



## Oifig Mary Lou McDonald TD

Office of Mary Lou McDonald

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

AN BORD PLEANÁLA	
LDG-	<u>018769 22</u>
ABP-	<u>149:048825-22.</u>
€270 08 FEB 2022	
Fee: €	<u>540</u> Type: <u>Cheque</u>
Time: <u>14:29</u>	By: <u>Henel</u>

Tuesday, 8 February 2022

ABP Case Reference: 312603/22

Dublin City Council Planning Ref: 2861/21

*Proposed development at 36 to 41 Henry Street, 1 to 9 Moore Street, 3 to 13 Henry Place, Charles Court and Mulligan Lane, Dublin 1.*

ABP Case Reference: 312642/22

Dublin City Council Planning Ref: 2862/21

*Proposed development at 10-13 and 18-21 Moore Street, 5A Moore Lane, 6 to 7 & 10 to 12 Moore Lane & 17 to 18 Henry Place, Dublin 1.*

To whom it may concern,

I wish to appeal the aforementioned planning permissions granted by Dublin City Council on the 12 January 2022. I also request an oral hearing. Fees for both have been discharged.

As required, I enclose Dublin City Council's acknowledgments of my initial observations for both planning applications submitted on the 2 July 2021.

*"A city's conserved historic core can also differentiate that city from competing locations – branding it nationally and internationally – thus helping the city attract investment and talented people. Cities that are the most successful at attracting investment and businesses to meet the aspirations of their citizens, while alleviating poverty and promoting inclusion, are those that harness all of their resources, including their heritage. In addition, heritage anchors people to their roots, builds self-esteem, and restores dignity. Identity matters to all vibrant cities and all people."*

Rachel Kyte, Vice President, Sustainable Development Network, The World Bank

Taken from, 'The Economics of Uniqueness, Investing in Historic City Cores and Cultural Heritage Assists for Sustainable Development (2012)'.



Moore Street famed for its street market traditions and 1916 Rising connections is Dublin's historic core and as such provides the city's uniqueness in terms of a tourist offering and a sustainable, socially just, cultural and economically vibrant regeneration opportunity for the north inner city.

The current Dublin City Development Plan 2016 –2022 commits to create a city that will facilitate socially inclusive neighbourhoods in a coherent, sustainable manner for the benefit of the city. In terms of zoning development objectives, the Plan commits to consolidate and facilitate the development of central area, and to identify, reinforce, strengthen and protect its civic design character and dignity. Planning permissions heavily reliant on demolition of north inner city's historic core and excessive office space will not meet these objectives.

The two planning permissions granted by Dublin City Council will not realise the unique potential of the north inner city or the commitments in the current Dublin City Development Plan rather, it will deliver an unsustainable and failed homogenous city development model.

The grounds for my appeals are as follows –

- The concerns of the Planning Authority to the applicant's proposals have not been addressed by the further information submitted as the planning authority's specific requests for changes to the original design have not been complied with.
- The piecemeal planning application approach of the developer must be considered noting that there will be a total of six planning applications with the the proposed public plaza is split across two application sites. Citizens are in effect prohibited from exercising their statutory right to engage in the planning process as the potential personal cost of doing so is €1,620. This approach by could be deemed vexatious.
- There were no references in the site notices or in the newspaper advertisements that the architectural model is on public display in the Council's offices at Wood Quay. The model was a specific requirement of the further information requested by the planning authority.
- There is still no recognition of the standing of The National Monument within the context of the terrace of houses that were held and occupied by volunteers in 1916 or of the historical importance of the area.
- There are no references to or reports on the buildings or structures that are currently in the process of being added to the list of protected structures as agreed unanimously by Dublin City Councillors (10 - 25 Moore Street).
- There is no reference to the requirement for Ministerial Consent for work in proximity to the 1916 National Monument or other Monuments of National Importance.

