
- Regarding the parking situation in Mount Carmel, which is already at breaking point because of the opening of the newly developed Greenway, the proposed development will result in traffic chaos. The current parking spaces (28) used at the moment for Greenway will be lost as that space will be landscaped. The 17 car parking spaces allocated for the customers, staff, and deliveries to the creche, medical centre, barbers, café, betting office, office are totally inadequate, so the overflow will naturally migrate to the surrounding areas, i.e Mount Carmel Park, Sally Park and Monalea estates.
- It should be noted that a drop off point for a creche is not feasible. Children attending such a facility must be brought into and collected from the premises. Therefore, cars will have to park for a time to carry out this task. I ask myself "PARK WHERE?"
- Regarding the medical centre and covid. There is no facility for a patient to park while they are waiting to be called into the surgery.
- Existing problems will be further exacerbated in the estate, as we already experience people parking in front of gates, thus prohibiting residents from getting their car out of their driveways.
- *Sewage.* Already existing problems have been documented to SDCC and Irish Water. We do not want another White Pines sewage situation because of this development. We do not envisage putting up with sewage tankers driving through the estate on a daily basis.

5. Grounds

- Can we rest assured that the developer will take remedial action regarding the surface water runoff from this site? In times of torrential rain, the road at the east boundary is prone to flooding from the runoff from the Mortons carpark. This affects the house numbers 20 to 28.
- We are not opposed to residential development per say, but we do not wish to have our quality of life eroded and find ourselves hemmed into our own homes, and swallowed up by this proposed development.

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



For Office Use Only

FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes

