
Reg. Ref.

LRD24A/0001

Appeal Notified: 24/04/2024
Appeal Lodged Date: 22/04/2024
Appellant Type: 3RD PARTY
Nature of Appeal: AGAINST DECISION
Councils Decision: GRANT PERMISSION
Applicant: Bluemont Developments (Firhouse) Limited
Location: No. 2 Firhouse Road and the former Morton's The Firhouse Inn,
Firhouse Road, Dublin 24

Description: Demolition of all existing structures on site, including the 2 storey building formally used as public house ancillary off-licence & associated structures on the east of the site; a 2-storey building comprising an existing barber shop and betting office to the west of the site; single storey cottage building and associated structures in the centre of the site; and gated entrance from Mount Carmel Park. The proposal includes the construction of 100 no. residential units within 2 no. blocks ranging in height from 3-5 storeys (over lower ground floor and basement level) comprising 96 no. apartments, (providing 3 no. studio units, 45 no. 1 bedroom units, 9 no. 2 bedroom (3 person) units, 36 no. 2 bedroom (4 person) units and 3 no. 3 bedroom units); and 4 no. duplex units (providing 2 no. 1-bedroom units and 2 no. 2 bedroom (4 person) units). The apartment blocks will consist of the following: * Block 01 - 5 storey apartment block (3 storeys rising to 5 storey over basement levels) comprising 48 no. apartment units as follows: 2 no. studio units, 22 no. 1 bedroom units and 20 no. 2 bedroom apartment units, along with 4 no. duplex units comprising 2 no. 1 bedroom units and 2 no. 2 bedroom duplex units. Each unit will have its own private open space in the form of a private balcony or terraced area. * Block 02 - 5 storey apartment block (over basement levels) comprising 52 no. apartment units as follows: 1 no. studio unit, 23 no. 1 bedroom units and 25 no. 2 bedroom units and 3 no. 3 bedroom units. Each unit will have its own private open space in the form of a private balcony or terraced area. The development will also provide for 342 sq. m. of non-residential/commercial development as follows: - 1 no. cafe and 1 no. office located at ground floor level of block 01 fronting onto Firhouse Road; - 1 no. creche and associated play area to the rear of Block 01; - 1 no. barbershop at ground floor level located between Block 01 and Block 02 fronting Firhouse Road; - 1 no. bookmaker and 1 no. medical consultancy at ground floor level of Block 02, fronting onto Firhouse Road. The proposed development will provide for 80 no. car parking spaces including accessible parking and Electric Vehicle parking across basement and lower ground floor levels; set down area; 270 no. bicycle parking spaces; 8 no. motorbike parking spaces; landscaping, including communal open space and public open space and children's play spaces; SuDS measures; boundary treatment; public lighting; ESB substation; plant and waste storage areas; associated

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signage details; all associated site and infrastructure works necessary to facilitate the development, including the relocation of existing watermain and surface water sewer on the site; vehicular access to the development will be via the existing access off the Firhouse Road, with 1 no. pedestrian and cyclist access from Firhouse Road and 1 no. pedestrian and cyclist access from Mount Carmel Park.