- The unnecessary demolition of the Moore Street streetscape, location of the last Battle of the Easter Rising should not be permitted. The provision of a detailed methodology of the demolition works on the terrace, and the attached a condition that the developer engage its own archaeology and conservation consultant are unacceptable. It is inexplicable that the Department of Housing, Heritage & Local Government and Dublin City Council have both opted out of an oversight role in protecting and conserving the historic integrity of these buildings.
- A traffic management plan for the 15-year development period was sought by Dublin City Council after planning permission was granted. This offers no protections to local and independently owned businesses or market traders who now have no mechanism by which to contribute or shape a detailed traffic plan. It is important to recognise that street traders and local and independently run businesses have already suffered years of disrupted trade arising from Luas works. This omission by Dublin City Council coupled with the inappropriate nature and scale of the development will also impact significantly on access to the Rotunda Hospital Dublin and the Mater Misericordiae University Hospital.

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- The permissions will be the death knell for the Moore Street market first established in the 1850's. The traders and independent businesses have kept the heart of Moore beating but have been badly served by the Council and State's historic failure to invest in the area. The condition attached to the permission that the developer ensure the protection of the Moore Street Casual Trading Area as far as practicable and provide support and liaise with the Traders where ongoing trading is no longer possible or construction works necessitate relocation of the casual trading area is non sensical as it offers no protections to traders over the proposed excessive development period of 15 years, or indeed recourse when they are inevitably left unable to trade.
- The National Inventory of Architectural Heritage assigned the buildings of 36 – 41 Henry Street and 1 – 9 Moore Street a regional rating which is applied to structures or sites of historic importance that make a significant contribution to the architectural heritage within their area. As agreed by Dublin City Council and meeting its statutory obligations under the Planning and Development Act 2020 as amended twentieth century structures, early buildings underrepresented typologies and other sites were identified as priorities for assessment. 36 to 41 Henry Street, 1 to 9 Moore Street meet the priority criteria as acknowledged by Dublin City Council's conservation expert who noted in her report that, from a conservation standpoint, the proposal to demolish the existing buildings at 41 Henry Street, 1 to 7 Moore Street – an entire terrace of early 20<sup>th</sup> century buildings – is regrettable. To note that the previous developer Chartered Lands found that some buildings are pre-1916 including No. 18 Moore Street which the applicant intends to demolish. When seeking further information from the developer the conservation officer also called on the former to reconsider the extent of demolition and removal of historic fabric across the site (and particularly at No. 38 Henry Street, 41 Henry Street and 1 – 7 Moore Street). Justification for the

proposed development based on a full assessment of, amongst other things, the current Dublin City Development Plan, provisions of the O'Connell Street Architectural Conservation Area, Architectural Heritage Protection Guidelines for Planning Authorities, the Key Principles of Urban Reuse as set out in Shaping the Future – case Studies in Adaption and Reuse in Historic Urban Environments and National Policy on Architecture and current National Policy on Architecture. Without explanation the Planning Officer did not seek the latter assessment from when seeking further information from the applicant rather concern was noted regarding the demolition of 41 and 38 Henry Street.

- The applicants were asked by the planning authority to review the proposed new street from Henry Street to Henry Place, which includes the demolition of 38 Henry Street and it was suggested that a laneway would be preferable in keeping with the existing historic fabric of the laneways in this area. Henry Place was the laneway route taken by the GPO evacuees in 1916. The applicant has not altered the design to the suggested ground level arched access only and insisted on creating a new street.
- The proposed demolition of buildings remains unnecessary and should not be permitted. The eradication of the historic grain of the areas laneways and streets is contrary to the Principles of Reurbanism. Matter regarding Ministerial Consent have also not been resolved in terms of the Moore Street terrace and the National Monument. It would be intolerable for Dublin City Council and An Board Pleanála to grant permissions that may interfere with such consents.
- Build to rent units form 89 per cent of the proposed residential units comprising of one Bed Studios or one Bed apartments. The amenity space provided is minimal. Both run contrary to the Dublin City Development Plan 2016 –2022 commitment to create a city that will facilitate socially inclusive neighbourhoods in a coherent, sustainable manner for the benefit of the city. No provision in the permissions for affordable homes.

