

File With \_\_\_\_\_

## CORRESPONDENCE FORM

Appeal No: ABP 318316M s CarletonPlease treat correspondence received on 21-11-23 as follows:

1. Update database with new agent for Applicant/Appellant \_\_\_\_\_

2. Acknowledge with BP 203. Keep copy of Board's Letter ☐

1. RETURN TO SENDER with BP \_\_\_\_\_

2. Keep Envelope: ☐3. Keep Copy of Board's letter ☐

## Amendments/Comments

PA response to appeals.

## 4. Attach to file

(a) R/S ☐(d) Screening ☐(b) GIS Processing ☐(e) Inspectorate ☐(c) Processing ☐RETURN TO EO ☒L. C. Caehe.

	Plans Date Stamped <input type="checkbox"/>
	Date Stamped Filled in <input type="checkbox"/>
EO: <u>L. C. Caehe</u>	AA: <u>Carly Carleton</u>
Date: <u>28-11-23</u>	Date: <u>29/11/23</u>



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Planning Registry & Decisions, Planning Department  
Civic Offices, Wood Quay, Dublin 8

Clárann / Cinntí Pleanála

An Roinn Pleanála agus Forbartha, Clárann / Cinntí  
Oifig na Cathrach, An Ché Adhmaid, Bhaile Átha Cliath 8  
Decisions T: (01) 222 2288 / F: (01) 222 2271

21-Nov-2023

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

<b>AN BORD PLEANÁLA</b>	
LDG- _____	
ABP- _____	
21 NOV 2023	
Fee: € _____	Type: _____
Time: 16:15	By: hand

Plan No. 5126/22  
Your Ref. ABP-318316-23  
Proposal: Mixed-use scheme (c. 38,479 sq. m gross floor area) ranging in height from 2 - 8 storeys  
(Summary) over single level basements including a new street between O'Connell Street Upper and Moore Lane, a new controlled Laneway from Moore Lane (adjacent No. 42 O'Connell Street Upper - a Protected Structure).  
Location: *Dublin Central - Site 2*  
No. 43 (a Protected Structure), No. 44 (a Protected Structure), Nos. 45 – 49, Nos. 50 – 51 O'Connell Street Upper (a vacant site, Nos. 52 – 54 (a Protected Structure), Nos. 55 – 56, No. 57 (a Protected Structure), No. 58, (a Protected Structure) and No. 60A O'Connell Street Upper and the rear of Nos. 59 - 60 O'Connell Street Upper, Dublin 1. Also, the site includes No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane) and the public realm associated with O'Rahilly Parade, Moore Lane, Henry Place and a portion of O'Connell Street Upper, Dublin 1. The site is otherwise bound by Henry Place and Nos. 59 - 60 O'Connell Street Upper to the south, the east side of Moore Lane to the west and west side of O'Connell Street Upper to the east and No. 42 O'Connell Street Upper to the north.

Dear Sir/Madam,

Further to your notification of appeal dated 25<sup>th</sup> October 2023, please find enclosed submission from Dublin City Council comprising:

- Comments from Greg Bryan, Administrative Officer, Planning & Development Administration, Planning and Property Development Department.
- Comments from Nicci Nolan, Senior Executive Planner (Dublin Central), Planning and Property Development Department.

Please acknowledge receipt of submission at your convenience.

Yours faithfully

Oliver O'Leary  
Assistant Staff Officer  
for Executive Manager



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

An Rannóg Ranníocaíochtaí Forbatha, An Roinn Pleanála & Forbairt Maoine,  
Bloc 4E, Urlár 3, Comhairle Cathrach Bhaile Átha Cliath, Oifigi na Cathrach,  
An Ché Adhmaid, Baile Átha Cliath 8. D08 RF3F

Development Contributions, Planning & Property Development Department,  
Block 4E, Floor 3, Dublin City Council, Civic Offices, Wood Quay, Dublin 8.  
D08 RF3F

Fon: 2223093  
E: [orla.e.murphy@dublincity.ie](mailto:orla.e.murphy@dublincity.ie)

10/11/23

The Secretary  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

App No: 5126/22

ABP Ref: 318316-23

Location: No. 43 (a Protected Structure), No. 44 (a Protected Structure), Nos. 45 – 49, Nos. 50 – 51 O'Connell Street Upper (a vacant site), Nos. 52 – 54 (a Protected Structure), Nos. 55 – 56, No. 57 (a Protected Structure), No. 58, (a Protected Structure) and No. 6

To Whom It May Concern,

I refer to correspondence regarding the above application and to an appeal in respect the decision issued by the Planning Department.

The Planning Authority would request that the Bord uphold our decision. The Planning Department would request that if permission is granted that the following conditions be applied:

- A condition requiring the payment of a Section 48 development contribution.
- A condition requiring the payment of a Section 49 Luas X City development contribution.
- A condition requiring the payment of a bond.

Please see the Planner's report for any additional conditions.

Yours sincerely

For Greg Bryan  
Administrative Officer

**Appeal No.** ABP-318316-223

**Application No.** 5126/22

**Location**

No. 43 (a Protected Structure), No. 44 (a Protected Structure), Nos. 45 – 49, Nos. 50 – 51 O'Connell Street Upper (a vacant site, Nos. 52 – 54 (a Protected Structure), Nos. 55 – 56, No. 57 (a Protected Structure), No. 58, (a Protected Structure) and No. 60A O'Connell Street Upper and the rear of Nos. 59 - 60 O'Connell Street Upper, Dublin 1. Also, the site includes No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane) and the public realm associated with O'Rahilly Parade, Moore Lane, Henry Place and a portion of O'Connell Street Upper, Dublin 1. The site is otherwise bound by Henry Place and Nos. 59 - 60 O'Connell Street Upper to the south, the east side of Moore Lane to the west and west side of O'Connell Street Upper to the east and No. 42 O'Connell Street Upper to the north.

**Dublin City Council Decision**

The Planning Authority issued a Notification of Decision to grant planning permission subject to conditions on 03/10/2023.

**Third Party Appeal**

The Planning Authority received notification on 25/10/23 of a third party appeal of the Council's decision.

**Planning Authority Response**

The reasoning on which the Planning Authority's decision on this application is based is set out in the Planner's Report and has already been forwarded to An Bord Pleanála. The Planning Authority considers that the comprehensive planning report deals fully with the relevant issues raised and justifies its decision to grant planning permission subject to conditions.

The proposed development which is part of the wider masterplan area for the O'Connell Street Area will significantly regenerate a major underutilised, brownfield city centre site and its potential to contribute to the positive transformation of O'Connell Street and its immediate area is of strategic importance to Dublin City. The Planning Authority welcomes the comprehensive mixed use development as part of the wider Dublin Central Masterplan and the principle of the development is considered to be generally acceptable. The proposal would support and be in accordance with a number of policies and objectives of the Dublin City Development Plan 2022-2028, in particular Policy CEE2 which aims to take a positive and proactive approach when considering the economic impact of major planning applications in order to support economic development, enterprise and employment growth and also to deliver high quality outcomes.

**Recommendation**

I recommend that the above-outlined response to the Third Party Appeal be provided to the Board.

Nicci Nolan 06/11/23

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Nicci Nolan  
Senior Executive Planner