



An  
Bord  
Pleanála

**Memorandum**  
**ABP-318316-23**  
**Reg. Ref.: 5126/22**

*Lita Clarke*  
*Please forward file*  
*with 318268-23*  
*to Area Co Ordinator*  
*for allocation &*  
*oral hearing*  
*assessment*

*30/11/23*

**To:** Bronwyn Byrne, SEO

**From:** Lita Clarke, EO

**Re:** Protected Structures: A mixed use development and associated site works at a site, 'Dublin Central - Site 2' (c. 1.33 Ha). An Environmental Impact Assessment Report (EIAR) accompanies this application. See planning authority website for full description and full site address.

**43 to 60A O'Connell Street Upper, rear of 59 - 60 O'Connell Street Upper, 13 & 14 and 14 - 15 Moore Lane, the public realm associated with O'Rahilly Parade, Moore Lane, Henry Place and a portion of O'Connell Street Upper, Dublin 1.**

**Date:** 28 November 2023

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Dublin City Council granted permission subject to 19 conditions for the above development on 03 October 2023. The Board received two 3<sup>rd</sup> party appeals from Stephen Troy and The Moore Street Preservation Trust who made an oral hearing request. A 1<sup>st</sup> party appeal was received from Stephen Little & Associates who are acting as agents for the applicant Dublin Central GP Limited.

These appeals were cross circulated on 25 October 2023 and 02 November 2023. The last day for receipt of responses is 29 November 2023.

Responses were received from the applicant, The Moore Street Preservation Trust, and Dublin City Council within the timeframe. Two observations have also been received on the case from Aengus ÓSnodaigh and Brian McGrath.

Consideration of the need to circulate these responses and observations under section 131 of the Planning and Development Act (as amended) will take place after the request for an oral hearing has been determined.

Dublin City Council requested further information on 15 December 2022. A response to the further information request was received on 28 July 2023. The response was deemed significant and revised notices were published on 09 August 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 contains many protected structures. 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, An Taisce the DAU. 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 ABP-318268-23 (5432/22) 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 5 boxes are included with the file.

There are 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. Part of the development includes a structural box underneath to accommodate the planned Metrolink station ABP-314724-22 is the reference number of the SIDs railway order application that is before the Board.

File forwarded for comments.