**ABP Case Reference:** 312642/22

**Dublin City Council Planning Ref:** 2862/21

- Dublin City Council members voted unanimously to amend the city development plan to make Moore Street an Architectural Conservation Area.
- The further information submitted fails to recognise the Moore Street area as a group of structures that is of special architectural, historical, archaeological, technical, social, cultural, or scientific, interest.
- The Council's suggestion of redesigning the large out of scale archway has been ignored by the applicant. The proposed arch remains in place with a minimal change to the brickwork design and the wrongful demolition of buildings to facilitate its construction.

- The further information provided ignores the findings of the Shaffrey/Myles Battlefield Report that clearly identifies surviving pre-1916 built fabric visible from the public realm.

Both planning permissions continue to ignore the –

- policy of Dublin City Council in relation to the preservation of Moore Street in its entirety, the recommendations of the City Council Moore Street Advisory Committee & The Lord Mayors Forum and successive motions adopted by Dublin City Councillors elected members including that Moore Street become an Architectural Conservation Area and that the Moore Street terrace be added to the list of protected structures;
- the objectives of the Dublin Development Plan and International Guidelines and Charters on the protection of Heritage and History and fails to address or accept the findings of the High Court and Court of Appeal that buildings or structures, the preservation of which are of National importance, are deemed National Monuments worthy of the highest form of protection available to the State;
- Deputy Aengus Ó Snodaigh's An Bille Um Cheathrú Chultúir 1916 is currently under consideration by the Oireachtas and The Moore Street Renewal and Development Bill placed before the Seanad by Minister Darragh O' Brien in 2015.

The unnecessary demolition of buildings on Moore Street remains. The Department of Housing, Local Government and Heritage in its observation to Dublin City Council noted that many of the existing buildings are capable of refurbishment and adaptation and recommended and that the planning authority consider whether an alternative design of the redevelopment of this site would allow for the retention and sensitive adaptation for reuse of significant existing structures.

Finally, I would like to refer to the decision of Dublin City Council to reject the planning application for the Cobblestone Pub. The determination of the planning authority the proposed development in Smithfield would be overbearing, significantly out of scale and character with the prevailing architectural context and would represent substantial overdevelopment of this highly sensitive site is directly applicable to the proposed development Moore Street which has been deemed by the National Museum as the most important historic site in modern Irish history.

I urge An Board Pleanála to respond appropriately to both planning applications continued failure to protect and preserve this area of unique historical, architectural, social, cultural and economic importance, and to consider the Moore Street Preservation Trust's architects and planners in consideration of their alternative masterplan for Moore Street commissioned from a team of leading Irish architectural firms, planners and consultants overseen by Architects

Seán Antóin Ó Muirí of Fuinneamh Workshop and James Kelly of Kelly & Cogan,  
Architects.

I ask that An Bord Pleanála reverse both planning permissions.

Is mise, le meas,

A handwritten signature in black ink, appearing to read 'Mary Lou McDonald'. The signature is fluid and cursive, with the first name 'Mary' and last name 'McDonald' clearly distinguishable.

**Mary Lou McDonald**

*Teachta Dála for Dublin Central & Uachtarán Shinn Féin*

An Roinn Pleanála & Forbairt Maoine, Bloc 4, Urlár 3,  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department, Dublin City Council,  
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

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Ms Mary Lou McDonald  
58 Fassaugh Ave, Cabra West  
Dublin 7  
Dublin

**IMPORTANT: Please retain this letter. You will be required to produce it should you wish to appeal the decision issued by the Planning Authority to An Bord Pleanála in relation to this development**

**PLAN NO.**  
**DATE RECEIVED:**  
**LOCATION :**

2861/21  
01-Jun-2021

**PROPOSAL :**

36-41 Henry Street, 1-9 Moore Street, 3-13 Henry Place, Charles Court & Mulligan Lane, Dublin 1

