

*Reg. Ref.*

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**SD23A/0265**

An Bord Pleanala Ref: ABP-318859-24  
Appeal Decided: 26/07/2024  
Appellant Type: 1 st Party  
Appeal Decision: To Remove Condition(s)  
Councils Decision: GRANT PERMISSION  
Applicant: Roadstone Limited

Location: Cheeverstown & Whitehall Townlands, Fortunestown, Tallaght, Dublin 24

Description: The development within an area of 4.1 hectares will comprise of: A new concrete plant (7,271 sq metres), comprising enclosed mixing units, 16 no. cement silos (c. 23 metres height), enclosed aggregate storage bins (c. 16.5 metres height), feed conveyor systems, & 2 no. control rooms; a replacement truck wash out facility (1,237 sq. metres); and related ancillary works within a 4.2 hectare application area at the existing quarry. The new concrete plant will replace the three existing concrete plants on site, all of which will be decommissioned upon commencement of operation of the new plant.

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**LRD24A/0001**

An Bord Pleanala Ref: ABP-319568-24  
Appeal Decided: 26/07/2024  
Appellant Type: 3RD PARTY  
Appeal Decision: Grant Permission  
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

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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 apartments 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. caf? 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 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.

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