



An
Bord
Pleanála

Memorandum

ABP-318268-23

Reg. Ref.: 5432/22

*Ms Clarke
file to travel with*

*318316-23
forward file to
Area Co Ordinator
for allocation +
recommendation
decision on 8.11*

To: Bronwyn Byrne, SEO

From: Lita Clarke, EO

Re: Protected Structure: Refurbishment and reuse of commercial building to include restaurant, apartments, gym, pedestrian link and associated site works.

61, O'Connell Street Upper, Dublin 1.

Date: 21 November 2023

Dublin City Council granted permission subject to 17 conditions for the above development on 27 September 2023. The Board received two 3rd party appeals from Mary Lou McDonald TD and The Moore Street Preservation Trust. Both 3rd parties made oral hearing requests.

These appeals were cross circulated on 18 and 23 October 2023 and the last day for receipt of responses is 22 November 2023.

Responses were received from the applicant and Dublin City Council within the timeframe, and it is not considered necessary to circulate these under section 131 of the Planning and Development Act 2000 (as amended).

An observation has been received on the case from Stephen Troy. It is also not considered necessary to circulate this.

Dublin City Council requested further information on 17 February 2023. A response to the further information request was received on 28 July 2023. The response was deemed significant and revised notices were published on 31 July 2023.

An EIAR was submitted with the application and an addendum to the EIAR was submitted at further information stage. These facts are mentioned in the application and further information notices. The green EIAR form has been placed on file.

The development site is located within an architectural conservation area and is a protected structure. Dublin City Council invited comments from Irish Water, NTA, TII, DAU, An Taisce, The Heritage Council, Fáilte Ireland, The Arts Council, and the Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media. The council received comments from the TII. It is not considered necessary to invoke Article 28 of the Planning and Development Regulations at this time.

This file has been deemed a H.P. case. A pink oral hearing request form has been completed and attached to the file.

This file has been associated with case ABP318316-23 (5126/22) and the files should travel together.

History files have been received from Dublin City Council and are included in a pouch on the file and 2 boxes are included with the file. There are also three live appeal cases at the site currently at Board level following addendum reports. They are ABP-312603-22, ABP-312642-22 and ABP-313947-22.

File forwarded for comments.