**PROTECTED STRUCTURE:** Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central – Site 3' (c. 0.37 Ha), at Nos. 36 – 41 Henry Street, Nos. 1 – 9 Moore Street, Nos. 3 – 13 Henry Place (formerly known as Nos. 2 – 13 Henry Place), Clarke's Court and Mulligan's Lane, Dublin 1. Also, the site includes the rear of Nos. 50 – 51 and Nos. 52 – 54 Upper O'Connell Street, 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), Dublin 1. The site is otherwise bounded by Henry Street to the south, Moore Street to the west and Henry Place to the north and east. The proposed development comprises a mixed-use scheme (c. 15,842.4 sq. m gross floor area) accommodated in 2no. blocks, ranging in height from 1 – 9 storeys over 2no. new independent single level basements. A proposed new passageway separates the 2no. blocks (Block 3A & Block 3B), connecting Henry Street and Henry Place. The proposed blocks comprise: - Block 3A (Eastern Block) (c. 7,806.3 sq. m gfa), fronting Henry Street, Henry Place and the new passageway, with modulating building height at 4, 5, 7 and 9 storeys, over single storey basement. Block 3A accommodates: - A hotel (c. 7,175.3 sq. m gfa) with 150no. bedrooms from 1st to 7th floor and ancillary facilities at ground floor and basement, including: hotel reception addressing Henry Place; 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 138.1 sq. m) at ground floor on the new passageway and Henry Place; and, 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 194.2 sq. m) and 2no. associated external terraces (c. 38.8 sq. m in total) at 8th floor of the proposed hotel; 1no. retail unit for use as a 'shop' or 'licensed restaurant / café unit with takeaway / collection facility' (Unit 1 – c. 127.2 sq. m) at ground floor on the new Passageway; 1no. retail unit for use as a 'shop' (Unit 2 – c. 326.5 sq. m) at basement, ground floor and first

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floor level on the new passageway and Henry Street; Block 3B (Western Block) (c. 8,036.1 sq. m gfa), fronting Henry Street, Moore Street, Henry Place and the new passageway, with modulating building height at 1, 3, 5, 6 and 7 storeys, with top storey set back, over single storey basement. Block 3B accommodates: - 79no. 'Build-to-Rent' apartment units (c. 6,451.5 sq. m gfa), including 14no. 1-bed studios, 56no. 1-bed apartments and 9no. 2-bed apartments from 1st to 5th floor, with access from residents' lobby at ground floor on Henry Place; Internal residents' amenity areas at ground and 6th floors (c. 325 sq. m in total) and external terrace areas (c. 517.7 sq. m in total) at 6th floor; Private residential balconies and 'wintergardens' from 1st to 5th floor inclusive on elevations facing into the open courtyard areas and facing east to the new passageway. Balconies / terraces at 4th floor on west elevation to Moore Street and at 5th floor on south elevation to Henry Street; 5no. retail units, each for use as a 'shop', including: Unit 6 (c. 245.2 sq. m) at ground and 1st floor on new passageway and Henry Street, Unit 7 (c. 382.4 sq. m) at ground and 1st floor on Henry Street and Moore Street, and Unit 8 (c. 182.2 sq. m), Unit 9 (c. 57.2 sq. m) and Unit 10 (c. 52.5 sq. m) at ground floor on Moore Street; 4no. retail units, each for use as 'shop' or 'licensed restaurant / café units with takeaway / collection facility', including: Unit 3 (c. 148.9 sq. m), Unit 4 (c. 53.5 sq. m) and Unit 5 (c. 55.1 sq. m) at ground floor on the new passageway, and Unit 11 (c. 160 sq. m) at basement and ground floor on Moore Street and Henry Place; 1no. 2-storey building for cultural / gallery use with restaurant / café (c. 123.4 sq. m) replacing No. 10 Henry Place. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of the existing building fabric, including: - Retention of Nos. 36 – 37 Henry Street, with modifications, a vertical extension and new shopfronts; Retention of No. 39 – 40 Henry Street (upper floor façade); Retention of Nos. 8 – 9 Moore Street, with internal and external modifications and new shopfronts; Retention of Nos. 11 – 13 Henry Place, with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; New Passageway linking Henry Street and Henry Place; Demolition of all other existing buildings and structures on site (c. 6,701 sq. m), including No. 38 Henry Street to form new passageway linking Henry Street to Henry Place; Demolition of boundary wall onto Moore Lane at the rear of properties at Nos. 50 – 51 and Nos. 52 – 54 (a protected structure) Upper O'Connell Street; 160no. bicycle parking spaces within secure bicycle facility (24no. within Block 3A, 126no. within Block 3B and 10no. in the public realm); 1no. external residential courtyard at ground floor in Block 3B; Plant at basement and roof level; 2no. ESB sub-stations; Building signage zones and



