



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

Zita Robinson

(b) Observer's
postal address

1 Mount Carmel Park, Firhouse, Dublin 24, D24E9T4

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.

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**

Applicants Name: Bluemount Developments (Firhouse) Ltd
Proposal: Demolition of all existing structures on site (c. 1,326 sq m),
including: Two st

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

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

Mortons, The Firhouse Inn, Firhouse Road, Dublin 24, D24 YYR4

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.)

To Whom It May Concern,

I would like to hereby lodge my observational concerns regarding the proposed development of the Mortons site in Firhouse. My observations revolve around 5 key points;

1. the private balconies,
2. the basement level carparking,
3. the basement works,
4. the proposal for a Creche and
5. the obstruction of natural light.

All observations relate to the existing private housing estate and road **Mount Carmel Park.**

1. Private Balconies

I have a number of observational concerns regarding the proposed private balconies;

- There is a genuine **health and safety concern**. The proposed plan shows the private balconies overhanging the existing Mount Carmel Park road. Will there be sufficient clearing height for large trucks/lorries?
- The balconies have been planned **too close** to existing houses/gardens

5. Grounds

- The balconies are **not safe** for emergency exit – even if emergency exit ladders are included, they would be lowered directly on to an existing road with traffic flow.
- The balconies have been positioned such that they directly look into the existing private residential gardens and houses. This is an infringement on the existing residents **Right to Privacy**. My back garden (located at #1 Mount Carmel Park) is not currently directly overlooked – the proposed high rise private balconies will look directly into my garden thereby infringing on my rights and irrevocably altering my experience in my private space.
- Some of the private proposed balconies are as high as 5 storeys. I am concerned that the local fire brigade does not have the height capacity of their existing ladders to safely reach 5 storey access.

2. The Basement Level Carparking

- The proposal allows for 80 private residential carparking spaces. With 100 residential units that only allows for 0.8 carparking spaces per unit. This is not sufficient allowance. This number is **not sufficient** for the potential additional residents let alone their visitors, staff of the proposed commercial units and guests to the proposed commercial units.
- There is already an issue in Mount Carmel Park with vehicular access and public carparking. This proposal would further **congest** Mount Carmel Park with existing residents being further inconvenienced by extra traffic, double parking and illegal carparking across driveways and footpaths.
- There is no allowance for surface level public carparking. The current site as it currently is, has ample public carparking which is used by the greater Firhouse community. The loss of these public spaces is

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an **unfair disadvantage** to the existing public community many of whom avail of the new Dodder greenway located to the rear of Mount Carmel Park.

3. Basement Level Works

- I do not see adequate provision to the existing public services and waste management system. These services are already under strain. The addition of 100 residential units and 5 commercial units will add **unsustainable pressure** to the current infrastructure including but not limited to broadband contention rates, electricity supply, waste management infrastructure and water supply.
- I do not see any engineering reports on the **foundations** to the site. The site is close to the Dodder River and its tributaries. Demolition works and construction to include a basement level could disrupt the river and have potential foundation bedrock issues.

4. Creche

- The proposed drop/collect zone/set-down parking area for the creche is detailed for an existing residential one-way road with only approx. 14 feet distance from the path to an existing house – this is **not safe** space to allow for cars and children to exit cars and enter the creche. It will also cause unnecessary congestion to our one-way single traffic road.
- The Creche will have windows looking directly into existing houses and **infringe the privacy** of existing Mount Carmel Park residents

5. The Right to Light Law

My back garden currently benefits from natural sunlight as it rises and falls. The proposed structure will block the sun as it rises, obstruct the light and cause shadows thereby reducing and restricting the current level of natural

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daylight to my existing back garden. This is an infringement to my **Right to Light** which is recognised in Law.

I would also like it noted that there are no plans detailed for a shop as part of the commercial unit plan. There are plans detailed for a betting office and it is disappointing that a betting office would take precedence over a shop which would service the local community.

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