
Reg. Ref.

SD24A/0228W

An Bord Pleanala Ref: ABP-322215-25

Appeal Decided: 12/08/2025

Appellant Type: 3rd Party

Appeal Decision: Grant Permission

Councils Decision: GRANT PERMISSION

Applicant: Seabren Developments Limited

Location: The Speaker Connolly Tavern, Firhouse Road, Dublin 24, D24E400.

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Description: Seabren Developments Limited intend to apply to South Dublin County Council for planning permission at the Speaker Connolly Tavern. The site is bounded by Firhouse Road to the northwest, Ballycullen Avenue to the northeast, Firhouse Shopping Centre and car park to the south and neighbourhood shops to the east of the site. Vehicular access to the site will be from the existing vehicular access on Ballycullen Avenue with the existing right of way to and from the Supervalu Shopping Centre maintained. The proposed development will consist of the demolition of the Speaker Connolly public house including the part single part two storey public house, and ancillary stores and structures (c.411sqm), on a development site of 0.323 Hectares (overall site area 0.332 Ha), and the development of 55 residential units together with commercial uses (gross floor area 7351.4 sq.m.) all in one building ranging in height from 4 to 6 storeys and part basement, comprising: ? 17 One Bed Apartments ? 38 Two Bed Apartments ? 1 no. Public House and Restaurant (c.457.9 sq.m), 1 no. Cafe (c. 72 sq.m) and 1 no. Beauty Salon 27sq.m at ground floor level ? 1 no. Medical Centre 144Sq.m and 1 no. Gym 114.8 sq.m at first floor level ? Existing basement will be used as a plant room (c.127.6 sq.m). The works include removal of the boundary wall along Ballycullen Avenue, reconfiguration of the existing entrance, access road and public footpath and use of the existing internal access road including the vehicular link between Ballycullen Avenue and the Firhouse Shopping Centre. The development will also consist of the provision of enhanced pedestrian infrastructure, provision of communal open space (c.297 sq.m) at podium level and related play areas, public open space (c.390)including hard and soft landscaping, boundary treatment, street furniture, car parking along the internal access road (2 visitor spaces), below podium car parking (25 no. spaces, including 2 accessible spaces and 2 car share spaces), electric vehicle charging points (4. no. of spaces), bicycle parking (104 long stay, 48 short stay spaces and 4 cargo bike spaces), ESB substation and electrical services area, piped infrastructural services and connections to existing public services, ducting; plant, waste management provision, SuDS measures including Green/Blue roofs, stormwater management, signage; public lighting, solar panels as well as telecommunications infrastructure including 18 No. antennas enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment and all ancillary site development and excavation works above and below ground.