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retractable canopies; Removal of existing boundary fence at junction of O'Rahilly Parade / Moore Lane within that part of the site including 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). The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

**Note: Submissions/Observations may be made on line at:**

<https://www.dublincity.ie/residential/planning/planning-applications/object-or-support-planning-application>

To Whom It May Concern,

The Planning Authority wishes to acknowledge receipt of your **submission/observation** in connection with the above planning application. It should be noted that the Dublin City Council as the Planning Authority will consider this application strictly in accordance with the provisions of the Dublin City Development Plan. The contents of your submission/observation will be considered by the **Case Officer** during the assessment of the above application, and you will be notified of the decision in due course.

- All queries should be submitted to the e mail address shown above.
- Please note that a request for Further Information or Clarification of Further information is not a decision.
- **You will not be notified**, if Further Information or Clarification of Further information is requested by the Planning Authority.

Please also note that a weekly list of current planning applications and decisions is available for inspection at the planning public counter.

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Yours faithfully,

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**For ADMINISTRATIVE OFFICER**

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Dublin 7  
Dublin

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**PLAN NO.**

2862/21

**DATE RECEIVED:**

01-Jun-2021

**LOCATION :**

10-13 & 19-21 Moore Street, 5A Moore Lane & 6-7 & 10-12 Moore Lane & 17-18 Henry Place, Dublin 1

**PROPOSAL :**

PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central - Site 4', (c. 0.3 Ha) at Nos. 10 - 13 and Nos. 18 - 21 Moore Street, No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place), Nos. 6 - 7 and Nos. 10 - 12 Moore Lane and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane), Dublin 1. Also, the site includes the rear of Nos. 50 - 51 and Nos. 52 - 54 Upper O'Connell Street, 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), Dublin 1 and otherwise generally bounded by No. 22 Moore Street and No. 13 Moore Lane to the north, Moore Lane to the east, Moore Street to the west and Henry Place to the south. Nos. 14 - 17 Moore Street (National Monument / Protected Structures) is bounded north and south by the proposed development. The proposed development comprises a mixed-use scheme (c. 3,290 sq. m gross floor area) in 2no. parts located north and south of the Nos. 14 - 17 Moore Street (a National Monument / Protected Structures) ranging in height from 1 - 3 storeys including retained independent single storey basements comprising 15no. apartment units (c. 1,454 sq. m gfa), café / restaurant use (c. 864 sq. m gfa), retail use (c. 617 sq. m gfa), cultural use (c. 60 sq. m gfa) and office use (c. 295 sq. m gfa). The proposed development to the north of Nos. 14 - 17 Moore Street consists of: - Nos. 20 - 21 Moore Street are refurbished and adapted to provide 1no. café / restaurant / licenced premises with takeaway / collection facility (c. 80 sq. m in total) at ground floor addressing both Moore Street and proposed new public plaza to the rear and 1no. 1-bed apartment and 1no. 2 bed apartment located at 1st and 2nd floor level - 4no. in total (cycle and bin storage at ground floor level). No terraces or balconies are proposed to the residential units; Provision of a new 2 storey extension at the side of No. 17 Moore Street (National

