

An
Bord
Pleanála

Board Order ABP-313777-22

Planning and Development Act 2000, as amended.

Planning Authority: South Dublin County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 10th day of June 2022 by Bluemont Developments (Firhouse) Limited care of Tom Phillips + Associates of 80 Harcourt Street, Dublin.

Proposed Development comprises of the following:

Demolition of all existing structures on site (circa 1,326 square metres), including:

- Two storey building formally used as public house, ancillary off-licence and associated structures (circa 972 square metres);
- Two storey building comprising an existing barber shop and betting office (circa 260 square metres);
- Single storey cottage building and associated structures (circa 94 square metres); and
- Eastern boundary wall and gated entrance from Mount Carmel Park.

The development with a total gross floor area of circa 11,638 square metres, will consist of 100 number residential units arranged in two blocks (Blocks 01 and 02) ranging between three and five storeys in height, over lower ground floor and basement levels, comprising:

- 96 number apartments (consisting of two number studio units; 45 number one-bedroom units; 10 number two-bedroom (three person) units; 34 number two-bedroom (four person) units; and five number three-bedroom units), together

with private (balconies and private terraces) and communal amenity open space provision at podium and roof levels; and

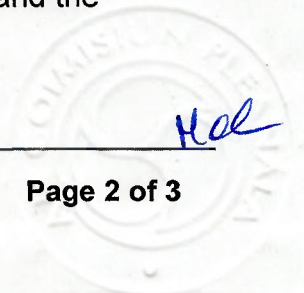
- Four number duplex apartments (consisting of two number one-bedroom units and two number two-bedroom units (four person) located within Block 01, together with private balconies and terraces.

The development will also consist of non-residential uses (circa 355 square metres), including:

- One number café (circa 58 square metres) and one number office (circa 30 square metres) located at ground floor level of Block 01;
- One number medical unit (circa 59 square metres) and one number betting office (circa 66 square metres) located at ground floor level of Block 02;
- One number barber shop (circa 28 square metres) located at ground floor level between Blocks 01 and 02; and
- One number crèche (circa 114 square metres) located at lower ground floor level of Block 01 and associated outdoor play area to the rear.

Vehicular access to the site will be from the existing access off Firhouse Road. The proposal includes minor alterations to the existing access, including the provision of new and enhanced pedestrian infrastructure.

The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, bicycle and pedestrian routes, pathways and boundary treatments, street furniture, basement car parking (80 number spaces in total, including accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); Electricity Supply Board substations, piped infrastructural services and connections to existing public services, (including relocation of existing surface water sewer and water main from within the application site onto the public roads area along Firhouse Road and Mount Carmel Park); ducting; plant; waste management provision; Sustainable Urban Drainage System measures; stormwater management and attenuation; sustainability measures; signage; changes in levels; public lighting; and all ancillary site development and excavation works above and below ground all located on lands located at Number 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24.

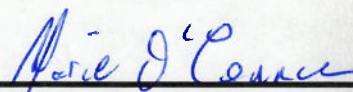


Decision

Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under.

Reasons and Considerations

Policy GI5 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 - 2028 set out clear requirements for applications involving 2 or more residential units to include a Green Space Factor Worksheet to demonstrate compliance with scoring requirements in accordance with the 'South Dublin Green Space Factor Guidance Note'. The application did not include this information. It is considered that the proposed development would, therefore, materially contravene the Development Plan in relation to Green Space Factor requirements. This issue has not been addressed in the applicant's Material Contravention Statement (Appendix B addressing the Draft Policies of the Draft South Dublin County Development Plan 2022-2028) and, therefore, the application does not comply with the requirements of section 8(1)(a)(iv)(II) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended. The Commission, therefore, cannot invoke section 37(2)(b) of the Planning and Development Act 2000, as amended, and is precluded from granting permission.


Marie O'Connor

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 03 day of September 2025