

An  
Coimisiún  
Pleanála

**Commission Order**  
**ABP-322215-25**

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**Planning and Development Act 2000, as amended**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD24A/0228W**

**Appeal** by Sean McCarthy of 1 Woodlawn Park Avenue, Firhouse, Dublin against the decision made on the 10<sup>th</sup> day of March, 2025 by South Dublin County Council to grant subject to conditions a permission to Seabren Developments Limited care of Doyle Kent Planning Limited of 71 Carysfort Avenue, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

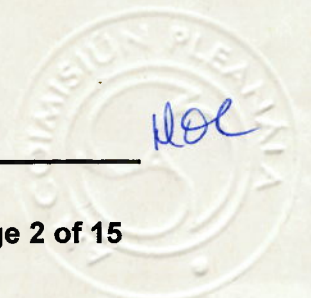
**Proposed development:** Demolition of the Speaker Connolly public house, including the part single part two-storey public house, and ancillary stores and structures (circa 411square metres) on a development site of 0.323 hectares (overall site area 0.332 hectares), and the development of 55 residential units together with commercial uses (gross floor area 7,351.4 square metres) all in one building ranging in height from four to six storeys and part basement comprising: 17 one-bed apartments, 38 two-bed apartments, one number public house and restaurant (circa 457.9 square metres), one number café (circa 72 square metres) and one number beauty salon 27square metres at ground floor level, one number medical centre 144 square metres and one number gym 114.8 square metres at first floor level. Existing basement will be used as a plant room (circa 127.6 square metres). 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 (circa 297 square metres) at podium level and related play areas, public open space (circa 390 square metres), including hard and soft landscaping, boundary treatment, street furniture, car parking along the internal access road (two visitor spaces), below podium car parking (25 number spaces, including two accessible spaces and two car share spaces), electric vehicle charging points (for number of spaces), bicycle parking (104 long-stay, 48 short-stay spaces and four 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 number antennas enclosed in nine number shrouds and six number transmission dishes, together with all associated equipment and all ancillary site development and excavation works above and below ground, all at The Speaker Connolly Tavern, Firhouse Road, Dublin. The site is bounded by Firhouse Road to the north-west, Ballycullen Avenue to the north-east, 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.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**





## Reasons and Considerations

Having regard to the location of the site on land with a zoning objective to protect, improve and provide for the future development of District Centres, and the policy objectives and provisions of the South Dublin County Development Plan 2022-2028 in respect of residential and commercial development, the nature, scale, height and design of the proposed development which is consistent with the provisions of the South Dublin County Development Plan 2022-2028 and appendices contained therein, the pattern of existing development in the area, and the proximity to public transport, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design, height and density of development, and would be acceptable in terms of traffic and pedestrian safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 12<sup>th</sup> day of February 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.



2. (a) The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths (minimum two metres in width), kerbs and the car park shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS).
- (b) Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. Details of all locations and materials to be used shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of amenity and of traffic and pedestrian safety.

3. The development hereby permitted shall be carried out and completed at least to the construction standards as set out in the planning authority's Taking In Charge Standards. In the absence of specific local standards, the standards as set out in the 'Recommendations for Site Development Works for Housing Areas' issued by the Department of the Environment and Local Government in November 1998. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority. Prior to commencement of development, the developer shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.

**Reason:** To ensure that the development is carried out and completed to an acceptable standard of construction.

4. Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces. Such lighting shall be provided prior to the making available for occupation of any residential unit.

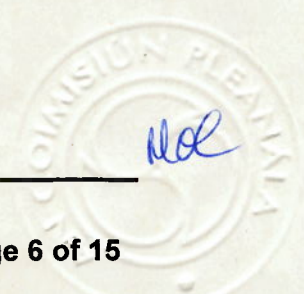
**Reason:** In the interest of amenity and public safety.

5. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the proposed development, including:
- (a) the location of the site and materials compound(s), including area(s) identified for the storage of construction refuse;
  - (b) the location of areas for construction site offices and staff facilities;
  - (c) details of site security fencing and hoardings;
  - (d) details of on-site car parking facilities for site workers during the course of construction;
  - (e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
  - (f) measures to obviate the queuing of construction traffic on the adjoining road network;



- (g) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- (h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (j) the containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (k) the off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (l) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains; and
- (m) a record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be made available for inspection by the planning authority.

**Reason:** In the interest of amenities, public health and safety and environmental protection.



6. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

**Reason:** In the interest of reducing waste and encouraging recycling.

7. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

8. Drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interest of sustainable drainage and public health.



9. Proposals for an office/commercial unit identification number scheme and an apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all such names and numbers shall be provided in accordance with the agreed scheme. The proposed name shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

**Reason:** In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

10. A minimum of 20% of the proposed car parking spaces shall be provided with electrical connection points, to allow for functional electric vehicle charging. The remaining car parking spaces in the car park shall be fitted with ducting for electric connection points to allow for future fitout of charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of sustainable transport.