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Nos. 52 - 54 (a protected structure) Upper O'Connell Street, Dublin 1; Demolition of all other existing buildings and structures on site (c. 4,525 sq. m); 44no. bicycle parking spaces serving residential, retail and office; Plant at basement and roof level; 1no. ESB sub-station onto Henry Place; Building signage zone and retractable canopies; Removal of existing boundary fence at junction of O'Rahilly Parade / Moore Lane within that part of the site including 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). The application site is within the O'Connell Street Architectural Conservation Area and adjoins a National Monument / Protected Structures. An Environmental Impact Assessment Report (EIAR) accompanies this planning application. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

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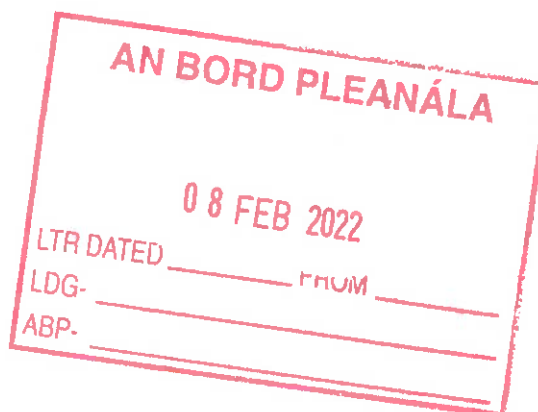
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Yours faithfully,

**For ADMINISTRATIVE OFFICER**



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Monument / Protected Structure) to act as an extension for ancillary use to the National Monument - a cultural facility (c. 60 sq. m gfa); Provision of an archway between the gable of No. 20 Moore Street and the new 2 storey extension to No. 17 Moore Street (National Monument / Protected Structure) to form an entrance to a new public plaza off Moore Street; Provision of a 2 storey building with profiled roof consisting 1no. licenced restaurant / café unit with takeaway / collection facility (c. 250 sq. m gfa). This building sits independently of the northern boundary of No. 9 Moore Lane at the rear of Nos. 14 - 17 Moore Street; Provision of part of a new public plaza (1,085 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 5 immediately to the north (1,253 sq. m public plaza overall); The proposed development to the south of Nos. 14 - 17 Moore Street consists of: - 11no. apartment units (7no. 1-bed apartments and 4no. 2-bed apartments), accessed from proposed central courtyard from Henry Place in 2 - 3 storeys buildings (1 storey to rear) contained above ground floor within No. 10 Moore Street (refurbished and adapted), Nos. 11 - 13 Moore Street (replacement buildings with party wall of No. 12 and No. 13 Moore Street retained) and No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place - replacement building) and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane - ground floor façade retained) with associated resident storage area at basement level of No. 10 Moore Street; 5no. retail units at ground floor: Unit 6 (c. 149 sq. m gfa) and Unit 7 (c. 128 sq. m gfa) on Moore Lane, Unit 10 (c. 69 sq. m gfa), Unit 11 (c. 149 sq. m gfa - including basement level) and Unit 12 (c. 58 sq. m gfa) on Moore Street; 2no. licenced restaurant / café units with takeaway / collection facility at ground floor: Unit 4 (c. 250 sq. m gfa - including basement level) onto Moore Lane and Unit 7 (c. 130 sq. m gfa - including basement level) onto Moore Street; 1no. office unit at first floor (c. 221 sq. m gfa) of 6 - 7 Moore Lane with access from ground on Moore Lane; A new courtyard is proposed between the rear of Moore Street buildings and Moore Lane buildings to provide communal open space (c. 155 sq. m) for the residential units; All apartment served by terraces / balconies with exception of Unit 13, No. 10 Moore Street. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of existing building fabric including: - Retention of Nos. 20 - 21 Moore Street with internal and external modifications and new shopfronts; Retention of No. 10 Moore Street with internal and external modifications and new shopfront; Retention of Nos. 6 - 7 Moore Lane with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; Demolition of rear boundary wall onto Moore Lane at the rear of Nos. 50 - 51 and