11. (a) 104 number long stay and 58 number short stay safe and secure bicycle parking spaces shall be provided within the site. Provision should be made for a mix of bicycle types including cargo bicycles and individual lockers.
- (b) Electric charging points to be provided at an accessible location for charging cycles/scooters/mobility scooters.

Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.



**Reason:** To ensure that adequate bicycle parking provision is available to serve the proposed development in the interest of sustainable transportation.

12. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. A management scheme, providing adequate measures for the future maintenance of the development; including the external fabric of the buildings, internal common areas (residential and commercial), open spaces, landscaping, roads, paths, parking areas, public lighting, waste storage facilities and sanitary services shall be submitted to, and agreed in writing with, the planning authority before any of the residential or commercial units are made available for occupation.

**Reason:** To ensure the satisfactory completion and maintenance of this development.

13. Prior to the occupation of each commercial unit, details of the proposed hours of operation and any related advertisement signs or structures associated with the use shall be submitted for the written agreement of the planning authority and for implementation thereafter in accordance with the agreed details. No advertising sign(s) or advertisement structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected, except those which are exempted development or agreed herein, shall be erected on the site, without the benefit of a further grant of planning permission.

**Reason:** In the interest of visual amenity, compliance with development plan policies, and the proper planning and sustainable development of the area.

14. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

This plan shall provide for;

- (a) screened communal bin stores, the locations and designs of which shall be included in the details to be submitted;
- (b) The bin storage facilities shall be adequately serviced with a water supply, drainage and ventilation if bins are to be stored in an enclosed structure; and
- (c) a suitable location for the storage of clinical waste associated with the medical centre shall also be provided.

The waste shall be managed in accordance with the agreed Waste Management Plan thereafter.

**Reason:** To provide for the appropriate management of commercial and residential waste and, in particular recyclable materials, in the interest of protecting the environment.

15. Prior to the commencement of development, the developer shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and wastewater collection network.

**Reason:** To provide adequate water and wastewater facilities.



16. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenity of property in the vicinity.

17. Upon completion of development, each mobile network provider shall provide a "Declaration of Conformity with ICNIRP Public Exposure Guidelines" to the planning authority.

**Reason:** In the interest of health and safety.

18. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:-

- (a) details of all proposed hard surface and/or permeable surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development;
- (b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;
- (c) details of proposed street furniture, including bollards, lighting fixtures and seating;
- (d) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes;
- (e) A schedule of landscape maintenance which shall cover a period of at least three years and shall include details of the arrangements for its implementation;

- (f) the plaza/public open space area to Ballycullen Avenue shall remain free of boundary treatments and shall tie in with the levels of the adjoining public footpath;
- (g) a detailed plan of the teen space equipment to be installed which shall provide full details of the design and location of the play space equipment. All proposed play space equipment shall be universally accessible.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

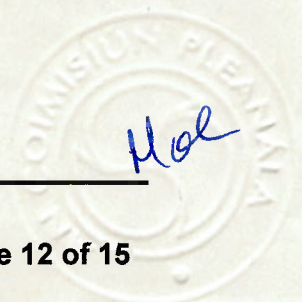
**Reason:** In the interest of visual amenity and proper planning and sustainable development.

- 19. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

**Reason:** In the interest of visual and residential amenity.

- 20. Each permitted residential unit shall be used and occupied as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, without a specific grant of planning permission for same (including short-term letting).

**Reason:** To prevent unauthorised development.





21. The developer shall control noise and odour emissions such that no emissions of malodours, gas, dust, fumes or other deleterious materials and no noise or noise vibration on site would give reasonable cause for nuisance to residents in adjoining premises or public place in the vicinity from the premises and in accordance with measures (including details of extract duct, mechanical plant and ventilation inlets/outlets) which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of public health and to protect the commercial and residential amenities of the area

22. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the planning authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

**Reason:** To ensure the satisfactory completion and maintenance of the development until taken in charge.

23. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

**Reason:** To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

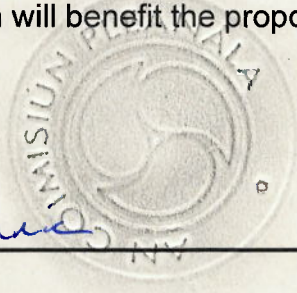
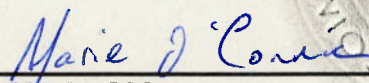
24. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.



**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

25. The developer shall pay a financial contribution to the planning authority as a special contribution under Section 48(2)(c) of the Planning and Development Act 2000, as amended, in respect of in respect of gym activity equipment in the Dodder Valley Park, which benefits the proposed development. The amount of the contribution shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála for determination. The contribution shall be paid prior to commencement of development or in such phased payments as may be agreed prior to the commencement of the development, and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

**Reason:** It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority in respect of public services, which are not covered in the Development Contribution Scheme or the Supplementary Development Contribution Scheme and which will benefit the proposed development.

  
  
Marie O'Connor

Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.

Dated this 11<sup>th</sup> day of August 2025.